

Single Family Residence **RESIDENTIAL**

738 S RIVER RIDGE LN

SPANISH FORK, UT 84660

\$695,129 TopHap Estimate · \$322 / ft² · confidence 95 · as of Jul 14, 2026



1
BEDS

2.5
BATHS

2,161 ft²
LIVING AREA

0.22 ac
LOT SIZE

2007
YEAR BUILT

1
STORIES

5
ROOMS

3
PARKING

VALUATION

\$695K

\$661K low

\$729K high

Last Sale

\$481,100 · Nov 8, 2007

Est. Owner Equity

\$0

Loan-to-Value

111%

TAX & ASSESSMENT

Property Tax	\$4,039 (2025)
Assessed Value	\$403,040
Previous Assessed	\$419,375
Assessor Market Value	\$732,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	UTAH
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck

Patio · 207 ft²

Porch · 402 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 2, 2014	Quitclaim	Quit Claim Transfer			
Nov 6, 2007	Financing	Special Warranty Deed			\$385K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.4 mi
Spanish Fork High School	High	10–12	1.0 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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