

Single Family Residence

RESIDENTIAL

975 ORCHARD DR

RIVER HEIGHTS, UT 84321

\$687,162 TopHap Estimate · \$346 / ft² · confidence 96 · as of Jul 14, 2026

1,984 ft²
LIVING AREA

0.37 ac
LOT SIZE

1977
YEAR BUILT

VALUATION

\$687K

\$657K low

\$717K high

Est. Owner Equity	\$493,662
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Loan-to-Value	28%
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TAX & ASSESSMENT

Property Tax	\$2,036 (2025)
Assessed Value	\$311,005
Previous Assessed	\$311,560
Assessor Market Value	\$565,462

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.37

CLIMATE RISK

25 FLOOD	48 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
Mar 16, 2007	Financing	Warranty Deed			\$190K
Sep 29, 2005	Financing	Warranty Deed			\$78K

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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