

Single Family Residence **RESIDENTIAL**

1294 W ROCK RIDGE DR

MAPLETON, UT 84664

\$722,633 TopHap Estimate · \$274 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,634 ft²

LIVING AREA

0.23 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$723K

\$653K low

\$792K high

Last Sale

\$598,486 · Dec 31, 2024

Est. Owner Equity

\$272,643

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$3,535 (2025)
Assessed Value	\$359,260
Previous Assessed	\$349,910
Assessor Market Value	\$653,200

PROPERTY FACTS

Property Type	Single Family Residence
County	UTAH
Lot (acres)	0.23
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 32 ft²

CLIMATE RISK

28
FLOOD

69
WILDFIRE

72
HEAT

52
STORM

58
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 16, 2024	Financing	Special Warranty Deed			
Dec 16, 2024	Financing	Special Warranty Deed			\$450K
Dec 5, 2023	Financing	Special Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Maple Mountain High School	High	10–12	1.3 mi
Maple Ridge Elementary School	Elementary	PK–5	1.8 mi
Maple Grove Middle School	Middle	6–7	1.8 mi

District: Nebo 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 84664

50 CRIME INDEX	98 AIR POLLUTION	12,408 POPULATION	\$122K MEDIAN IN-COME	46°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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