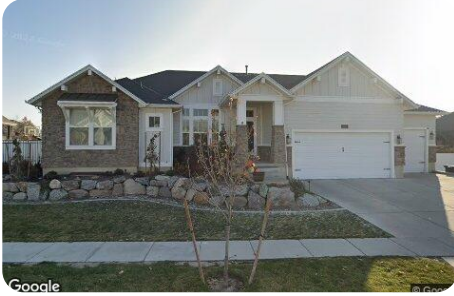


Single Family Residence **RESIDENTIAL**

445 W RIGBY CT

FARMINGTON, UT 84025

\$813,873 TopHap Estimate · \$341 / ft² · confidence 89 · as of Jul 14, 2026



5
BEDS

4
BATHS

2,384 ft²
LIVING AREA

0.35 ac
LOT SIZE

2014
YEAR BUILT

1
STORIES

9
ROOMS

VALUATION

\$814K

\$727K low

\$901K high

Est. Owner Equity

\$555,873

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$5,493 (2025)
Assessed Value	\$517,000
Previous Assessed	\$517,000
Assessor Market Value	\$940,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Davis
Lot (acres)	0.35
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

29
FLOOD

58
WILDFIRE

72
HEAT

58
STORM

44
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 8, 2014	Financing	Special Warranty Deed			\$371K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Farmington High School	High	10–12	0.3 mi
Farmington Junior High School	Middle	7–9	0.5 mi
Canyon Creek Elementary School	Elementary	KG–6	0.7 mi

District: Davis 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 84025

62 CRIME INDEX	103 AIR POLLUTION	22,791 POPULATION	\$118K MEDIAN IN-COME	47°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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