

Single Family Residence **RESIDENTIAL**

495 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$392,577 TopHap Estimate · \$305 / ft² · confidence 90 · as of Jul 14, 2026



1,288 ft²
LIVING AREA

0.4 ac
LOT SIZE

1979
YEAR BUILT

VALUATION

\$393K

\$354K low

\$432K high

Est. Owner Equity

\$317,577

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$1,780 (2025)
Assessed Value	\$271,845
Previous Assessed	\$257,080
Assessor Market Value	\$494,264

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.40

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
Apr 8, 2026	Financing	Mortgage			\$75K
Sep 3, 2021	Financing	Intrafamily Transfer			\$275K
Oct 5, 2020	Financing	Warranty Deed			\$248K
Aug 21, 2020	Financing	Warranty Deed			\$199K
Aug 21, 2020	Financing	Affidavit Of Death Of Joint Tenant			
Jul 3, 2013	Financing	Warranty Deed			\$119K
Feb 15, 2013	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Heights Elementary School	Elementary	KG–6	0.5 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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