

Single Family Residence

RESIDENTIAL

550 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$444,681 TopHap Estimate · \$382 / ft² · confidence 96 · as of Jul 14, 2026



1,163 ft²
LIVING AREA

0.22 ac
LOT SIZE

1952
YEAR BUILT

VALUATION

\$445K

\$425K low

\$464K high

Est. Owner Equity

\$321,481

Loan-to-Value

26%

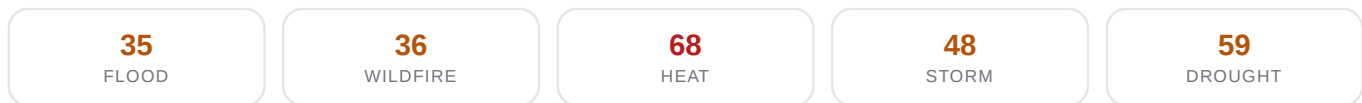
TAX & ASSESSMENT

Property Tax	\$1,746 (2025)
Assessed Value	\$266,705
Previous Assessed	\$261,530
Assessor Market Value	\$470,008

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.22

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 16, 2017	Financing	Warranty Deed			
Oct 10, 2008	Financing	Warranty Deed			\$144K
Apr 21, 2006	Financing	Intrafamily Transfer			\$99K
Mar 4, 2006	Financing	Intrafamily Transfer			\$96K

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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