

Single Family Residence **RESIDENTIAL**

800 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$693,870 TopHap Estimate · \$463 / ft² · confidence 92 · as of Jul 14, 2026



1,498 ft²
LIVING AREA

0.26 ac
LOT SIZE

1971
YEAR BUILT

VALUATION

\$694K

\$638K low

\$750K high

Est. Owner Equity

\$185,370

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$2,426 (2025)
Assessed Value	\$370,620
Previous Assessed	\$327,265
Assessor Market Value	\$673,850

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.26

CLIMATE RISK

25 FLOOD	43 WILDFIRE	68 HEAT	48 STORM	59 DROUGHT
-------------	----------------	------------	-------------	---------------

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 17, 2024	Financing	Warranty Deed			\$509K
Jun 19, 2019	Financing	Intrafamily Transfer			
May 10, 2018	Financing	Deed			\$195K

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
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------