

Single Family Residence **RESIDENTIAL**

1251 W HIGH RIVER CIR

RIVERTON, UT 84065

\$1,002,019 TopHap Estimate · \$415 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,413 ft²

LIVING AREA

0.37 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

12

ROOMS

VALUATION

\$1M

\$934K low

\$1.1M high

Last Sale

\$498,800 · Aug 23, 2006

Est. Owner Equity

\$672,769

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$4,741 (2025)
Assessed Value	\$857,500
Previous Assessed	\$831,500
Assessor Market Value	\$857,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	SALT LAKE
Lot (acres)	0.37
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 128 ft²

Patio · 128 ft²

Porch · 189 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 21, 2006	Financing	Warranty Deed			\$399K
Feb 25, 2005	Financing	Warranty Deed			\$277K
Feb 15, 2005	Quitclaim	Quit Claim Transfer			
May 14, 2004	Financing	Grant Deed			\$293K
Sep 23, 2003	Financing	Grant Deed			\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosamond Elementary School	Elementary	KG–6	0.8 mi
Riverton High School	High	10–12	1.8 mi
Oquirrh Hills Middle School	Middle	7–9	1.9 mi

District: Jordan 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 84065

27 CRIME INDEX	103 AIR POLLUTION	50,231 POPULATION	\$116K MEDIAN IN-COME	51°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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