

Single Family Residential

RESIDENTIAL

3963 RIVER VIEW DR

KAMAS, UT 84036

\$2,204,705 TopHap Estimate · \$968 / ft² · confidence 85 · as of Jul 14, 2026

2,278 ft²

LIVING AREA

5.93 ac

LOT SIZE

1988

YEAR BUILT

VALUATION

\$2.2M

\$1.9M low

\$2.5M high

Est. Owner Equity

\$2,204,705

TAX & ASSESSMENT

Property Tax	\$9,444 (2025)
Assessed Value	\$1,078,050
Previous Assessed	\$1,039,271
Assessor Market Value	\$1,078,050

PROPERTY FACTS

Property Type	Single Family Residential
Style	Ranch
County	Wasatch

Lot (acres)	5.93
Roof	Asphalt
Heating	Gas
Fireplace	Yes
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
J.R. Smith Elementary School	Elementary	KG–5	9.3 mi
Wasatch High School	High	9–12	9.9 mi
Rocky Mountain Middle School	Middle	6–8	10.7 mi

District: Wasatch 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 84036

103 CRIME INDEX	103 AIR POLLUTION	9,990 POPULATION	\$101K MEDIAN IN-COME	35°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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