

Single Family Residence

RESIDENTIAL

743 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$538,459 TopHap Estimate · \$362 / ft² · confidence 95 · as of Jul 14, 2026



1,489 ft²
LIVING AREA

0.48 ac
LOT SIZE

1976
YEAR BUILT

VALUATION

\$538K

\$511K low

\$566K high

Est. Owner Equity

\$438,459

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$1,801 (2025)
Assessed Value	\$275,155
Previous Assessed	\$252,920
Assessor Market Value	\$500,280

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.48

CLIMATE RISK

25 FLOOD	42 WILDFIRE	68 HEAT	48 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 6, 2017	Financing	Intrafamily Transfer			
Oct 6, 2017	Financing	Intrafamily Transfer			\$100K
Jun 24, 2009	Financing	Warranty Deed			\$100K
Jun 24, 2009	Financing	Intrafamily Transfer			
May 17, 2005	Financing	Intrafamily Transfer			

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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