

Single Family Residence **RESIDENTIAL**

5896 W RIVER ROCK PL

SALT LAKE CITY, UT 84118

\$609,196 TopHap Estimate · \$374 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,628 ft²

LIVING AREA

0.23 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$609K

\$580K low

\$638K high

Last Sale

\$120,900 · Jun 19, 2020

Est. Owner Equity

\$496,378

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$3,643 (2025)
Assessed Value	\$535,300
Previous Assessed	\$509,900
Assessor Market Value	\$535,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SALT LAKE
Lot (acres)	0.23
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 260 ft²

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 15, 2020	Financing	Intrafamily Transfer			\$97K
Jul 31, 2003	Quitclaim	Quit Claim Transfer			\$148K
May 13, 2002	Financing	Grant Deed			\$130K
May 13, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Diamond Ridge Elementary School	Elementary	KG–5	0.4 mi
Thomas Jefferson Junior High School	Middle	6–8	0.9 mi
Kearns High School	High	9–12	1.9 mi

District: Granite 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 84118

40 CRIME INDEX	105 AIR POLLUTION	44,440 POPULATION	\$83K 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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