

Single Family Residence

RESIDENTIAL

777 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

\$370,498 TopHap Estimate · \$279 / ft² · confidence 87 · as of Jul 14, 2026



1,328 ft²
LIVING AREA

0.38 ac
LOT SIZE

1996
YEAR BUILT

VALUATION

\$370K

\$324K low

\$417K high

Est. Owner Equity

\$120,498

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$1,610 (2025)
Assessed Value	\$245,905
Previous Assessed	\$239,265
Assessor Market Value	\$447,096

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.38

CLIMATE RISK

25 FLOOD	42 WILDFIRE	68 HEAT	48 STORM	59 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 19, 2021	Quitclaim	Quit Claim Transfer			
Jul 19, 2021	Quitclaim	Quit Claim Transfer			
Jul 19, 2021	Quitclaim	Quit Claim Transfer			
Oct 10, 2019	Financing	Intrafamily Transfer			
Oct 10, 2019	Financing	Intrafamily Transfer			\$185K
Jun 16, 2016	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
--------------------	----------------------	----------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------