

Single Family Residence **RESIDENTIAL**

# 1040 W RIVER CREEK CIR

RIVERTON, UT 84065

**\$836,831** TopHap Estimate · \$273 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**3,066 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1994**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

## VALUATION

**\$837K**

\$760K low

\$913K high

Last Sale

**\$308,800 · Dec 26, 2007**

Est. Owner Equity

**\$0**

Loan-to-Value

**113%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,870 (2025) |
| Assessed Value        | \$700,000      |
| Previous Assessed     | \$664,800      |
| Assessor Market Value | \$700,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | SALT LAKE               |
| Lot (acres)   | 0.28                    |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | None                    |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 50 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Dec 20, 2007 | Financing | Intrafamily Transfer |       |        | \$247K |
| Feb 15, 2007 | Quitclaim | Quit Claim Transfer  |       |        |        |
| Feb 13, 2004 | Quitclaim | Quit Claim Transfer  |       |        | \$219K |
| Jul 28, 2003 | Quitclaim | Quit Claim Transfer  |       |        | \$22K  |
| Mar 19, 2003 | Quitclaim | Quit Claim Transfer  |       |        | \$216K |
| Apr 9, 1999  | Quitclaim | Quit Claim Transfer  |       |        | \$215K |
| Oct 29, 1997 | Quitclaim | Quit Claim Transfer  |       |        | \$187K |
| Aug 18, 1994 | Financing | Grant Deed           |       |        | \$110K |

## ASSIGNED SCHOOLS

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



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

OWNERSHIP

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