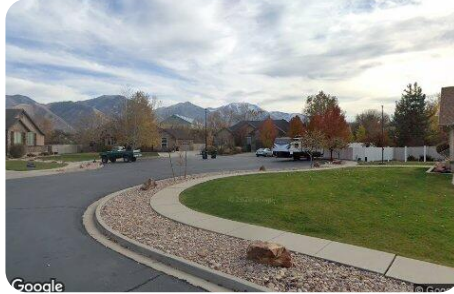


Single Family Residence **RESIDENTIAL**

1172 RIVER ROCK RD

SPANISH FORK, UT 84660

\$772,898 TopHap Estimate · \$467 / ft² · confidence 98 · as of Jul 14, 2026



2
BEDS

3
BATHS

1,655 ft²
LIVING AREA

0.3 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

7
ROOMS

4
PARKING

VALUATION

\$773K

\$757K low

\$789K high

Last Sale

\$756,836 · Apr 7, 2023

Est. Owner Equity

\$198,898

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$3,675 (2025)
Assessed Value	\$388,575
Previous Assessed	\$381,590
Assessor Market Value	\$706,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	UTAH
Lot (acres)	0.30
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 121 ft²

Porch · 558 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 21, 2023	Financing	Warranty Deed			\$559K
Jun 3, 2021	Financing	Warranty Deed			
Jul 11, 2008	Recorded document	Warranty Deed			
Feb 8, 2006	Recorded document	Warranty Deed			
Jul 13, 2005	Quitclaim	Quit Claim Transfer			
Feb 22, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.6 mi
Spanish Fork High School	High	10–12	1.1 mi
Diamond Fork Middle School	Middle	6–7	1.6 mi

District: Nebo 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 84660

51 CRIME INDEX	95 AIR POLLUTION	54,145 POPULATION	\$96K 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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