

Single Family Residence **RESIDENTIAL**

# 7897 N ROUND ROCK CT

EAGLE MOUNTAIN, UT 84005

**\$483,361** TopHap Estimate · \$390 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,238 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**2002**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$483K**

\$456K low

\$510K high

Last Sale

**\$144,000 · Sep 20, 2002**

Est. Owner Equity

**\$117,861**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,287 (2025) |
| Assessed Value        | \$238,480      |
| Previous Assessed     | \$243,925      |
| Assessor Market Value | \$433,600      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | A-Frame                               |
| County        | UTAH                                  |
| Lot (acres)   | 0.16                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Heating       | Central                               |
| Cooling       | Central                               |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |

Deck

Patio · 174 ft²

Porch · 24 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE | \$/FT² | LOAN   |
|--------------|-----------|------------|-------|--------|--------|
| Sep 20, 2002 | Financing | Grant Deed |       |        | \$142K |
| May 21, 2002 | Financing | Grant Deed |       |        | \$115K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Hidden Hollow Elementary School | Elementary | KG–6   | 0.4 mi   |
| Frontier Middle School          | Middle     | 7–9    | 2.3 mi   |
| Cedar Valley High School        | High       | 10–12  | 3.1 mi   |

District: Alpine 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 84005

|                  |                     |                      |                          |                  |                 |
|------------------|---------------------|----------------------|--------------------------|------------------|-----------------|
| 6<br>CRIME INDEX | 98<br>AIR POLLUTION | 50,060<br>POPULATION | \$106K<br>MEDIAN IN-COME | 50°F<br>AVG TEMP | 66%<br>SUNSHINE |
|------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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