

Single Family Residence **RESIDENTIAL**

932 ORCHARD DR

RIVER HEIGHTS, UT 84321

\$452,966 TopHap Estimate · \$257 / ft² · confidence 88 · as of Jul 14, 2026



1,762 ft²
LIVING AREA

0.39 ac
LOT SIZE

2020
YEAR BUILT

VALUATION

\$453K

\$398K low

\$508K high

Est. Owner Equity

\$0

Loan-to-Value

124%

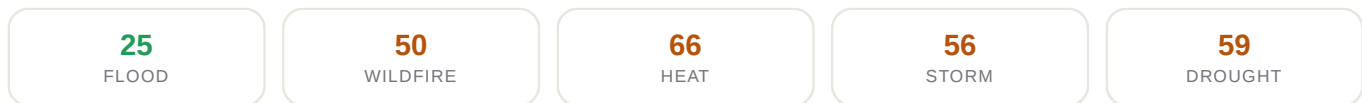
TAX & ASSESSMENT

Property Tax	\$2,431 (2025)
Assessed Value	\$371,375
Previous Assessed	\$364,935
Assessor Market Value	\$675,230

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.39

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 4, 2019	Financing	Warranty Deed			
Mar 20, 2014	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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