

Single Family Residence

RESIDENTIAL

1313 W RIVER RIDGE LN

SPANISH FORK, UT 84660

\$854,983

TopHap Estimate · \$351 / ft² · confidence 91 · as of Jul 14, 2026



1

BEDS

3.3

BATHS

2,433 ft²

LIVING AREA

0.31 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$855K

\$780K low

\$930K high

Est. Owner Equity

\$754,983

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$6,093 (2025)
Assessed Value	\$568,205
Previous Assessed	\$632,610
Assessor Market Value	\$1,033,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	UTAH
Lot (acres)	0.31
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 190 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 16, 2022	Financing	Special Warranty Deed			

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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