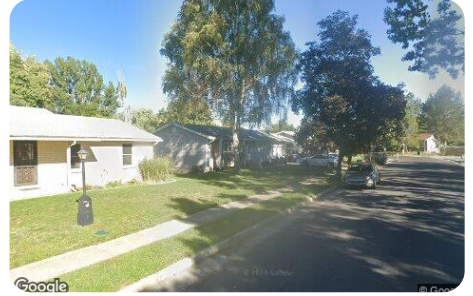


Single Family Residence **RESIDENTIAL**

85 RIVER CIRCLE DR

LOGAN, UT 84321

\$445,999 TopHap Estimate · \$363 / ft² · confidence 90 · as of Jul 14, 2026



1,229 ft²
LIVING AREA

0.21 ac
LOT SIZE

1977
YEAR BUILT

VALUATION

\$446K

\$402K low

\$490K high

Est. Owner Equity

\$445,999

TAX & ASSESSMENT

Property Tax **\$1,685 (2025)**

Assessed Value **\$217,905**

Previous Assessed	\$216,815
Assessor Market Value	\$396,194

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.21

CLIMATE RISK

31 FLOOD	40 WILDFIRE	68 HEAT	48 STORM	59 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 7, 2014	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wilson Elementary School	Elementary	KG–5	0.3 mi
Logan High School	High	9–12	1.1 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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