

Single Family Residence **RESIDENTIAL**

830 ORCHARD DR

RIVER HEIGHTS, UT 84321

\$406,386 TopHap Estimate · \$362 / ft² · confidence 88 · as of Jul 14, 2026



1,122 ft²
LIVING AREA

0.95 ac
LOT SIZE

1947
YEAR BUILT

VALUATION

\$406K

\$356K low

\$456K high

Est. Owner Equity

\$406,386

TAX & ASSESSMENT

Property Tax

\$1,697 (2025)

Assessed Value

\$259,255

Previous Assessed	\$253,610
Assessor Market Value	\$471,369

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.95

CLIMATE RISK

25 FLOOD	45 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.

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