

Single Family Residence **RESIDENTIAL**

924 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$435,806 TopHap Estimate · \$245 / ft² · confidence 91 · as of Jul 14, 2026



1,778 ft²
LIVING AREA

0.31 ac
LOT SIZE

1968
YEAR BUILT

VALUATION

\$436K

\$396K low

\$476K high

Est. Owner Equity

\$234,206

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$1,831 (2025)
Assessed Value	\$279,680
Previous Assessed	\$272,685
Assessor Market Value	\$508,510

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.31

CLIMATE RISK

85 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 24, 2008	Financing	Intrafamily Transfer			\$202K
Oct 24, 2008	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	1.4 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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