

Single Family Residence **RESIDENTIAL**

85 RIVER POINTE DR

LOGAN, UT 84321

\$444,900 TopHap Estimate · \$243 / ft² · confidence 97 · as of Jul 14, 2026



1,831 ft²
LIVING AREA

0.15 ac
LOT SIZE

2010
YEAR BUILT

VALUATION

\$445K

\$430K low

\$460K high

Est. Owner Equity	\$0
Loan-to-Value	114%

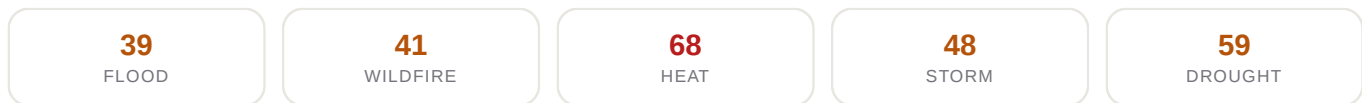
TAX & ASSESSMENT

Property Tax	\$1,899 (2025)
Assessed Value	\$245,580
Previous Assessed	\$243,890
Assessor Market Value	\$446,512

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.15

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
Jul 28, 2023	Financing	Warranty Deed			\$505K
Jul 6, 2021	Financing	Intrafamily Transfer			
Jul 6, 2021	Financing	Warranty Deed			\$291K
Dec 28, 2018	Non-arms-length	Trustees Deed	\$228,001	\$125	
May 4, 2017	Financing	Warranty Deed			\$211K
Aug 28, 2015	Financing	Warranty Deed			
Sep 13, 2010	Financing	Intrafamily Transfer			\$60K
Feb 24, 2010	Financing	Corporation Deed			
Dec 5, 2008	Financing	Warranty Deed			
Dec 2, 2008	Financing	Warranty Deed			\$34K
Jun 1, 2007	Financing	Warranty Deed			
Dec 21, 2004	Quitclaim	Quit Claim Transfer			\$40K
Dec 22, 2004	Quitclaim	Quit Claim Transfer			
Jul 11, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wilson Elementary School	Elementary	KG–5	0.5 mi
Logan High School	High	9–12	1.3 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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