

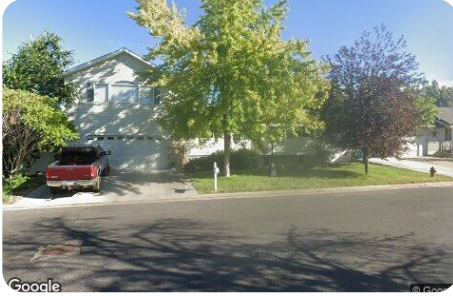
Single Family Residence

RESIDENTIAL

45 RIVER CIRCLE DR

LOGAN, UT 84321

\$464,900 TopHap Estimate · \$268 / ft² · confidence 92 · as of Jul 14, 2026



1,734 ft²
LIVING AREA

0.19 ac
LOT SIZE

1980
YEAR BUILT

VALUATION

\$465K

\$429K low

\$501K high

Last Sale

\$491,834 · Nov 3, 2025

Est. Owner Equity

\$95,100

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$1,647 (2025)
Assessed Value	\$212,970
Previous Assessed	\$212,235
Assessor Market Value	\$387,222

PROPERTY FACTS

Property Type	Single Family Residence
County	CACHE
Lot (acres)	0.19
Pool	No

CLIMATE RISK

34 FLOOD	39 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	\$/FT ²	LOAN
Oct 30, 2025	Financing	Warranty Deed			\$370K
Oct 5, 2023	Financing	Warranty Deed			
Apr 8, 2021	Financing	Intrafamily Transfer			\$179K
Oct 15, 2018	Financing	Warranty Deed			\$146K
Apr 6, 2016	Financing	Intrafamily Transfer			

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	Owner occupied
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