

Single Family Residence **RESIDENTIAL**

729 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$501,696 TopHap Estimate · \$365 / ft² · confidence 96 · as of Jul 14, 2026



1,375 ft²
LIVING AREA

0.52 ac
LOT SIZE

1974
YEAR BUILT

VALUATION

\$502K

\$483K low

\$521K high

Est. Owner Equity

\$306,396

Loan-to-Value

38%

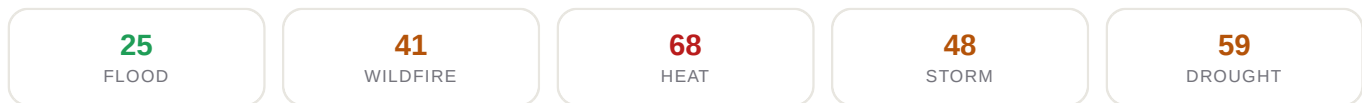
TAX & ASSESSMENT

Property Tax	\$1,741 (2025)
Assessed Value	\$265,850
Previous Assessed	\$246,540
Assessor Market Value	\$483,362

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.52

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 12, 2006	Financing	Corporation Deed			\$153K
Mar 4, 2005	Financing	Warranty Deed			
Mar 4, 2005	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Heights Elementary School	Elementary	KG–6	0.3 mi
Spring Creek Middle School	Middle	7–8	1.2 mi
Ridgeline High School	High	9–12	2.8 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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