

Single Family Residence **RESIDENTIAL**

12285 S RIVER VISTA DR

RIVERTON, UT 84065

\$1,014,494 TopHap Estimate · \$302 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

3.3
BATHS

3,355 ft²
LIVING AREA

0.28 ac
LOT SIZE

1994
YEAR BUILT

1
STORIES

9
ROOMS

VALUATION

\$1M

\$965K low

\$1.1M high

Last Sale

\$307,500 · Oct 28, 2016

Est. Owner Equity

\$768,494

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$4,334 (2025)
Assessed Value	\$783,900
Previous Assessed	\$746,800
Assessor Market Value	\$783,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SALT LAKE
Lot (acres)	0.28
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Interior

Deck · 168 ft²

Patio · 168 ft²

Porch · 20 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 27, 2016	Financing	Warranty Deed			\$246K
Sep 16, 2011	Quitclaim	Quit Claim Transfer			
Sep 16, 2011	Quitclaim	Quit Claim Transfer			
Nov 30, 2007	Quitclaim	Quit Claim Transfer			\$209K
Nov 30, 2007	Quitclaim	Quit Claim Transfer			
Apr 28, 2006	Quitclaim	Quit Claim Transfer			
Apr 26, 2006	Financing	Warranty Deed			\$314K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosamond Elementary School	Elementary	KG–6	1.1 mi
Oquirrh Hills Middle School	Middle	7–9	1.9 mi

Riverton High School	High	10–12	2.0 mi
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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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