

Planned Unit Development (Pud)

**RESIDENTIAL**

# 12919 S SABRINA ROW

RIVERTON, UT 84065

**\$914,576** TopHap Estimate · \$383 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,388 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**2023**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

## VALUATION

**\$915K**

\$861K low

\$968K high

Last Sale

**\$857,851 · Dec 15, 2023**

Est. Owner Equity

**\$269,575**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,667 (2023) |
| Assessed Value        | \$687,200      |
| Previous Assessed     | \$666,700      |
| Assessor Market Value | \$687,200      |

## 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                             |
| View          | Interior                       |

Porch · 60 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   |
|--------------|-----------|---------------|-------|--------|--------|
| Dec 13, 2023 | Financing | Warranty Deed |       |        | \$645K |
| 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

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

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

OWNERSHIP

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