

Single Family Residence

RESIDENTIAL

560 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$324,646 TopHap Estimate · \$309 / ft² · confidence 95 · as of Jul 14, 2026



1,051 ft²
LIVING AREA

0.25 ac
LOT SIZE

1951
YEAR BUILT

VALUATION

\$325K

\$309K low

\$341K high

Est. Owner Equity

\$324,646

TAX & ASSESSMENT

Property Tax

\$1,601 (2025)

Assessed Value

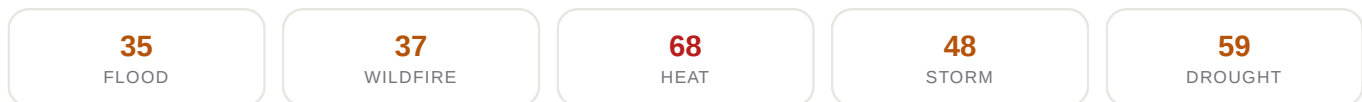
\$244,590

Previous Assessed	\$237,855
Assessor Market Value	\$444,713

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.25

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 29, 2019	Financing	Intrafamily Transfer			
May 10, 2010	Financing	Intrafamily Transfer			
May 10, 2010	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	Absentee owner
-----------	-----------------------