

Single Family Residence **RESIDENTIAL**

513 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$573,965 TopHap Estimate · \$345 / ft² · confidence 98 · as of Jul 14, 2026



1,663 ft²
LIVING AREA

0.66 ac
LOT SIZE

1951
YEAR BUILT

VALUATION

\$574K

\$562K low

\$586K high

Est. Owner Equity

\$213,965

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$2,036 (2025)
Assessed Value	\$310,965
Previous Assessed	\$303,910
Assessor Market Value	\$565,392

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.66

CLIMATE RISK

85 FLOOD	36 WILDFIRE	68 HEAT	48 STORM	59 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 20, 2018	Financing	Deed			\$216K
Feb 20, 2018	Financing	Intrafamily Transfer			
Feb 20, 2018	Financing	Intrafamily Transfer			

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	2.8 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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------