

Single Family Residence

RESIDENTIAL

954 ORCHARD DR

RIVER HEIGHTS, UT 84321

\$512,329 TopHap Estimate · \$364 / ft² · confidence 89 · as of Jul 14, 2026



1,407 ft²
LIVING AREA

0.3 ac
LOT SIZE

1969
YEAR BUILT

VALUATION

\$512K

\$456K low

\$568K high

Est. Owner Equity

\$112,329

Loan-to-Value

78%

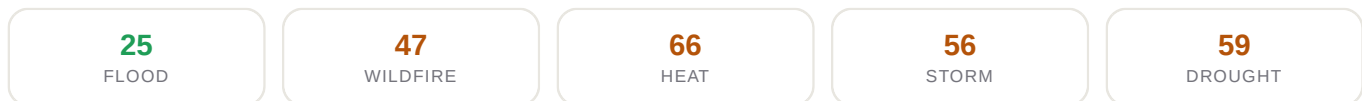
TAX & ASSESSMENT

Property Tax	\$1,760 (2025)
Assessed Value	\$268,885
Previous Assessed	\$252,355
Assessor Market Value	\$488,886

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.30

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 19, 2024	Financing	Warranty Deed			\$400K
Sep 20, 2022	Financing	Intrafamily Transfer			
Feb 25, 2010	Financing	Warranty Deed			\$106K

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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