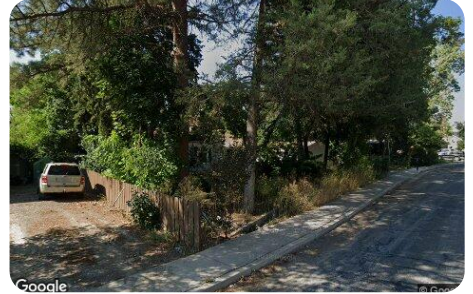


Single Family Residence **RESIDENTIAL**

494 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$487,430 TopHap Estimate · \$265 / ft² · confidence 95 · as of Jul 14, 2026



1,836 ft²
LIVING AREA

0.2 ac
LOT SIZE

1992
YEAR BUILT

VALUATION

\$487K

\$462K low

\$513K high

Est. Owner Equity

\$219,430

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$175 (2025)
Assessed Value	\$266,885
Previous Assessed	\$259,840
Assessor Market Value	\$485,247

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.20

CLIMATE RISK

35 FLOOD	35 WILDFIRE	68 HEAT	48 STORM	59 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 11, 2023	Financing	Intrafamily Transfer			
Jan 30, 2015	Financing	Intrafamily Transfer			\$167K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Heights Elementary School	Elementary	KG–6	0.4 mi
Spring Creek Middle School	Middle	7–8	1.1 mi
Ridgeline High School	High	9–12	2.7 mi

District: Cache School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 84321

104 CRIME INDEX	110 AIR POLLUTION	56,064 POPULATION	\$65K MEDIAN IN-COME	44°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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