

Single Family Residence **RESIDENTIAL**

1097 LAMPLIGHTER DR

RIVER HEIGHTS, UT 84321

\$400,619 TopHap Estimate · \$327 / ft² · confidence 94 · as of Jul 14, 2026



1,226 ft²
LIVING AREA

0.21 ac
LOT SIZE

1984
YEAR BUILT

VALUATION

\$401K

\$377K low

\$424K high

Est. Owner Equity

\$293,619

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$150 (2025)
Assessed Value	\$228,930
Previous Assessed	\$220,750
Assessor Market Value	\$416,232

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.21

CLIMATE RISK

53 FLOOD	46 WILDFIRE	66 HEAT	56 STORM	59 DROUGHT
-------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 19, 2020	Financing	Affidavit Of Death Of Joint Tenant			\$40K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Heights Elementary School	Elementary	KG–6	0.7 mi
Spring Creek Middle School	Middle	7–8	1.7 mi
Ridgeline High School	High	9–12	3.2 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
-----------	-----------------------