

Single Family Residence **RESIDENTIAL**

## 246 ROSEWOOD CIR

LOGAN, UT 84321

**\$394,945** TopHap Estimate · \$386 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**1,023 ft<sup>2</sup>**  
LIVING AREA

**3,920 ft<sup>2</sup>**  
LOT SIZE

**2003**  
YEAR BUILT

### VALUATION

**\$395K**

**\$381K low**

**\$409K high**

Last Sale

**\$153,200 · Apr 1, 2015**

Est. Owner Equity

**\$394,945**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,811 (2025) |
| Assessed Value        | \$234,250      |
| Previous Assessed     | \$234,650      |
| Assessor Market Value | \$425,906      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CACHE                   |
| Lot (acres)   | 0.09                    |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 51<br>WILDFIRE | 69<br>HEAT | 44<br>STORM | 59<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------|--------------------|--------|
| May 21, 2026 | Financing | Warranty Deed        |       |                    |        |
| Mar 30, 2021 | Financing | Intrafamily Transfer |       |                    |        |
| Mar 31, 2015 | Financing | Warranty Deed        |       |                    | \$151K |
| Dec 17, 2014 | Financing | Warranty Deed        |       |                    |        |
| Sep 15, 2008 | Financing | Warranty Deed        |       |                    | \$163K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Logan High School         | High       | 9–12   | 0.9 mi   |
| Mount Logan Middle School | Middle     | 6–8    | 2.0 mi   |
| Ellis Elementary School   | Elementary | PK–5   | 3.4 mi   |

District: Logan City 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

|                           |                             |                             |                                    |                         |                        |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>104</b><br>CRIME INDEX | <b>110</b><br>AIR POLLUTION | <b>56,064</b><br>POPULATION | <b>\$65K</b><br>MEDIAN IN-<br>COME | <b>44°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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