

Duplex (2 Units, Any Combination)

RESIDENTIAL

815 ORCHARD DR

RIVER HEIGHTS, UT 84321



2,091 ft²

LIVING AREA

0.18 ac

LOT SIZE

1969

YEAR BUILT

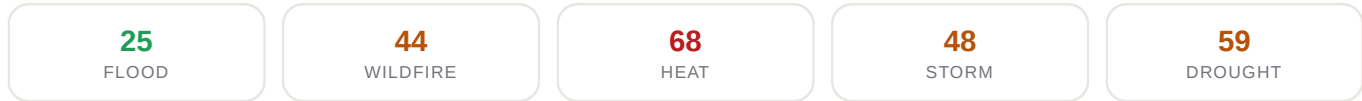
TAX & ASSESSMENT

Property Tax	\$1,386 (2025)
Assessed Value	\$384,868
Previous Assessed	\$349,787
Assessor Market Value	\$384,868

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Cache
Lot (acres)	0.18

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 28, 2016	Financing	Warranty Deed			
Sep 6, 2016	Financing	Warranty Deed			
May 28, 2015	Financing	Intrafamily Transfer			\$130K
Apr 30, 2012	Financing	Warranty Deed			
Mar 3, 2015	Quitclaim	Quit Claim Transfer			\$130K
Oct 3, 2011	Non-arms-length	Trustees Deed	\$200,652	\$96	
Feb 26, 2010	Financing	Warranty Deed			

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	Absentee owner
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