

Single Family Residence **RESIDENTIAL**

# 935 ORCHARD DR

RIVER HEIGHTS, UT 84321

**\$611,100** TopHap Estimate · \$309 / ft<sup>2</sup> · confidence 96 · as of Jun 23, 2026



**1,978 ft<sup>2</sup>**  
LIVING AREA

**0.23 ac**  
LOT SIZE

**2020**  
YEAR BUILT

## VALUATION

**\$611K**

**\$587K low**

**\$636K high**

Est. Owner Equity

**\$161,100**

Loan-to-Value

**74%**

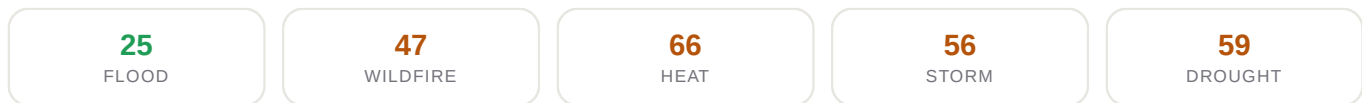
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,282 (2025) |
| Assessed Value        | \$348,490      |
| Previous Assessed     | \$340,910      |
| Assessor Market Value | \$633,622      |

## PROPERTY FACTS

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

## CLIMATE RISK



## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------|--------------------|--------|
| Jul 28, 2020 | Financing | Intrafamily Transfer |       |                    | \$350K |
| Oct 27, 2017 | Financing | Deed                 |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| River Heights Elementary School | Elementary | KG–6   | 0.4 mi   |
| Spring Creek Middle School      | Middle     | 7–8    | 1.3 mi   |
| Ridgeline High School           | High       | 9–12   | 2.9 mi   |

District: Cache 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>104</b><br>CRIME INDEX | <b>110</b><br>AIR POLLUTION | <b>56,064</b><br>POPULATION | <b>\$65K</b><br>MEDIAN IN-COME | <b>44°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|