

Single Family Residence **RESIDENTIAL**

1185 W RIVER RIDGE LN

SPANISH FORK, UT 84660

\$869,506 TopHap Estimate · \$308 / ft² · confidence 94 · as of Jun 23, 2026



3

BEDS

3.5

BATHS

2,824 ft²

LIVING AREA

0.24 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$870K

\$817K low

\$922K high

Est. Owner Equity

\$281,256

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$4,005 (2025)
Assessed Value	\$426,195
Previous Assessed	\$415,800
Assessor Market Value	\$774,900

PROPERTY FACTS

Property Type	Single Family Residence
County	UTAH
Lot (acres)	0.24
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 2, 2021	Financing	Intrafamily Transfer			\$548K
Sep 28, 2020	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.6 mi
Spanish Fork High School	High	10–12	1.1 mi
Diamond Fork Middle School	Middle	6–7	2.1 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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