

Single Family Residence **RESIDENTIAL**

585 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$687,189 TopHap Estimate · \$326 / ft² · confidence 94 · as of Jul 14, 2026



2,105 ft²
LIVING AREA

0.66 ac
LOT SIZE

1951
YEAR BUILT

VALUATION

\$687K

\$646K low

\$728K high

Est. Owner Equity

\$127,189

Loan-to-Value

81%

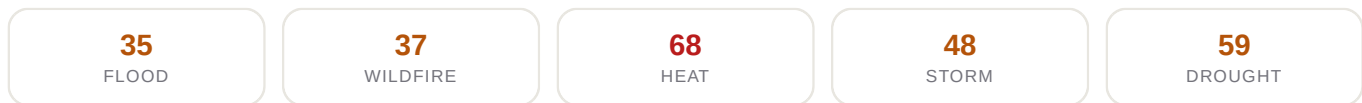
TAX & ASSESSMENT

Property Tax	\$2,402 (2025)
Assessed Value	\$366,860
Previous Assessed	\$359,555
Assessor Market Value	\$667,016

PROPERTY FACTS

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

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Heights Elementary School	Elementary	KG–6	0.4 mi
Spring Creek Middle School	Middle	7–8	1.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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