

Single Family Residence **RESIDENTIAL**

982 ORCHARD DR

RIVER HEIGHTS, UT 84321

\$500,175 TopHap Estimate · \$332 / ft² · confidence 93 · as of Jul 14, 2026



1,506 ft²
LIVING AREA

0.25 ac
LOT SIZE

1971
YEAR BUILT

VALUATION

\$500K

\$466K low

\$534K high

Est. Owner Equity

\$400,175

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$1,680 (2025)
Assessed Value	\$256,585
Previous Assessed	\$256,585
Assessor Market Value	\$466,518

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.25

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	\$/FT ²	LOAN
Nov 24, 2025	Financing	Warranty Deed			\$100K
Mar 11, 2019	Financing	Warranty Deed			\$204K
Aug 1, 2013	Financing	Warranty Deed			\$182K
Jan 18, 2012	Financing	Intrafamily Transfer			
Mar 2, 2009	Financing	Affidavit Of Death Of Joint Ten- ant			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Heights Elementary School	Elementary	KG–6	0.4 mi
Spring Creek Middle School	Middle	7–8	1.4 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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