

Single Family Residence **RESIDENTIAL**

1107 LAMPLIGHTER DR

RIVER HEIGHTS, UT 84321

\$455,763 TopHap Estimate · \$379 / ft² · confidence 96 · as of Jul 14, 2026



1,204 ft²
LIVING AREA

0.25 ac
LOT SIZE

1973
YEAR BUILT

VALUATION

\$456K

\$436K low

\$476K high

Est. Owner Equity

\$326,163

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$1,581 (2025)
Assessed Value	\$241,445
Previous Assessed	\$216,515
Assessor Market Value	\$438,992

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.25

CLIMATE RISK

12 FLOOD	48 WILDFIRE	66 HEAT	56 STORM	59 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 3, 2011	Financing	Intrafamily Transfer			
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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	3.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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