

Single Family Residence **RESIDENTIAL**

1283 W RIVER RIDGE LN

SPANISH FORK, UT 84660

\$943,783 TopHap Estimate · \$349 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,705 ft²
LIVING AREA

0.27 ac
LOT SIZE

2021
YEAR BUILT

2
STORIES

4
PARKING

VALUATION

\$944K

\$908K low

\$980K high

Last Sale

\$218,800 · Oct 4, 2021

Est. Owner Equity

\$220,533

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$4,314 (2025)
Assessed Value	\$447,755
Previous Assessed	\$447,865
Assessor Market Value	\$814,100

PROPERTY FACTS

Property Type	Single Family Residence
County	UTAH
Lot (acres)	0.27
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 139 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 30, 2021	Financing	Warranty Deed			\$548K
Oct 4, 2021	Financing	Intrafamily Transfer			\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.7 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	Owner occupied
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