

Single Family Residence **RESIDENTIAL**

897 S RIVER RIDGE LN

SPANISH FORK, UT 84660

\$1,095,279 TopHap Estimate · \$527 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

3
BATHS

2,079 ft²
LIVING AREA

0.76 ac
LOT SIZE

2017
YEAR BUILT

1
STORIES

4
PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$947,625 · May 16, 2023

Est. Owner Equity

\$394,604

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$4,962 (2025)
Assessed Value	\$491,315
Previous Assessed	\$515,130
Assessor Market Value	\$893,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	UTAH
Lot (acres)	0.76
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 162 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 28, 2026	Financing	Mortgage			\$701K
May 16, 2023	Financing	Warranty Deed			\$713K
Feb 3, 2022	Financing	Intrafamily Transfer			\$560K
Feb 3, 2022	Financing	Intrafamily Transfer			
Jan 14, 2021	Quitclaim	Quit Claim Transfer			
Jan 14, 2021	Financing	Intrafamily Transfer			\$448K
Sep 9, 2019	Quitclaim	Quit Claim Transfer			
Sep 9, 2019	Financing	Intrafamily Transfer			\$418K
Mar 29, 2018	Financing	Warranty Deed			\$416K
Apr 2, 2018	Quitclaim	Quit Claim Transfer			
Jun 28, 2017	Financing	Trustees Deed			\$405K
Jul 29, 2015	Recorded document	Grant Deed			
Jul 29, 2015	Financing	Warranty Deed			\$90K
May 30, 2013	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.3 mi
Spanish Fork High School	High	10–12	1.0 mi
Diamond Fork Middle School	Middle	6–7	1.8 mi

District: Nebo 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 84660

51 CRIME INDEX	95 AIR POLLUTION	54,145 POPULATION	\$96K MEDIAN IN-COME	48°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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