

Duplex (2 Units, Any Combination)

RESIDENTIAL

40 RIVER POINTE DR

LOGAN, UT 84321



1,011 ft²

LIVING AREA

3,485 ft²

LOT SIZE

2006

YEAR BUILT

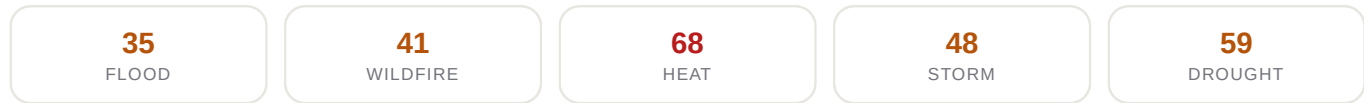
TAX & ASSESSMENT

Property Tax	\$139 (2025)
Assessed Value	\$325,800
Previous Assessed	\$325,800
Assessor Market Value	\$325,800

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
Jan 12, 2024	Financing	Warranty Deed			
Jan 13, 2022	Financing	Intrafamily Transfer			
Oct 9, 2018	Financing	Warranty Deed			\$238K
Sep 18, 2017	Financing	Deed			\$142K
Aug 9, 2016	Financing	Warranty Deed			
Aug 10, 2006	Financing	Corporation 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	1.4 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

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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