

Single Family Residence **RESIDENTIAL**

# 13606 S ROSE HILL DR

RIVERTON, UT 84096

**\$725,524** TopHap Estimate · \$239 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**6**

BEDS

**4**

BATHS

**3,033 ft<sup>2</sup>**

LIVING AREA

**0.49 ac**

LOT SIZE

**2001**

YEAR BUILT

**1**

STORIES

**17**

ROOMS

## VALUATION

**\$726K**

\$691K low

\$761K high

Last Sale

**\$589,000 · Oct 15, 2019**

Est. Owner Equity

**\$258,524**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,887 (2025) |
| Assessed Value        | \$703,000      |
| Previous Assessed     | \$652,200      |
| Assessor Market Value | \$703,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | SALT LAKE               |
| Lot (acres)   | 0.49                    |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |
| View          | Traffic                 |

Shed · 400 ft²

Patio · 108 ft²

Porch · 64 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Oct 15, 2019 | Financing         | Warranty Deed        |           |        | \$471K |
| Jan 22, 2015 | Financing         | Intrafamily Transfer |           |        |        |
| Jan 23, 2015 | Recorded document | Warranty Deed        |           |        |        |
| Mar 31, 2014 | Non-arms-length   | Trustees Deed        | \$260,900 | \$86   |        |
| Jun 13, 2006 | Financing         | Warranty Deed        |           |        | \$270K |
| Oct 29, 2003 | Quitclaim         | Quit Claim Transfer  |           |        | \$237K |
| Jul 5, 2002  | Quitclaim         | Quit Claim Transfer  |           |        | \$184K |
| Jun 26, 2002 | Financing         | Grant Deed           |           |        | \$209K |
| Nov 21, 2001 | Financing         | Trustees Deed        |           |        | \$150K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Foothills Elementary School | Elementary | KG–6   | 0.7 mi   |
| Mountain Ridge High School  | High       | 10–12  | 1.5 mi   |
| South Hills Middle School   | Middle     | 7–9    | 1.9 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 84096

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>41</b><br>CRIME INDEX | <b>107</b><br>AIR POLLUTION | <b>71,082</b><br>POPULATION | <b>\$111K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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