

Single Family Residence

RESIDENTIAL

279 TEMPLE VIEW DR

RIVER HEIGHTS, UT 84321

\$390,523 TopHap Estimate · \$243 / ft² · confidence 88 · as of Jul 14, 2026



1,607 ft²
LIVING AREA

0.55 ac
LOT SIZE

1949
YEAR BUILT

VALUATION

\$391K

\$342K low

\$439K high

Est. Owner Equity

\$140,023

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$2,176 (2025)
Assessed Value	\$332,380
Previous Assessed	\$325,035
Assessor Market Value	\$604,329

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.55

CLIMATE RISK

82 FLOOD	39 WILDFIRE	68 HEAT	48 STORM	59 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 10, 2020	Financing	Intrafamily Transfer			
Apr 26, 2012	Financing	Intrafamily Transfer			\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Heights Elementary School	Elementary	KG–6	0.4 mi
Spring Creek Middle School	Middle	7–8	1.2 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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