

Condominium

RESIDENTIAL

1273 RIVERSIDE AVE

PROVO, UT 84604

\$306,515 TopHap Estimate · \$320 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

957 ft²

LIVING AREA

1,089 ft²

LOT SIZE

1994

YEAR BUILT

3

STORIES

7

ROOMS

VALUATION

\$307K

\$299K low

\$314K high

Last Sale

\$326,600 · Sep 2, 2021

Est. Owner Equity

\$45,265

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$1,552 (2025)
Assessed Value	\$152,075
Previous Assessed	\$154,880
Assessor Market Value	\$276,500

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	UTAH
Lot (acres)	0.03
Heating	Central
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 2, 2021	Financing	Warranty Deed			\$261K
Aug 30, 2016	Financing	Warranty Deed			\$140K
Aug 29, 2006	Financing	Warranty Deed			\$104K
Jul 12, 2004	Financing	Grant Deed			\$90K
Jul 9, 2004	Financing	Grant Deed			\$86K
Sep 4, 2001	Financing	Grant Deed			\$90K
Dec 11, 1998	Financing	Grant Deed			\$97K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westridge Elementary School	Elementary	KG–6	0.9 mi
Shoreline Middle School	Middle	7–8	0.9 mi
Provo High School	High	9–12	2.3 mi

District: Provo 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 84604

129 CRIME INDEX	104 AIR POLLUTION	50,316 POPULATION	\$79K MEDIAN IN-COME	44°F AVG TEMP	66% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------