

Single Family Residence

RESIDENTIAL

727 S RIVER RIDGE LN

SPANISH FORK, UT 84660

\$968,738 TopHap Estimate · \$346 / ft² · confidence 94 · as of Jul 14, 2026

4

BEDS

3.5

BATHS

2,800 ft²

LIVING AREA

0.3 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

8

ROOMS

4

PARKING

VALUATION

\$969K

\$913K low

\$1M high

Last Sale

\$270,600 · Aug 2, 2021

Est. Owner Equity

\$752,238

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax

\$4,691 (2025)

Assessed Value

\$475,970

Previous Assessed

\$486,970

Assessor Market Value

\$865,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	UTAH
Lot (acres)	0.30
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

Patio · 720 ft²

Porch · 193 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 27, 2021	Financing	Intrafamily Transfer			\$217K
Mar 9, 2020	Quitclaim	Quit Claim Transfer			
Jan 10, 2012	Financing	Warranty Deed			\$238K
Feb 16, 2010	Financing	Warranty Deed			\$202K
Jan 28, 2010	Financing	Warranty Deed			\$200K
Jul 13, 2006	Financing	Warranty Deed			\$432K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.4 mi
Spanish Fork High School	High	10–12	0.9 mi
Diamond Fork Middle School	Middle	6–7	1.9 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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