

Residential (General/Single)

RESIDENTIAL

8245 N RIVERSIDE WAY

KAMAS, UT 84036

\$1,042,066 TopHap Estimate · \$447 / ft² · confidence 84 · as of Jun 23, 2026



2.5

BATHS

2,333 ft²

LIVING AREA

0.53 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

5

PARKING

VALUATION

\$1M

\$875K low

\$1.2M high

Last Sale

\$1,422,435 · Apr 22, 2026

Est. Owner Equity

\$1,042,066

TAX & ASSESSMENT

Property Tax	\$3,630 (2025)
Assessed Value	\$571,363
Previous Assessed	\$492,911
Assessor Market Value	\$1,038,842

PROPERTY FACTS

Property Type	Residential (General/Single)
County	SUMMIT
Lot (acres)	0.53
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

100
FLOOD

63
WILDFIRE

60
HEAT

66
STORM

51
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 18, 2026	Financing	Warranty Deed			
Apr 17, 2026	Financing	Warranty Deed			\$1.1M
Apr 17, 2026	Non-arms-length	Warranty Deed	\$1,422,435	\$610	\$1.1M
Jun 12, 2023	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Summit High School	High	9–12	9.0 mi
South Summit School	Elementary	PK–4	9.1 mi
South Summit Middle School	Middle	5–8	9.2 mi

District: South Summit 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 84036

103 CRIME INDEX	103 AIR POLLUTION	9,990 POPULATION	\$101K MEDIAN IN-COME	35°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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