

Single Family Residence **RESIDENTIAL**

5956 W RIVER ROCK PL

SALT LAKE CITY, UT 84118

\$561,985 TopHap Estimate · \$247 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.8

BATHS

2,279 ft²

LIVING AREA

0.19 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

11

ROOMS

VALUATION

\$562K

\$533K low

\$591K high

Last Sale

\$133,000 · Apr 6, 2026

Est. Owner Equity

\$461,985

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$3,392 (2025)
Assessed Value	\$498,500
Previous Assessed	\$474,700
Assessor Market Value	\$498,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	SALT LAKE
Lot (acres)	0.19
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 240 ft²

Porch · 35 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 3, 2026	Non-arms-length	Warranty Deed	\$133,000	\$58	\$100K
Jul 27, 2020	Financing	Warranty Deed			\$326K
Jul 7, 2016	Financing	Warranty Deed			\$246K
Apr 13, 2009	Quitclaim	Quit Claim Transfer			\$136K
Mar 27, 2006	Financing	Warranty Deed			\$138K
Dec 13, 2002	Financing	Grant Deed			\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Diamond Ridge Elementary School	Elementary	KG–5	0.3 mi
Thomas Jefferson Junior High School	Middle	6–8	1.0 mi
Kearns High School	High	9–12	2.0 mi

District: Granite 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 84118

40 CRIME INDEX	105 AIR POLLUTION	44,440 POPULATION	\$83K 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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