

Condominium

RESIDENTIAL

1273 RIVERSIDE AVE

PROVO, UT 84604

\$274,700 TopHap Estimate · \$288 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

1.8

BATHS

955 ft²

LIVING AREA

1,089 ft²

LOT SIZE

1994

YEAR BUILT

3

STORIES

7

ROOMS

VALUATION

\$275K

\$270K low

\$280K high

Last Sale

\$239,400 · May 29, 2026

Est. Owner Equity

\$94,700

Loan-to-Value

65%

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
May 27, 2026	Resale	Warranty Deed	\$239,400	\$251	\$180K
Jul 9, 2021	Financing	Intrafamily Transfer			
Apr 23, 2021	Financing	Warranty Deed			\$242K
Nov 14, 2016	Financing	Warranty Deed			\$116K
Oct 19, 2006	Financing	Warranty Deed			\$135K
Jul 7, 2004	Financing	Warranty Deed			\$86K
May 10, 2001	Financing	Grant Deed			\$102K
Aug 16, 1994	Financing	Grant Deed			\$84K

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

OWNERSHIP

Occupancy	Absentee owner
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