

Single Family Residence **RESIDENTIAL**

# 1034 W RIVER RIDGE LN

SPANISH FORK, UT 84660

**\$1,246,593** TopHap Estimate · \$372 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**3,348 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**2007**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$1.2M**

\$1.2M low

\$1.3M high

Last Sale

**\$498,900 · Aug 28, 2017**

Est. Owner Equity

**\$1,096,593**

Loan-to-Value

**12%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,024 (2025) |
| Assessed Value        | \$600,930      |
| Previous Assessed     | \$625,405      |
| Assessor Market Value | \$1,092,600    |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | A-Frame                               |
| County        | UTAH                                  |
| Lot (acres)   | 0.19                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |

Deck

Patio · 744 ft²

Porch · 474 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------|--------|--------|
| Sep 6, 2018  | Quitclaim | Quit Claim Transfer |       |        |        |
| Aug 25, 2017 | Financing | Warranty Deed       |       |        | \$399K |
| May 24, 2013 | Financing | Warranty Deed       |       |        | \$376K |
| Jun 21, 2006 | Financing | Warranty Deed       |       |        | \$423K |

## 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<br>CRIME INDEX | 95<br>AIR POLLUTION | 54,145<br>POPULATION | \$96K<br>MEDIAN IN-COME | 48°F<br>AVG TEMP | 66%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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