

Planned Unit Development (Pud)

**RESIDENTIAL**

# 13068 S TOWER RIDGE DR

RIVERTON, UT 84096

**\$674,159** TopHap Estimate · \$278 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,424 ft<sup>2</sup>**

LIVING AREA

**0.1 ac**

LOT SIZE

**2016**

YEAR BUILT

**2**

STORIES

**12**

ROOMS

## VALUATION

**\$674K**

\$642K low

\$706K high

Last Sale

**\$801,600 · Apr 7, 2022**

Est. Owner Equity

**\$32,909**

Loan-to-Value

**95%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,456 (2025) |
| Assessed Value        | \$625,100      |
| Previous Assessed     | \$604,500      |
| Assessor Market Value | \$625,100      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | Planned Unit Development (Pud) |
| Style         | Modern                         |
| County        | SALT LAKE                      |
| Lot (acres)   | 0.10                           |
| Roof          | Asphalt                        |
| Heating       | Central                        |
| Cooling       | Central                        |
| Garage        | Garage, Attached               |
| Pool          | No                             |
| View          | Interior                       |

Patio · 320 ft²

Porch · 116 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Apr 7, 2022  | Financing | Warranty Deed |       |        | \$641K |
| Jun 26, 2019 | Financing | Warranty Deed |       |        | \$328K |
| Jan 25, 2017 | Financing | Warranty Deed |       |        | \$53K  |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Silver Crest Elementary School | Elementary | KG–6   | 0.7 mi   |
| Copper Mountain Middle School  | Middle     | 7–9    | 1.5 mi   |
| Herriman 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>41</b><br>CRIME INDEX | <b>107</b><br>AIR POLLUTION | <b>71,082</b><br>POPULATION | <b>\$111K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|