

Single Family Residence **RESIDENTIAL**

940 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$577,898 TopHap Estimate · \$345 / ft² · confidence 97 · as of Jul 14, 2026



1,674 ft²
LIVING AREA

0.33 ac
LOT SIZE

1968
YEAR BUILT

VALUATION

\$578K

\$561K low

\$595K high

Est. Owner Equity

\$272,898

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$1,911 (2025)
Assessed Value	\$291,860
Previous Assessed	\$284,830
Assessor Market Value	\$530,656

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.33

CLIMATE RISK

45 FLOOD	47 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
Sep 25, 2019	Financing	Intrafamily Transfer			
Sep 25, 2019	Financing	Intrafamily Transfer			\$305K
May 29, 2018	Financing	Intrafamily Transfer			
May 29, 2018	Financing	Intrafamily Transfer			
May 24, 2018	Financing	Warranty Deed			
Dec 7, 2010	Financing	Intrafamily Transfer			
Dec 7, 2010	Financing	Intrafamily Transfer			\$100K

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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