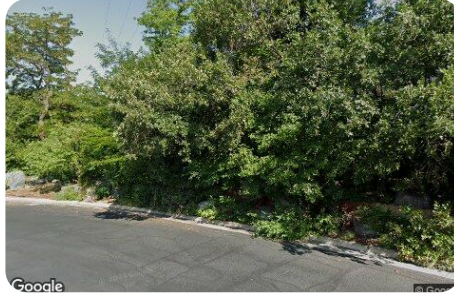


Single Family Residence **RESIDENTIAL**

601 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$446,656 TopHap Estimate · \$223 / ft² · confidence 88 · as of Jul 14, 2026



2,002 ft²
LIVING AREA

0.8 ac
LOT SIZE

1959
YEAR BUILT

VALUATION

\$447K

\$392K low

\$501K high

Est. Owner Equity

\$446,656

TAX & ASSESSMENT

Property Tax **\$184 (2025)**

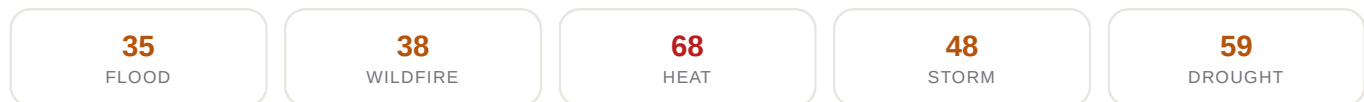
Assessed Value **\$281,365**

Previous Assessed	\$275,535
Assessor Market Value	\$511,575

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.80

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 20, 2016	Financing	Intrafamily Transfer			
Jul 20, 2016	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

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