

Single Family Residence **RESIDENTIAL**

471 W RIGBY CT

FARMINGTON, UT 84025

\$722,686 TopHap Estimate · \$377 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,919 ft²

LIVING AREA

0.35 ac

LOT SIZE

2011

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$723K

\$643K low

\$803K high

Est. Owner Equity

\$281,711

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$4,284 (2025)
Assessed Value	\$396,550
Previous Assessed	\$396,550
Assessor Market Value	\$721,000

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 16, 2025	Financing	Intrafamily Transfer			
Jul 17, 2020	Financing	Intrafamily Transfer			\$241K
Jul 17, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Farmington High School	High	10–12	0.3 mi
Farmington Junior High School	Middle	7–9	0.6 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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