

Single Family Residence **RESIDENTIAL**

757 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$696,433 TopHap Estimate · \$375 / ft² · confidence 93 · as of Jul 14, 2026



1,855 ft²
LIVING AREA

0.43 ac
LOT SIZE

1976
YEAR BUILT

VALUATION

\$696K

\$649K low

\$744K high

Est. Owner Equity

\$184,183

Loan-to-Value

73%

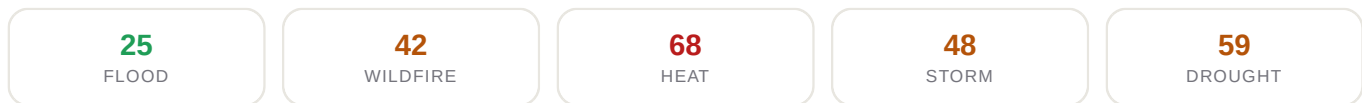
TAX & ASSESSMENT

Property Tax	\$2,396 (2025)
Assessed Value	\$365,925
Previous Assessed	\$300,495
Assessor Market Value	\$665,322

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.43

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 2, 2025	Financing	Warranty Deed			\$512K
Jun 10, 2020	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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