

Single Family Residence **RESIDENTIAL**

5863 W ROUND ROCK DR

HERRIMAN, UT 84096

\$856,727 TopHap Estimate · \$234 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

3,655 ft²
LIVING AREA

0.27 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

14
ROOMS

VALUATION

\$857K

\$819K low

\$895K high

Last Sale

\$608,600 · Feb 14, 2020

Est. Owner Equity

\$374,727

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$672 (2025)
Assessed Value	\$776,800
Previous Assessed	\$748,600
Assessor Market Value	\$776,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SALT LAKE
Lot (acres)	0.27
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes
View	Interior

Patio · 280 ft²

Porch · 105 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 13, 2025	Financing	Intrafamily Transfer			
Feb 12, 2020	Financing	Warranty Deed			\$487K
Oct 19, 2017	Financing	Special Warranty Deed			\$467K
Apr 10, 2017	Non-arms-length	Trustees Deed	\$372,000	\$102	
Jan 9, 2017	Quitclaim	Quit Claim Transfer			
Sep 28, 2016	Quitclaim	Quit Claim Transfer			
Jul 29, 2011	Recorded document	Grant Deed			
Jul 5, 2011	Financing	Warranty Deed			
Aug 17, 2006	Financing	Warranty Deed			
Mar 14, 2006	Financing	Warranty Deed			\$350K
Mar 15, 2005	Quitclaim	Quit Claim Transfer			

Mar 15, 2005	Quitclaim	Quit Claim Transfer	\$348K
Dec 15, 2004	Recorded document	Warranty Deed	
Oct 12, 2004	Financing	Grant Deed	\$294K
Aug 2, 2004	Financing	Grant Deed	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fort Herriman Middle School	Middle	7–9	0.4 mi
Blackridge Elementary School	Elementary	KG–6	0.5 mi
Mountain Ridge High School	High	10–12	1.8 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 84096

41 CRIME INDEX	107 AIR POLLUTION	71,082 POPULATION	\$111K MEDIAN IN-COME	48°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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