

Single Family Residence **RESIDENTIAL**

786 CLOVER CIR

RIVER HEIGHTS, UT 84321

\$586,258 TopHap Estimate · \$363 / ft² · confidence 97 · as of Jul 14, 2026



1,617 ft²
LIVING AREA

0.23 ac
LOT SIZE

2000
YEAR BUILT

VALUATION

\$586K

\$567K low

\$606K high

Est. Owner Equity

\$141,258

Loan-to-Value

76%

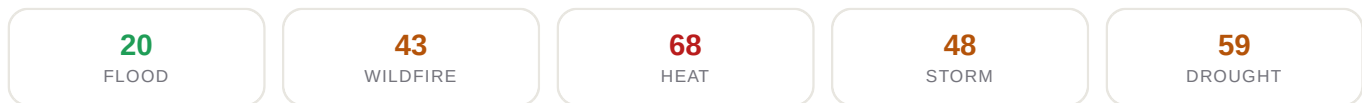
TAX & ASSESSMENT

Property Tax	\$2,068 (2025)
Assessed Value	\$315,930
Previous Assessed	\$311,020
Assessor Market Value	\$574,416

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.23

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 21, 2023	Financing	Warranty Deed			\$440K
Mar 23, 2018	Financing	Deed			\$325K
Mar 23, 2018	Financing	Intrafamily Transfer			
Nov 7, 2017	Financing	Intrafamily Transfer			
Oct 26, 2017	Financing	Intrafamily Transfer			\$67K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Heights Elementary School	Elementary	KG–6	0.1 mi
Spring Creek Middle School	Middle	7–8	1.1 mi
Ridgeline High School	High	9–12	2.7 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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