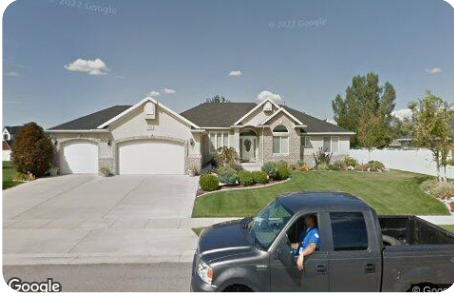


Single Family Residence **RESIDENTIAL**

1158 W RIVER HILLS DR

RIVERTON, UT 84065

\$942,032 TopHap Estimate · \$456 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,065 ft²

LIVING AREA

0.31 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$942K

\$844K low

\$1M high

Last Sale

\$320,400 · Apr 15, 2020

Est. Owner Equity

\$685,732

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$4,086 (2025)
Assessed Value	\$739,100
Previous Assessed	\$719,400
Assessor Market Value	\$739,100

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
View	Interior

Shed · 200 ft²

Patio · 300 ft²

Porch · 36 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 10, 2020	Financing	Intrafamily Transfer			\$256K
Jun 26, 2014	Financing	Warranty Deed			\$289K
Jan 30, 2004	Quitclaim	Quit Claim Transfer			\$211K
Oct 10, 2001	Financing	Grant Deed			\$208K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosamond Elementary School	Elementary	KG–6	1.0 mi
Riverton High School	High	10–12	1.9 mi
Oquirrh Hills Middle School	Middle	7–9	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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