

Single Family Residence

RESIDENTIAL

540 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$412,955 TopHap Estimate · \$191 / ft² · confidence 98 · as of Jul 14, 2026



2,161 ft²
LIVING AREA

0.45 ac
LOT SIZE

1992
YEAR BUILT

VALUATION

\$413K

\$406K low

\$420K high

Est. Owner Equity

\$198,955

Loan-to-Value

50%

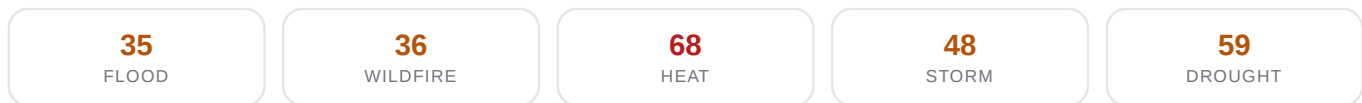
TAX & ASSESSMENT

Property Tax	\$2,303 (2025)
Assessed Value	\$351,725
Previous Assessed	\$344,245
Assessor Market Value	\$639,504

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.45

CLIMATE RISK



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

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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