

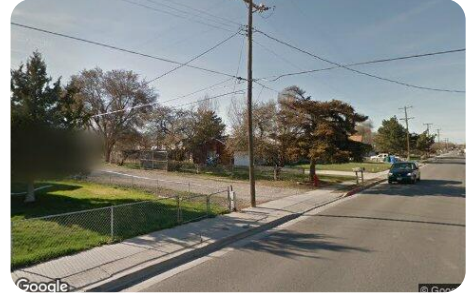
Planned Unit Development (Pud)

**RESIDENTIAL**

# 12907 S SABRINA ROW

RIVERTON, UT 84065

**\$949,479** TopHap Estimate · \$382 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,487 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**2023**

YEAR BUILT

**2**

STORIES

**12**

ROOMS

## VALUATION

**\$949K**

\$886K low

\$1M high

Last Sale

**\$932,590 · Nov 16, 2023**

Est. Owner Equity

**\$248,283**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,667 (2023) |
| Assessed Value        | \$686,700      |
| Previous Assessed     | \$665,800      |
| Assessor Market Value | \$686,700      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | Planned Unit Development (Pud) |
| Style         | Conventional                   |
| County        | SALT LAKE                      |
| Lot (acres)   | 0.13                           |
| Roof          | Asphalt                        |
| Heating       | Central                        |
| Cooling       | Central                        |
| Fireplace     | Yes                            |
| Garage        | Garage, Attached               |
| Pool          | No                             |

Patio · 351 ft²

Porch · 105 ft²

## CLIMATE RISK

10  
FLOOD

41  
WILDFIRE

77  
HEAT

38  
STORM

60  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Nov 14, 2023 | Financing | Warranty Deed |       |        | \$701K |
| Jan 31, 2023 | Financing | Warranty Deed |       |        | \$50M  |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Riverton Elementary School  | Elementary | KG–6   | 0.3 mi   |
| Riverton High School        | High       | 10–12  | 1.1 mi   |
| Hidden Valley Middle School | Middle     | 7–9    | 3.2 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>27</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>50,231</b><br>POPULATION | <b>\$116K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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