

Single Family Residence

RESIDENTIAL

855 ORCHARD DR

RIVER HEIGHTS, UT 84321

\$404,589 TopHap Estimate · \$447 / ft² · confidence 87 · as of Jul 14, 2026



905 ft²

LIVING AREA

0.64 ac

LOT SIZE

1966

YEAR BUILT

VALUATION

\$405K

\$354K low

\$456K high

Est. Owner Equity

\$404,589

TAX & ASSESSMENT

Property Tax

\$1,400 (2025)

Assessed Value

\$213,810

Previous Assessed	\$207,580
Assessor Market Value	\$388,748

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.64

CLIMATE RISK

25 FLOOD	44 WILDFIRE	68 HEAT	48 STORM	59 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

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	2.8 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