

Single Family Residence

RESIDENTIAL

914 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$701,222 TopHap Estimate · \$473 / ft² · confidence 94 · as of Jul 14, 2026



1,483 ft²
LIVING AREA

0.29 ac
LOT SIZE

1970
YEAR BUILT

VALUATION

\$701K

\$661K low

\$741K high

Est. Owner Equity

\$337,222

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$210 (2025)
Assessed Value	\$320,345
Previous Assessed	\$330,905
Assessor Market Value	\$582,443

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
Oct 7, 2013	Financing	Special Warranty Deed			\$196K
Oct 24, 2012	Financing	Special Warranty Deed			
Sep 11, 2012	Financing	Trustees Deed			
Sep 29, 2009	Financing	Intrafamily Transfer			\$276K
Nov 20, 2006	Financing	Corporation Deed			\$247K
Aug 31, 2006	Financing	Warranty Deed			
Aug 16, 2005	Financing	Warranty Deed			\$173K

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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