

Single Family Residence

RESIDENTIAL

263 TEMPLE VIEW DR

RIVER HEIGHTS, UT 84321

\$622,257 TopHap Estimate · \$198 / ft² · confidence 94 · as of Jul 14, 2026



3,145 ft²
LIVING AREA

0.98 ac
LOT SIZE

1958
YEAR BUILT

VALUATION

\$622K

\$586K low

\$659K high

Est. Owner Equity

\$622,257

TAX & ASSESSMENT

Property Tax

\$2,432 (2025)

Assessed Value

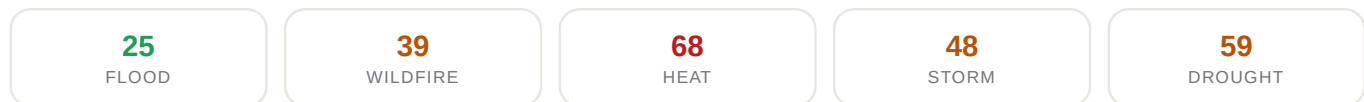
\$371,465

Previous Assessed	\$364,110
Assessor Market Value	\$675,395

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.98

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 16, 2013	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Heights Elementary School	Elementary	KG–6	0.4 mi
Spring Creek Middle School	Middle	7–8	1.3 mi
Ridgeline High School	High	9–12	2.9 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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