

Single Family Residence **RESIDENTIAL**

# 1604 W RIVERTON RANCH RD

RIVERTON, UT 84065

**\$1,005,544** TopHap Estimate · \$245 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**5**  
BEDS

**3.3**  
BATHS

**4,109 ft<sup>2</sup>**  
LIVING AREA

**0.5 ac**  
LOT SIZE

**1998**  
YEAR BUILT

**2**  
STORIES

**17**  
ROOMS

## VALUATION

**\$1M**

\$959K low

\$1.1M high

Last Sale

**\$601,800 · May 20, 2019**

Est. Owner Equity

**\$24,134**

Loan-to-Value

**89%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,618 (2025) |
| Assessed Value        | \$835,300      |
| Previous Assessed     | \$802,800      |
| Assessor Market Value | \$835,300      |

## PROPERTY FACTS

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

Deck · 216 ft²

Shed · 200 ft²

Patio · 1,397 ft²

Porch · 45 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-------|--------|--------|
| Jan 27, 2026 | Financing         | Intrafamily Transfer |       |        |        |
| May 20, 2019 | Financing         | Warranty Deed        |       |        | \$481K |
| Nov 10, 2009 | Quitclaim         | Quit Claim Transfer  |       |        | \$285K |
| Mar 8, 2006  | Financing         | Warranty Deed        |       |        | \$285K |
| Jan 7, 2003  | Quitclaim         | Quit Claim Transfer  |       |        | \$318K |
| Nov 22, 1996 | Recorded document | Grant Deed           |       |        |        |
| Mar 28, 1996 | Financing         | Grant Deed           |       |        | \$180K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Riverton Elementary School | Elementary | KG–6   | 0.4 mi   |
| Riverton High School       | High       | 10–12  | 1.4 mi   |

|                             |        |     |        |
|-----------------------------|--------|-----|--------|
| Hidden Valley Middle School | Middle | 7–9 | 3.0 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<br>CRIME INDEX | 103<br>AIR POLLUTION | 50,231<br>POPULATION | \$116K<br>MEDIAN IN-COME | 51°F<br>AVG TEMP | 66%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|