

Single Family Residence

RESIDENTIAL

56 RIVER CIRCLE DR

LOGAN, UT 84321

\$297,923 TopHap Estimate · \$371 / ft² · confidence 97 · as of Jul 14, 2026



804 ft²

LIVING AREA

0.2 ac

LOT SIZE

1980

YEAR BUILT

VALUATION

\$298K

\$288K low

\$308K high

Est. Owner Equity

\$158,495

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$1,429 (2025)
Assessed Value	\$184,875
Previous Assessed	\$185,330
Assessor Market Value	\$336,135

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.20

CLIMATE RISK

35
FLOOD

40
WILDFIRE

68
HEAT

48
STORM

59
DROUGHT

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 16, 2009	Financing	Warranty Deed			\$139K
May 4, 2006	Financing	Special Warranty Deed			\$81K
Nov 22, 2005	Financing	Special Warranty Deed			
Jan 3, 2006	Non-arms-length	Trustees Deed	\$96,218	\$120	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wilson Elementary School	Elementary	KG–5	0.2 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	Absentee owner
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