

Single Family Residence **RESIDENTIAL**

# 434 RIVER HEIGHTS BLVD

RIVER HEIGHTS, UT 84321

**\$565,000** TopHap Estimate · \$364 / ft² · confidence 94 · as of Jul 14, 2026



**1,552 ft²**  
LIVING AREA

**0.46 ac**  
LOT SIZE

**1974**  
YEAR BUILT

## VALUATION

**\$565K**

\$532K low

\$598K high

Est. Owner Equity

**\$479,000**

Loan-to-Value

**15%**

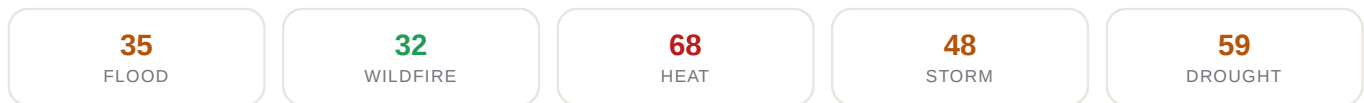
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,918 (2025) |
| Assessed Value        | \$292,965      |
| Previous Assessed     | \$286,050      |
| Assessor Market Value | \$532,663      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Cache                   |
| Lot (acres)   | 0.46                    |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| River Heights Elementary School | Elementary | KG–6   | 0.5 mi   |
| Spring Creek Middle School      | Middle     | 7–8    | 1.1 mi   |
| Ridgeline High School           | High       | 9–12   | 2.7 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> |
|-----------|-----------------------|