

Single Family Residence **RESIDENTIAL**

1132 W RIVER RIDGE LN

SPANISH FORK, UT 84660

\$1,180,089 TopHap Estimate · \$468 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,523 ft²

LIVING AREA

0.33 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

8

ROOMS

4

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$605,400 · May 13, 2019

Est. Owner Equity

\$695,739

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$4,736 (2025)
Assessed Value	\$482,790
Previous Assessed	\$491,700
Assessor Market Value	\$877,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	UTAH
Lot (acres)	0.33
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

Patio · 1,026 ft²

Porch · 227 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 7, 2021	Financing	Intrafamily Transfer			\$548K
Apr 7, 2021	Quitclaim	Quit Claim Transfer			
Jan 6, 2021	Quitclaim	Quit Claim Transfer			
May 7, 2019	Financing	Intrafamily Transfer			\$484K
May 7, 2019	Quitclaim	Quit Claim Transfer			
Nov 14, 2018	Financing	Warranty Deed			\$505K
Dec 13, 2012	Quitclaim	Quit Claim Transfer			
Dec 13, 2012	Financing	Warranty Deed			\$325K
Oct 23, 2012	Resale	Trustees Deed	\$271,250	\$108	\$217K
Sep 20, 2006	Financing	Warranty Deed			\$160K
Jul 12, 2006	Financing	Warranty Deed			\$294K

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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