

Single Family Residence **RESIDENTIAL**

90 RIVER CIRCLE DR

LOGAN, UT 84321

\$567,570 TopHap Estimate · \$337 / ft² · confidence 98 · as of Jul 14, 2026



1,683 ft²
LIVING AREA

0.23 ac
LOT SIZE

1995
YEAR BUILT

VALUATION

\$568K

\$555K low

\$581K high

Est. Owner Equity

\$93,270

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$2,625 (2025)
Assessed Value	\$339,435
Previous Assessed	\$337,280
Assessor Market Value	\$617,158

PROPERTY FACTS

Property Type	Single Family Residence
County	Cache
Lot (acres)	0.23

CLIMATE RISK

70 FLOOD	41 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
Apr 19, 2022	Financing	Intrafamily Transfer			
Apr 12, 2021	Financing	Warranty Deed			\$474K
Jul 8, 2020	Financing	Warranty Deed			\$280K
Jul 8, 2020	Financing	Intrafamily Transfer			
Dec 12, 2012	Financing	Intrafamily Transfer			\$131K

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	1.5 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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