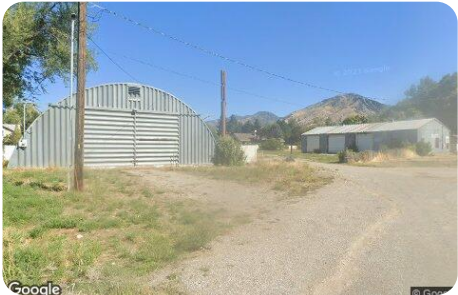


Duplex (2 Units, Any Combination) **RESIDENTIAL**

22 RIVER POINTE DR
LOGAN, UT 84321



1,486 ft²

LIVING AREA

3,485 ft²

LOT SIZE

1995

YEAR BUILT

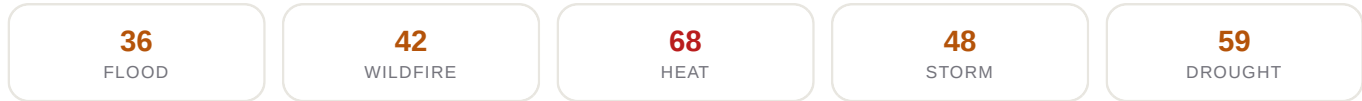
TAX & ASSESSMENT

Property Tax	\$1,356 (2025)
Assessed Value	\$318,900
Previous Assessed	\$318,900
Assessor Market Value	\$318,900

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	Cache
Lot (acres)	0.08

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 17, 2024	Financing	Warranty Deed			\$160K
Mar 9, 2021	Financing	Intrafamily Transfer			
Dec 21, 2018	Financing	Warranty Deed			\$110K
Jul 5, 2018	Financing	Warranty Deed			\$163K
Nov 30, 2016	Financing	Warranty Deed			
Feb 7, 2005	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wilson Elementary School	Elementary	KG–5	0.5 mi
Logan High School	High	9–12	1.4 mi
Mount Logan Middle School	Middle	6–8	1.5 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

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	Absentee owner
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