

Single Family Residence **RESIDENTIAL**

12306 S RIVER VISTA DR

RIVERTON, UT 84065

\$980,679 TopHap Estimate · \$318 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,082 ft²

LIVING AREA

0.31 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

10

ROOMS

Pre-foreclosure (NOD)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$981K

\$874K low

\$1.1M high

Last Sale	\$356,300 · Jan 13, 2021
Est. Owner Equity	\$530,679
Loan-to-Value	47%

TAX & ASSESSMENT

Property Tax	\$4,098 (2025)
Assessed Value	\$741,300
Previous Assessed	\$707,300
Assessor Market Value	\$741,300

PROPERTY FACTS

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

Porch · 156 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 11, 2021	Financing	Warranty Deed			\$285K
Aug 8, 2016	Financing	Warranty Deed			\$262K
Jun 27, 2016	Financing	Warranty Deed			\$250K
Sep 6, 2011	Quitclaim	Quit Claim Transfer			
Oct 27, 2006	Financing	Intrafamily Transfer			\$290K
May 17, 2004	Financing	Grant Deed			\$24K
May 5, 1998	Financing	Grant Deed			\$133K
Sep 7, 1994	Financing	Grant Deed			\$218K

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

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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