

Single Family Residence **RESIDENTIAL**

790 ORCHARD DR

RIVER HEIGHTS, UT 84321

\$732,189 TopHap Estimate · \$261 / ft² · confidence 97 · as of Jul 14, 2026



2,809 ft²
LIVING AREA

0.74 ac
LOT SIZE

1992
YEAR BUILT

VALUATION

\$732K

\$712K low

\$752K high

Est. Owner Equity

\$69,739

Loan-to-Value

86%

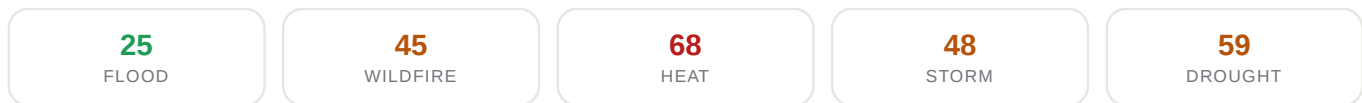
TAX & ASSESSMENT

Property Tax	\$2,454 (2025)
Assessed Value	\$374,875
Previous Assessed	\$367,695
Assessor Market Value	\$681,592

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.74

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
Jul 22, 2019	Financing	Warranty Deed			\$428K
Mar 28, 2014	Financing	Intrafamily Transfer			
Mar 28, 2014	Financing	Affidavit Of Death Of Joint Tenant			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Heights Elementary School	Elementary	KG–6	0.2 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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