

Single Family Residence

RESIDENTIAL

958 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$464,024 TopHap Estimate · \$243 / ft² · confidence 91 · as of Jul 14, 2026



1,908 ft²
LIVING AREA

0.34 ac
LOT SIZE

1974
YEAR BUILT

VALUATION

\$464K

\$423K low

\$505K high

Est. Owner Equity

\$464,024

TAX & ASSESSMENT

Property Tax

\$1,812 (2025)

Assessed Value

\$276,790

Previous Assessed	\$274,440
Assessor Market Value	\$503,255

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.34

CLIMATE RISK

25 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	\$/FT²	LOAN
Dec 5, 2013	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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