

Single Family Residence **RESIDENTIAL**

1074 LAMPLIGHTER DR

RIVER HEIGHTS, UT 84321

\$678,673 TopHap Estimate · \$405 / ft² · confidence 95 · as of Jul 14, 2026



1,677 ft²
LIVING AREA

0.21 ac
LOT SIZE

1976
YEAR BUILT

VALUATION

\$679K

\$648K low

\$710K high

Est. Owner Equity **\$482,673**

Loan-to-Value **30%**

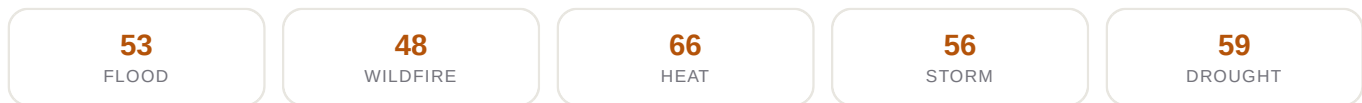
TAX & ASSESSMENT

Property Tax	\$1,969 (2025)
Assessed Value	\$300,675
Previous Assessed	\$300,675
Assessor Market Value	\$546,679

PROPERTY FACTS

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

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 10, 2025	Financing	Intrafamily Transfer			
May 30, 2023	Financing	Intrafamily Transfer			
Aug 18, 2014	Financing	Warranty Deed			\$198K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Heights Elementary School	Elementary	KG–6	0.7 mi
Spring Creek Middle School	Middle	7–8	1.6 mi
Ridgeline High School	High	9–12	3.1 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
-----------	----------------