

Single Family Residence **RESIDENTIAL**

12378 S MARGARET ROSE DR

RIVERTON, UT 84065

\$996,154 TopHap Estimate · \$275 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

3.5

BATHS

3,623 ft²

LIVING AREA

0.31 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

16

ROOMS

VALUATION

\$996K

\$948K low

\$1M high

Est. Owner Equity

\$491,654

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$4,786 (2025)
Assessed Value	\$792,400
Previous Assessed	\$767,500
Assessor Market Value	\$792,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	SALT LAKE
Lot (acres)	0.31
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Traffic

Patio · 555 ft²

Porch · 240 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 8, 2022	Financing	Intrafamily Transfer			
Aug 8, 2022	Financing	Intrafamily Transfer			\$75K
Aug 28, 2020	Financing	Intrafamily Transfer			\$430K
Dec 12, 2019	Financing	Warranty Deed			\$420K
Nov 2, 2018	Financing	Warranty Deed			\$459K
Jul 17, 2017	Recorded document	Warranty Deed			
Jun 22, 2017	Recorded document	Warranty Deed			
Jun 22, 2017	Recorded document	Warranty Deed			
Feb 22, 2017	Quitclaim	Quit Claim Transfer			
Nov 18, 2008	Quitclaim	Quit Claim Transfer			
Feb 1, 2007	Quitclaim	Quit Claim Transfer			\$340K

Feb 1, 2007	Quitclaim	Quit Claim Transfer	
Oct 2, 2006	Quitclaim	Quit Claim Transfer	
Jan 5, 2006	Financing	Warranty Deed	\$286K
Nov 23, 1999	Financing	Grant Deed	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosamond Elementary School	Elementary	KG–6	0.8 mi
Oquirrh Hills Middle School	Middle	7–9	1.6 mi
Riverton High School	High	10–12	1.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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