

Single Family Residence **RESIDENTIAL**

12267 S RIVER VISTA DR

RIVERTON, UT 84065

\$1,031,484 TopHap Estimate · \$278 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

3,708 ft²
LIVING AREA

0.28 ac
LOT SIZE

1994
YEAR BUILT

1
STORIES

14
ROOMS

VALUATION

\$1M

\$964K low

\$1.1M high

Last Sale

\$362,800 · Jan 29, 2014

Est. Owner Equity

\$864,484

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$4,289 (2025)
Assessed Value	\$775,700
Previous Assessed	\$739,000
Assessor Market Value	\$775,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SALT LAKE
Lot (acres)	0.28
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes
View	Interior

Deck · 173 ft²

Patio · 477 ft²

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 15, 2015	Quitclaim	Quit Claim Transfer			
Oct 14, 2015	Financing	Warranty Deed			\$105K
Aug 13, 2014	Recorded document	Affidavit Of Death			
Jan 28, 2014	Financing	Warranty Deed			\$290K
Nov 14, 2008	Quitclaim	Quit Claim Transfer			
Nov 17, 2008	Quitclaim	Quit Claim Transfer			\$385K
Oct 14, 2008	Quitclaim	Quit Claim Transfer			
Aug 19, 2008	Financing	Warranty Deed			
Feb 7, 2003	Quitclaim	Quit Claim Transfer			\$228K
Dec 2, 1994	Financing	Grant Deed			\$179K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosamond Elementary School	Elementary	KG–6	1.1 mi
Oquirrh Hills Middle School	Middle	7–9	1.9 mi
Riverton High School	High	10–12	2.0 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------