

Single Family Residence **RESIDENTIAL**

## 859 W ROCK RIDGE DR

MAPLETON, UT 84664

**\$795,169** TopHap Estimate · \$242 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**4**  
BEDS

**2.8**  
BATHS

**3,290 ft<sup>2</sup>**  
LIVING AREA

**0.22 ac**  
LOT SIZE

**2024**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

### VALUATION

**\$795K**

\$733K low

\$858K high

Last Sale

**\$590,387 · Jul 25, 2024**

Est. Owner Equity

**\$351,269**

Loan-to-Value

**57%**

### TAX & ASSESSMENT

Property Tax

**\$3,913 (2025)**

Assessed Value

**\$387,365**

Previous Assessed

**\$387,310**

Assessor Market Value

**\$704,300**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | UTAH                    |
| Lot (acres)   | 0.22                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 92 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 70<br>WILDFIRE | 72<br>HEAT | 52<br>STORM | 58<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-------|--------|--------|
| Jul 25, 2024 | Financing | Special Warranty Deed |       |        | \$444K |
| Aug 21, 2023 | Financing | Warranty Deed         |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Maple Mountain High School    | High       | 10–12  | 1.5 mi   |
| Maple Grove Middle School     | Middle     | 6–7    | 1.9 mi   |
| Maple Ridge Elementary School | Elementary | PK–5   | 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 84664

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>98</b><br>AIR POLLUTION | <b>12,408</b><br>POPULATION | <b>\$122K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|