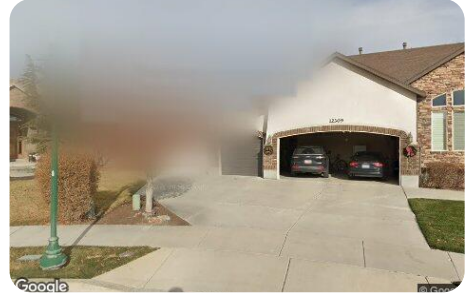


Single Family Residence **RESIDENTIAL**

12308 S EMERY FOREST CT

RIVERTON, UT 84065

\$1,170,149 TopHap Estimate · \$232 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

5,035 ft²

LIVING AREA

0.47 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

16

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$875,000 · Nov 16, 2022

Est. Owner Equity

\$142,649

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$6,130 (2025)
Assessed Value	\$1,108,800
Previous Assessed	\$1,058,500
Assessor Market Value	\$1,108,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SALT LAKE
Lot (acres)	0.47
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 140 ft²

Porch · 94 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 15, 2022	Financing	Warranty Deed			\$700K
Nov 13, 2019	Quitclaim	Quit Claim Transfer			
Nov 24, 2010	Quitclaim	Quit Claim Transfer			
Sep 11, 2009	Financing	Warranty Deed			\$527K
May 22, 2009	Foreclosure sale	Trustees Deed			
Mar 9, 2007	Financing	Warranty Deed			\$700K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverton High School	High	10–12	0.4 mi
Southland Elementary School	Elementary	KG–6	0.7 mi
Oquirrh Hills Middle School	Middle	7–9	1.0 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

27 CRIME INDEX	103 AIR POLLUTION	50,231 POPULATION	\$116K 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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