

Single Family Residence

RESIDENTIAL

285 TEMPLE VIEW DR

RIVER HEIGHTS, UT 84321

\$578,982 TopHap Estimate · \$270 / ft² · confidence 96 · as of Jul 14, 2026



2,148 ft²
LIVING AREA

0.45 ac
LOT SIZE

1958
YEAR BUILT

VALUATION

\$579K

\$554K low

\$604K high

Est. Owner Equity

\$371,582

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$1,714 (2025)
Assessed Value	\$261,825
Previous Assessed	\$255,080
Assessor Market Value	\$476,049

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.45

CLIMATE RISK

35 FLOOD	40 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
Jan 31, 2022	Financing	Intrafamily Transfer			
Jan 13, 2010	Financing	Intrafamily Transfer			
Apr 13, 2009	Financing	Warranty Deed			\$219K

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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