

Single Family Residence **RESIDENTIAL**

911 ORCHARD DR

RIVER HEIGHTS, UT 84321

\$385,771 TopHap Estimate · \$264 / ft² · confidence 88 · as of Jul 14, 2026



1,463 ft²
LIVING AREA

0.29 ac
LOT SIZE

1968
YEAR BUILT

VALUATION

\$386K

\$338K low

\$433K high

Est. Owner Equity

\$213,771

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$1,674 (2025)
Assessed Value	\$255,615
Previous Assessed	\$248,820
Assessor Market Value	\$464,757

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.29

CLIMATE RISK

25 FLOOD	46 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
Jan 26, 2024	Financing	Intrafamily Transfer			\$172K
Nov 26, 2019	Quitclaim	Quit Claim Transfer			
Aug 2, 2007	Financing	Warranty Deed			\$155K
Feb 7, 2006	Financing	Warranty Deed			\$144K

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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