

Single Family Residence

RESIDENTIAL

795 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$400,352 TopHap Estimate · \$217 / ft² · confidence 88 · as of Jul 14, 2026



1,848 ft²
LIVING AREA

0.49 ac
LOT SIZE

1964
YEAR BUILT

VALUATION

\$400K

\$353K low

\$448K high

Est. Owner Equity

\$228,352

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$2,192 (2025)
Assessed Value	\$334,755
Previous Assessed	\$327,470
Assessor Market Value	\$608,644

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.49

CLIMATE RISK

45 FLOOD	43 WILDFIRE	68 HEAT	48 STORM	59 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 11, 2012	Financing	Intrafamily Transfer			\$172K
Jul 30, 2008	Financing	Warranty Deed			\$160K
Jul 29, 2008	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Heights Elementary School	Elementary	KG–6	0.3 mi
Spring Creek Middle School	Middle	7–8	1.2 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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