

Single Family Residence **RESIDENTIAL**

# 12211 S RIVER VISTA DR

RIVERTON, UT 84065

**\$810,332** TopHap Estimate · \$316 / ft² · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**2,564 ft²**

LIVING AREA

**0.28 ac**

LOT SIZE

**1994**

YEAR BUILT

**2**

STORIES

**12**

ROOMS

## VALUATION

**\$810K**

\$766K low

\$854K high

Last Sale

**\$166,250 · Jul 29, 2025**

Est. Owner Equity

**\$379,332**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,837 (2025) |
| Assessed Value        | \$694,000      |
| Previous Assessed     | \$660,600      |
| Assessor Market Value | \$694,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | SALT LAKE               |
| Lot (acres)   | 0.28                    |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 120 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-------|--------|--------|
| Jul 29, 2025 | Financing         | Intrafamily Transfer |       |        | \$125K |
| Jul 23, 2025 | Financing         | Intrafamily Transfer |       |        |        |
| Dec 3, 2020  | Quitclaim         | Quit Claim Transfer  |       |        |        |
| Dec 3, 2020  | Financing         | Intrafamily Transfer |       |        | \$306K |
| Mar 3, 2005  | Quitclaim         | Quit Claim Transfer  |       |        |        |
| Feb 17, 1998 | Quitclaim         | Quit Claim Transfer  |       |        | \$135K |
| Apr 5, 1995  | Recorded document | Grant Deed           |       |        |        |
| Mar 9, 1995  | Financing         | Grant Deed           |       |        | \$72K  |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Rosamond Elementary School  | Elementary | KG–6   | 1.1 mi   |
| Oquirrh Hills Middle School | Middle     | 7–9    | 2.0 mi   |
| Riverton High School        | High       | 10–12  | 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>27</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>50,231</b><br>POPULATION | <b>\$116K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|