

Single Family Residence **RESIDENTIAL**

1189 RIVER ROCK RD

SPANISH FORK, UT 84660

\$1,105,438 TopHap Estimate · \$475 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,327 ft²

LIVING AREA

0.65 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

6

ROOMS

4

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$1,106,560 · Jul 6, 2026

Est. Owner Equity

\$277,704

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$4,566 (2025)
Assessed Value	\$468,270
Previous Assessed	\$474,045
Assessor Market Value	\$851,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	UTAH
Lot (acres)	0.65
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck

Patio · 905 ft²

Porch · 646 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2026	Non-arms-length	Warranty Deed	\$1,106,560	\$476	\$832K
Jun 22, 2026	Financing	Mortgage			\$828K
May 14, 2026	Financing	Special Warranty Deed			
Dec 1, 2022	Financing	Intrafamily Transfer			
Sep 20, 2022	Financing	Intrafamily Transfer			
Feb 5, 2020	Quitclaim	Quit Claim Transfer			
Dec 28, 2015	Recorded document	Warranty Deed			
Aug 1, 2006	Recorded document	Warranty Deed			
Jun 27, 2006	Foreclosure sale	Trustees Deed	\$51,692	\$22	
Jul 29, 2005	Financing	Trustees Deed			\$42K
Aug 10, 2005	Financing	Warranty Deed			\$322K
Feb 22, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.6 mi
Spanish Fork High School	High	10–12	1.2 mi
Diamond Fork Middle School	Middle	6–7	1.6 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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