

Single Family Residence **RESIDENTIAL**

2861 W HAYDEN RIDGE WAY

RIVERTON, UT 84065

\$1,043,527 TopHap Estimate · \$258 / ft² · confidence 97 · as of Jul 14, 2026



6

BEDS

3.5

BATHS

4,037 ft²

LIVING AREA

0.32 ac

LOT SIZE

2010

YEAR BUILT

1

STORIES

15

ROOMS

VALUATION

\$1M

\$1M low

\$1.1M high

Last Sale

\$470,600 · May 22, 2020

Est. Owner Equity

\$517,027

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$5,021 (2025)
Assessed Value	\$908,100
Previous Assessed	\$872,500
Assessor Market Value	\$908,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SALT LAKE
Lot (acres)	0.32
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Interior

Patio · 284 ft²

Porch · 88 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 30, 2025	Financing	Intrafamily Transfer			
May 18, 2020	Financing	Intrafamily Transfer			\$377K
Jul 3, 2013	Financing	Warranty Deed			\$432K
Mar 23, 2011	Financing	Warranty Deed			\$395K
Dec 7, 2010	Financing	Warranty Deed			\$20K
Sep 27, 2010	Quitclaim	Quit Claim Transfer			
Aug 24, 2010	Recorded document	Warranty Deed			
Jun 18, 2008	Quitclaim	Quit Claim Transfer			
May 11, 2007	Recorded document	Warranty Deed			
Oct 7, 2005	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverton High School	High	10–12	0.2 mi
Southland Elementary School	Elementary	KG–6	0.5 mi
Oquirrh Hills Middle School	Middle	7–9	0.8 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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