

Single Family Residence **RESIDENTIAL**

1456 W RIVERTON RANCH RD

RIVERTON, UT 84065

\$934,611 TopHap Estimate · \$260 / ft² · confidence 93 · as of Jul 14, 2026



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5

BEDS

3.5

BATHS

3,594 ft²

LIVING AREA

0.5 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

15

ROOMS

VALUATION

\$935K

\$873K low

\$997K high

Last Sale

\$273,100 · Jun 2, 2009

Est. Owner Equity

\$408,769

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,311 (2025)
Assessed Value	\$779,700
Previous Assessed	\$737,600
Assessor Market Value	\$779,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SALT LAKE
Lot (acres)	0.50
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 396 ft²

Patio · 821 ft²

Porch · 25 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2012	Quitclaim	Quit Claim Transfer			\$241K
Jul 26, 2012	Quitclaim	Quit Claim Transfer			
May 28, 2009	Quitclaim	Quit Claim Transfer			
May 28, 2009	Financing	Intrafamily Transfer			\$219K
Apr 10, 2007	Quitclaim	Quit Claim Transfer			\$225K
Apr 10, 2007	Quitclaim	Quit Claim Transfer			
Dec 6, 2004	Quitclaim	Quit Claim Transfer			
Nov 24, 2004	Financing	Warranty Deed			\$228K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverton Elementary School	Elementary	KG–6	0.6 mi
Riverton High School	High	10–12	1.6 mi

Hidden Valley Middle School

Middle

7–9

3.0 mi

District: Jordan School District



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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

Absentee owner