

Duplex (2 Units, Any Combination)

RESIDENTIAL

70 RIVER POINTE DR

LOGAN, UT 84321



1,393 ft²

LIVING AREA

3,485 ft²

LOT SIZE

2001

YEAR BUILT

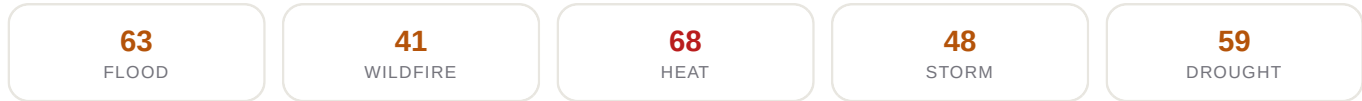
TAX & ASSESSMENT

Property Tax	\$1,338 (2025)
Assessed Value	\$314,700
Previous Assessed	\$314,700
Assessor Market Value	\$314,700

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
Mar 25, 2026	Financing	Warranty Deed			\$268K
Jul 22, 2021	Financing	Intrafamily Transfer			
Dec 1, 2020	Financing	Warranty Deed			
Aug 21, 2015	Financing	Warranty Deed			\$122K
Nov 3, 2009	Financing	Personal Representative Deed			\$136K
Feb 15, 2005	Financing	Warranty Deed			\$125K

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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