

Single Family Residence

RESIDENTIAL

546 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$297,228 TopHap Estimate · \$222 / ft² · confidence 90 · as of Jul 14, 2026



1,336 ft²
LIVING AREA

0.47 ac
LOT SIZE

1950
YEAR BUILT

VALUATION

\$297K

\$267K low

\$327K high

Est. Owner Equity

\$174,503

Loan-to-Value

40%

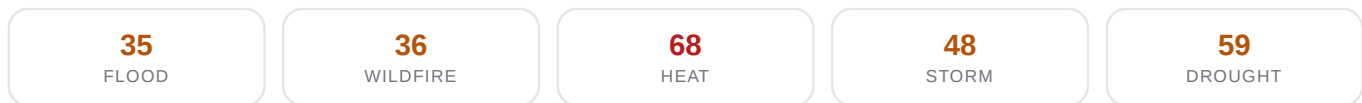
TAX & ASSESSMENT

Property Tax	\$1,556 (2025)
Assessed Value	\$237,600
Previous Assessed	\$296,350
Assessor Market Value	\$432,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.47

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 15, 2006	Financing	Intrafamily Transfer			\$82K

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	2.7 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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