

Single Family Residence **RESIDENTIAL**

900 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$643,518 TopHap Estimate · \$347 / ft² · confidence 91 · as of Jul 14, 2026



1,852 ft²
LIVING AREA

0.19 ac
LOT SIZE

1980
YEAR BUILT

VALUATION

\$644K

\$587K low

\$700K high

Est. Owner Equity

\$443,518

Loan-to-Value

31%

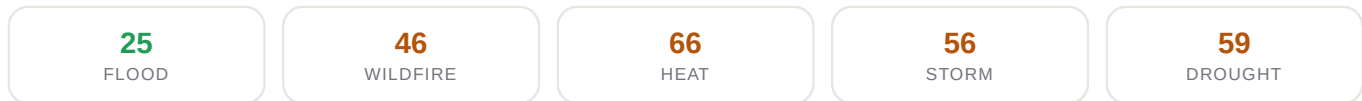
TAX & ASSESSMENT

Property Tax	\$1,821 (2025)
Assessed Value	\$278,215
Previous Assessed	\$229,470
Assessor Market Value	\$505,844

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.19

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 8, 2016	Financing	Warranty Deed			\$200K
Mar 22, 2011	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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