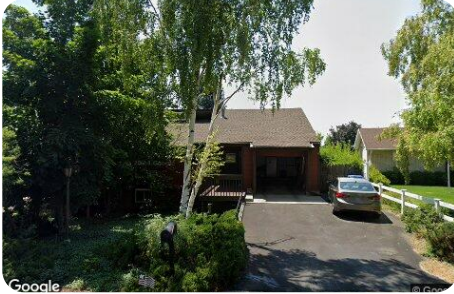


Single Family Residence **RESIDENTIAL**

1052 LAMPLIGHTER DR

RIVER HEIGHTS, UT 84321

\$342,443 TopHap Estimate · \$454 / ft² · confidence 88 · as of Jul 14, 2026



754 ft²
LIVING AREA

0.11 ac
LOT SIZE

1974
YEAR BUILT

VALUATION

\$342K

\$300K low

\$385K high

Est. Owner Equity

\$342,443

TAX & ASSESSMENT

Property Tax **\$1,289 (2025)**

Assessed Value **\$196,860**

Previous Assessed	\$168,115
Assessor Market Value	\$357,931

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.11

CLIMATE RISK

53 FLOOD	47 WILDFIRE	66 HEAT	56 STORM	59 DROUGHT
-------------	----------------	------------	-------------	---------------

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Heights Elementary School	Elementary	KG–6	0.6 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