

Single Family Residence **RESIDENTIAL**

918 ORCHARD DR

RIVER HEIGHTS, UT 84321

\$368,725 TopHap Estimate · \$254 / ft² · confidence 88 · as of Jul 14, 2026



1,453 ft²
LIVING AREA

0.34 ac
LOT SIZE

1968
YEAR BUILT

VALUATION

\$369K

\$323K low

\$414K high

Est. Owner Equity

\$368,725

TAX & ASSESSMENT

Property Tax **\$1,552 (2025)**

Assessed Value **\$237,075**

Previous Assessed	\$230,445
Assessor Market Value	\$431,045

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.34

CLIMATE RISK

25 FLOOD	49 WILDFIRE	66 HEAT	56 STORM	59 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 16, 2015	Financing	Intrafamily Transfer			

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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