

Single Family Residence **RESIDENTIAL**

5974 W RIVER ROCK PL

SALT LAKE CITY, UT 84118

\$693,787 TopHap Estimate · \$212 / ft² · confidence 97 · as of Jul 14, 2026



6

BEDS

2.8

BATHS

3,270 ft²

LIVING AREA

0.25 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

14

ROOMS

VALUATION

\$694K

\$671K low

\$717K high

Last Sale

\$339,800 · Aug 1, 2019

Est. Owner Equity

\$369,787

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$3,906 (2025)
Assessed Value	\$574,000
Previous Assessed	\$545,400
Assessor Market Value	\$574,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SALT LAKE
Lot (acres)	0.25
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 20 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 29, 2024	Financing	Intrafamily Transfer			
Apr 29, 2024	Financing	Affidavit Of Death Of Joint Tenant			
Jul 27, 2019	Quitclaim	Quit Claim Transfer			\$272K
May 7, 2018	Financing	Warranty Deed			\$267K
Jan 25, 2002	Financing	Grant Deed			\$138K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Diamond Ridge Elementary School	Elementary	KG–5	0.3 mi
Thomas Jefferson Junior High School	Middle	6–8	1.0 mi
Kearns High School	High	9–12	2.0 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------