

Single Family Residence **RESIDENTIAL**

590 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$614,227 TopHap Estimate · \$352 / ft² · confidence 96 · as of Jul 14, 2026



1,744 ft²
LIVING AREA

0.31 ac
LOT SIZE

1962
YEAR BUILT

VALUATION

\$614K

\$588K low

\$641K high

Est. Owner Equity

\$514,227

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$2,125 (2025)
Assessed Value	\$324,625
Previous Assessed	\$317,295
Assessor Market Value	\$590,231

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.31

CLIMATE RISK

86 FLOOD	38 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
Oct 18, 2023	Financing	Warranty Deed			
Oct 21, 2015	Financing	Intrafamily Transfer			\$216K
Jul 16, 2012	Financing	Intrafamily Transfer			\$180K
Jul 26, 2005	Financing	Warranty Deed			\$135K

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

OWNERSHIP

Occupancy	Owner occupied
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