

Single Family Residence **RESIDENTIAL**

12313 S RIVER VISTA DR

RIVERTON, UT 84065

\$1,175,781 TopHap Estimate · \$268 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

4,395 ft²

LIVING AREA

0.3 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$396,300 · Jan 14, 2009

Est. Owner Equity

\$731,781

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$4,669 (2025)
Assessed Value	\$844,600
Previous Assessed	\$803,100
Assessor Market Value	\$844,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	SALT LAKE
Lot (acres)	0.30
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Interior

Deck · 254 ft²

Patio · 254 ft²

Porch · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 13, 2018	Quitclaim	Quit Claim Transfer			
Mar 19, 2015	Quitclaim	Quit Claim Transfer			
Jan 9, 2009	Financing	Intrafamily Transfer			\$317K
Jan 9, 2009	Quitclaim	Quit Claim Transfer			
Jan 3, 2007	Quitclaim	Quit Claim Transfer			
Jan 3, 2007	Financing	Warranty Deed			
Mar 11, 2003	Quitclaim	Quit Claim Transfer			\$250K
Nov 4, 1994	Financing	Grant Deed			\$176K

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	Absentee owner
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