

Single Family Residence **RESIDENTIAL**

12756 S DIAMONDBACK DR

RIVERTON, UT 84096

\$685,000 TopHap Estimate · \$376 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,823 ft²

LIVING AREA

0.16 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$685K

\$656K low

\$714K high

Last Sale

\$622,500 · Dec 14, 2021

Est. Owner Equity

\$187,030

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$3,172 (2025)
Assessed Value	\$573,700
Previous Assessed	\$578,000
Assessor Market Value	\$573,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SALT LAKE
Lot (acres)	0.16
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No
View	Interior

Deck · 36 ft²

Patio · 240 ft²

Porch · 95 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 9, 2021	Financing	Warranty Deed			\$498K
Sep 25, 2020	Recorded document	Warranty Deed			
Feb 12, 2020	Financing	Intrafamily Transfer			\$324K
Feb 27, 2018	Financing	Warranty Deed			\$331K
Jun 8, 2017	Financing	Warranty Deed			\$241K
Mar 19, 2015	Financing	Venders Lien			\$242K
Jul 27, 2012	Financing	Warranty Deed			\$234K
Aug 17, 2009	Financing	Warranty Deed			
May 27, 2005	Financing	Warranty Deed			\$145K
Nov 14, 2001	Financing	Grant Deed			\$158K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Crest Elementary School	Elementary	KG–6	0.6 mi
Copper Mountain Middle School	Middle	7–9	1.2 mi
Herriman High School	High	10–12	1.5 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 84096

41 CRIME INDEX	107 AIR POLLUTION	71,082 POPULATION	\$111K 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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