

Single Family Residence **RESIDENTIAL**

1257 W RIVER RIDGE LN

SPANISH FORK, UT 84660

\$1,193,399 TopHap Estimate · \$339 / ft² · confidence 92 · as of Jun 23, 2026



5
BEDS

4.8
BATHS

3,522 ft²
LIVING AREA

0.26 ac
LOT SIZE

2021
YEAR BUILT

2
STORIES

4
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$603,600 · Dec 31, 2020

Est. Owner Equity

\$763,399

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$5,287 (2025)
Assessed Value	\$538,670
Previous Assessed	\$548,900
Assessor Market Value	\$979,400

PROPERTY FACTS

Property Type	Single Family Residence
County	UTAH
Lot (acres)	0.26
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 841 ft²

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	2.2 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	Absentee owner
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