

Single Family Residence **RESIDENTIAL**

889 ORCHARD DR

RIVER HEIGHTS, UT 84321

\$567,064 TopHap Estimate · \$361 / ft² · confidence 97 · as of Jul 14, 2026



1,572 ft²
LIVING AREA

0.23 ac
LOT SIZE

1969
YEAR BUILT

VALUATION

\$567K

\$550K low

\$585K high

Est. Owner Equity

\$567,064

TAX & ASSESSMENT

Property Tax **\$2,000 (2025)**

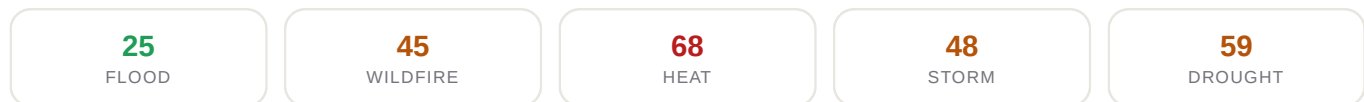
Assessed Value **\$305,555**

Previous Assessed	\$298,085
Assessor Market Value	\$555,553

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.23

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
Feb 21, 2017	Financing	Warranty Deed			
Jun 9, 2015	Financing	Warranty Deed			\$222K
Dec 5, 2007	Financing	Intrafamily Transfer			
Dec 5, 2007	Financing	Warranty Deed			\$202K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Heights Elementary School	Elementary	KG–6	0.3 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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