

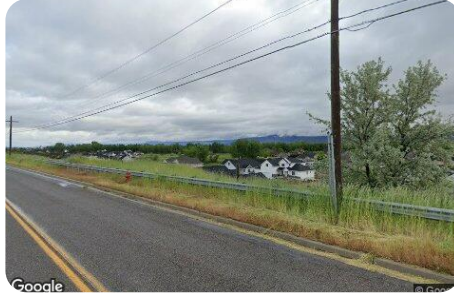
Single Family Residence

RESIDENTIAL

1322 S RIVER RIDGE LN

SPANISH FORK, UT 84660

\$858,522 TopHap Estimate · \$352 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

2.8

BATHS

2,437 ft²

LIVING AREA

0.42 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$859K

\$810K low

\$907K high

Last Sale

\$685,000 · Sep 10, 2021

Est. Owner Equity

\$310,522

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$4,933 (2025)
Assessed Value	\$485,705
Previous Assessed	\$512,160
Assessor Market Value	\$883,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	UTAH
Lot (acres)	0.42
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 136 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 26, 2024	Financing	Intrafamily Transfer			
Sep 10, 2021	Financing	Warranty Deed			\$548K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.6 mi
Spanish Fork High School	High	10–12	1.3 mi
Diamond Fork Middle School	Middle	6–7	1.9 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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