

Single Family Residence **RESIDENTIAL**

1138 W RIVER HILLS DR

RIVERTON, UT 84065

\$908,042 TopHap Estimate · \$356 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

3.5

BATHS

2,548 ft²

LIVING AREA

0.31 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

14

ROOMS

VALUATION

\$908K

\$861K low

\$955K high

Last Sale

\$200,000 · Jan 11, 2008

Est. Owner Equity

\$660,326

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$3,944 (2025)
Assessed Value	\$713,400
Previous Assessed	\$695,400
Assessor Market Value	\$713,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SALT LAKE
Lot (acres)	0.31
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Interior

Patio · 382 ft²

Porch · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 7, 2012	Quitclaim	Quit Claim Transfer			
Jan 10, 2008	Financing	Warranty Deed			\$160K
Jan 11, 2006	Financing	Warranty Deed			\$240K
Mar 21, 2003	Financing	Grant Deed			\$90K
Aug 13, 1999	Financing	Grant Deed			\$176K
Mar 26, 1999	Financing	Grant Deed			\$156K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosamond Elementary School	Elementary	KG–6	1.0 mi
Riverton High School	High	10–12	1.9 mi
Oquirrh Hills Middle School	Middle	7–9	2.0 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------