

Single Family Residence

**RESIDENTIAL**

# 50 RIVER CIRCLE DR

LOGAN, UT 84321

**\$799,614** TopHap Estimate · \$440 / ft<sup>2</sup> · confidence 92 · as of Jun 23, 2026



**1,818 ft<sup>2</sup>**  
LIVING AREA

**1.51 ac**  
LOT SIZE

**2013**  
YEAR BUILT

## VALUATION

**\$800K**

\$736K low

\$864K high

Est. Owner Equity

**\$587,614**

Loan-to-Value

**27%**

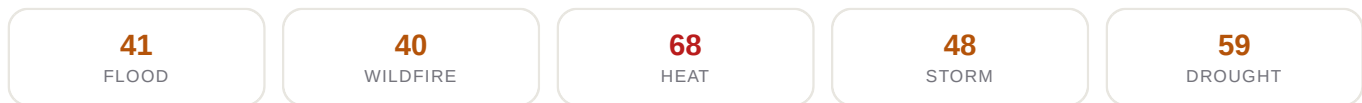
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,866 (2025) |
| Assessed Value        | \$370,695      |
| Previous Assessed     | \$370,695      |
| Assessor Market Value | \$648,950      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Cache                   |
| Lot (acres)   | 1.51                    |

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------|--------------------|--------|
| Jun 19, 2019 | Quitclaim | Quit Claim Transfer  |       |                    |        |
| Jun 19, 2019 | Quitclaim | Quit Claim Transfer  |       |                    |        |
| Nov 27, 2012 | Financing | Intrafamily Transfer |       |                    | \$304K |
| Nov 16, 2012 | Financing | Warranty Deed        |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Wilson Elementary School  | Elementary | KG–5   | 0.3 mi   |
| Logan High School         | High       | 9–12   | 1.2 mi   |
| Mount Logan Middle School | Middle     | 6–8    | 1.4 mi   |

District: Logan City 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

|                           |                             |                             |                                    |                         |                        |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>104</b><br>CRIME INDEX | <b>110</b><br>AIR POLLUTION | <b>56,064</b><br>POPULATION | <b>\$65K</b><br>MEDIAN IN-<br>COME | <b>44°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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