

Single Family Residence **RESIDENTIAL**

1173 W RIVER HILLS DR

RIVERTON, UT 84065

\$767,070 TopHap Estimate · \$439 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,747 ft²

LIVING AREA

0.32 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$767K

\$711K low

\$823K high

Last Sale

\$212,500 · Sep 10, 1999

Est. Owner Equity

\$506,413

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$3,805 (2025)
Assessed Value	\$688,300
Previous Assessed	\$668,700
Assessor Market Value	\$688,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	SALT LAKE
Lot (acres)	0.32
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Interior

Porch · 25 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2017	Quitclaim	Quit Claim Transfer			
May 4, 2017	Recorded document	Affidavit Of Death			
Sep 10, 1999	Financing	Grant Deed			\$170K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rosamond Elementary School	Elementary	KG–6	0.9 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	Absentee owner
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