

Planned Unit Development (Pud)

**RESIDENTIAL**

# 13122 S TOWER RIDGE DR

RIVERTON, UT 84096

**\$445,304** TopHap Estimate · \$295 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**2.3**

BATHS

**1,511 ft<sup>2</sup>**

LIVING AREA

**1,307 ft<sup>2</sup>**

LOT SIZE

**2016**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$445K**

\$433K low

\$458K high

Last Sale

**\$504,070 · Oct 14, 2025**

Est. Owner Equity

**\$66,304**

Loan-to-Value

**86%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,382 (2024) |
| Assessed Value        | \$426,800      |
| Previous Assessed     | \$412,200      |
| Assessor Market Value | \$426,800      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | Planned Unit Development (Pud) |
| Style         | Townhouse                      |
| County        | SALT LAKE                      |
| Lot (acres)   | 0.03                           |
| Roof          | Asphalt                        |
| Heating       | Central                        |
| Cooling       | Central                        |
| Garage        | Garage, Attached               |
| Pool          | No                             |
| View          | Interior                       |

Porch · 52 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Oct 7, 2025  | Financing | Intrafamily Transfer |       |        | \$379K |
| May 13, 2024 | Financing | Intrafamily Transfer |       |        | \$367K |
| May 14, 2024 | Quitclaim | Quit Claim Transfer  |       |        |        |
| Feb 15, 2017 | Financing | Warranty Deed        |       |        | \$219K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Silver Crest Elementary School | Elementary | KG–6   | 0.7 mi   |
| Copper Mountain Middle School  | Middle     | 7–9    | 1.6 mi   |
| Herriman High School           | High       | 10–12  | 1.9 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> |
|-----------|-----------------------|