

Single Family Residence **RESIDENTIAL**

1152 W RIVER RIDGE LN

SPANISH FORK, UT 84660

\$1,087,565 TopHap Estimate · \$337 / ft² · confidence 92 · as of Jun 23, 2026



4

BEDS

3.3

BATHS

3,228 ft²

LIVING AREA

0.3 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$550,000 · Sep 27, 2021

Est. Owner Equity

\$647,565

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$5,016 (2025)
Assessed Value	\$525,635
Previous Assessed	\$520,740
Assessor Market Value	\$955,700

PROPERTY FACTS

Property Type	Single Family Residence
County	UTAH
Lot (acres)	0.30
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 88 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 9, 2021	Financing	Warranty Deed			\$440K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.5 mi
Spanish Fork High School	High	10–12	1.0 mi
Diamond Fork Middle School	Middle	6–7	2.0 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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