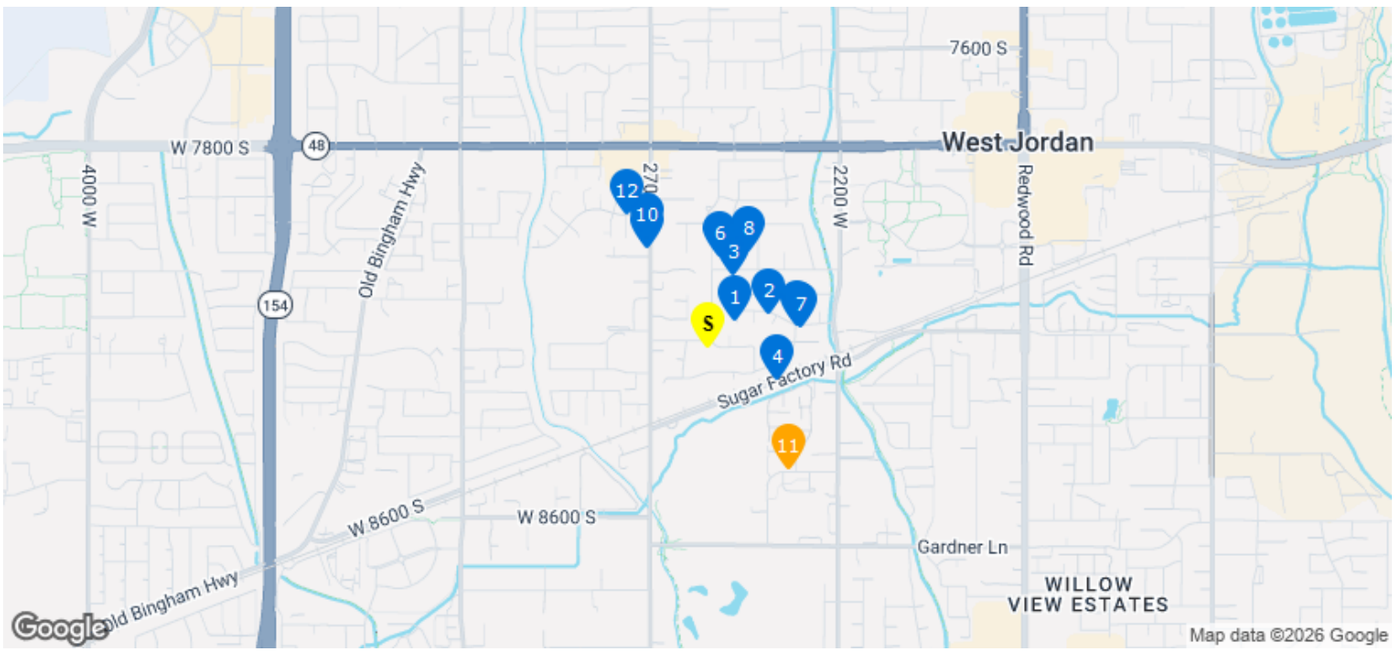
ICE SiteX Report

OrderID: 98809033

SiteX Property Information Report



Subject Property Location

2610 W BUENO VISTA DR, WEST JORDAN, UT 84088-5308

County:	**SALT LAKE UT**	Census Tract:	1129.17
Property Use:	Single Family Residential	Zoning:	1110
Parcel Number:	21-33-401-007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$555,000**	FSD:	13	Common Confidence Score:	65
Value Range:	$482,850 - $627,150	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	37
Assd Land Value:	$85,525	Market Land Value:	$155,500	Tax Year:	2025
Assd Improvement:	$208,010	Market Improvment Value:	$378,200	Total Taxable Value:	$2,603
Total Assessed Value:	$293,535	Total Assessor Market Value:	$533,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 6 Subdivision: GARDEN VALLE
Abbreviated Description: LOT 6, GARDEN VALLEY #1 6302-0656 09760-5027

Property Characteristics

Lot Size:	12,632 SF	Bedrooms:	5	Pool:	
Building Area:	1345 SF	Baths:	1	Fireplace:	2
Year Built:	1973	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Brick
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:	Ranch\Rambler	Basement:	Improved Basement (Finished)	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/20/2026	Sales Price:	$335,366
Document #:	14585498 BK-PG 11185-5327	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/07/2025	Sales Price:	$335,366
Document #:	14446716 BK-PG 11185-5327	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	06/04/2021	Loan Amount:	N/A
Document #:	13682178 BK-PG 11185-5327	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	04/06/2021		
TD Due Date:	05/01/2051	Type Finance:	
Legal Description:			

Subdivision: GARDEN VALLEY NO 1 Map Ref: 0

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Prior Transfer

Recording Date:	05/14/2021	Sales Price:	N/A
Document #:	13663605 BK-PG 10888-7276	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	01/27/2020	Loan Amount:	N/A
Document #:	13178341 BK-PG 10888-7276	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	12/02/2019		
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:
Subdivision: GARDEN VALLEY NO 1 Map Ref: 0

Mortgage Record

Recording Date:	08/27/2018	Loan Amount:	N/A
Document #:	12837267 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	08/23/2018		
TD Due Date:	09/01/2048	Type Finance:	

Legal Description:
Subdivision: GARDEN VALLEY # 1

Prior Transfer

Recording Date:	08/27/2018	Sales Price:	N/A
Document #:	12837135 BK-PG 10706-6073	Type of Sale:	Arms-Length Transfer
Contract Date:	08/23/2018		
Document Type:	Deed		

Legal Description:
Subdivision: GARDEN VALLEY # 1

Prior Transfer

Recording Date:	09/02/2009	Sales Price:	N/A
Document #:	10790790 BK-PG 9760-5027	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/29/2009		
Document Type:	Deed		

Legal Description:
Subdivision: GARDEN VALLEY #1 Map Ref: MB MM PG17

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**8147 S BUENO VISTA DR** **WEST JORDAN, UT 84088-5301**	06/25/2026			1436	7/3/1	1976	15,246 SF	
		APN: 21-33-278-023 Document #: 14560937 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 29 Subdivision: GARDEN VALLEY NO 2 MapRef: MB MM PG 18 Abbreviated Description: Lot:29 Subdivision:GARDEN VALLEY NO 2 Map Ref:MB MM PG 18								
2	.2Mi.	**8041 S BUENO VISTA DR** **WEST JORDAN, UT 84088-4620**	05/22/2026			1124	9/4/1	1975	14,810 SF	
		APN: 21-33-252-004 Document #: 14546925 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 46 Subdivision: GARDEN VALLEY 3 Abbreviated Description: Lot:46 Subdivision:GARDEN VALLEY 3								
3	.24Mi.	**2352 W PAULINE WAY** **WEST JORDAN, UT 84088-7608**	10/09/2026			1008	8/4/1	1991	4,792 SF	
		APN: 21-33-280-016 Document #: 14606201 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 222 Subdivision: CREEKWOOD SUBDIVISION NO 2 Abbreviated Description: Lot:222 Subdivision:CREEKWOOD SUBDIVISION NO 2								
4	.24Mi.	**8012 S BUENO VISTA DR** **WEST JORDAN, UT 84088-4621**	09/01/2026			1232	6/2/2	1975	15,246 SF	
		APN: 21-33-251-009 Document #: 14591015 Document Type: Personal Representatives Deed Price Code: Land Use: Single Family Residential Legal: Lot: 42 Subdivision: GARDEN VALLEY NO 3 Abbreviated Description: Lot:42 Subdivision:GARDEN VALLEY NO 3								
5	.25Mi.	**2342 W PAULINE WAY** **WEST JORDAN, UT 84088-7608**	08/28/2026			1008	10/3/1	1991	4,792 SF	
		APN: 21-33-280-017 Document #: 14589751 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 221 Subdivision: CREEKWOOD SUBDIVISION NO 2 Abbreviated Description: Lot:221 Subdivision:CREEKWOOD SUBDIVISION NO 2								
6	.29Mi.	**47 W SAN RAFAEL CT** **WEST JORDAN, UT 84088-9508**	07/21/2026			1446	7/2/2	1977	1,742 SF	
		APN: 21-33-428-006 Document #: 14572417 Document Type: Warranty Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: 47 Subdivision: VISTA MONTANA PHASE 1 Abbreviated Description: Lot:47 Subdivision:VISTA MONTANA PHASE 1								
7	.3Mi.	**48 W SAN RAFAEL CT** **WEST JORDAN, UT 84088-9508**	05/05/2026			1446	10/3/2	1977	1,742 SF	
		APN: 21-33-428-007 Document #: 14538664 Document Type: Warranty Deed Price Code: Land Use: Townhouse (Residential)								

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Legal: Lot: 48 Subdivision: VISTA MONTANA PHASE 1 P U D MapRef: MB 73-8 PG 62 Abbreviated Description: Lot:48 Subdivision:VISTA MONTANA PHASE 1 P U D Map Ref:MB 73-8 PG 62

8	.32Mi.	**2393 W BUENO VISTA DR** **WEST JORDAN, UT 84088-4623**	07/17/2026	1856	12/5/2	1974	15,246 SF

APN: 21-33-278-014 Document #: 14571187
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 117 Subdivision: GARDEN VALLEY 5 Abbreviated Description: Lot:117 Subdivision:GARDEN VALLEY 5

9	.32Mi.	**2857 W 8200 S** **WEST JORDAN, UT 84088-5321**	05/22/2026	1147	6/3/1	1974	10,454 SF

APN: 21-33-327-005 Document #: 14546529
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 57 Subdivision: BLUEGRASS PARK Abbreviated Description: Lot:57 Subdivision:BLUEGRASS PARK

10	.34Mi.	**7963 S 2760 W** **WEST JORDAN, UT 84088-4652**	08/14/2026	1002	9/4/1	1981	4,356 SF

APN: 21-33-131-002 Document #: 14583210
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 102 Subdivision: WOOD COVE PARK NO 1 AMENDED Abbreviated Description: Lot:102 Subdivision:WOOD COVE PARK NO 1 AMENDED

11	.36Mi.	**77 S RIO BRAVO PL** **WEST JORDAN, UT 84088-9553**	06/18/2026	1408	7/5/1	1977	1,307 SF

APN: 21-33-476-006 Document #: 14558402
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 77 Subdivision: VISTA MONTANA PHASE II Abbreviated Description: Lot:77 Subdivision:VISTA MONTANA PHASE II

12	.37Mi.	**2893 W 8200 S** **WEST JORDAN, UT 84088-5321**	08/25/2026	936	8/3/1	1974	10,454 SF

APN: 21-33-327-001 Document #: 14587768
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: BLUEGRASS PARK Abbreviated Description: Lot:53 Subdivision:BLUEGRASS PARK

13	.38Mi.	**87 S SANTA RITA PL** **WEST JORDAN, UT 84088-9551**	05/28/2026	1423	9/3/2	1994	2,614 SF

APN: 21-33-477-021 Document #: 14549008
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 87 Subdivision: VISTA MONTANA PHASE III AMENDED Abbreviated Description: Lot:87 Subdivision:VISTA MONTANA PHASE III AMENDED

14	.42Mi.	**7901 S 2800 W** **WEST JORDAN, UT 84088-4658**	07/07/2026	938	9/4/1	1981	3,920 SF

APN: 21-33-128-003 Document #: 14566301
Document Type: Warranty Deed Price Code:
Land Use: Planned Unit Development (PUD) (Residential)
Legal: Lot: 207 Subdivision: WOOD COVE PARK NO 2 AMENDED Abbreviated Description: Lot:207 Subdivision:WOOD COVE PARK NO 2 AMENDED

15	.42Mi.	**7920 S 2800 W** **WEST JORDAN, UT 84088-4657**	05/29/2026	1410	8/3/2	2005	4,356 SF

APN: 21-33-127-031 Document #: 14549359
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 214 Subdivision: WOOD COVE PARK NO 2 AMENDED SUBDIVISION Abbreviated Description: Lot:214 Subdivision:WOOD COVE PARK NO 2 AMENDED SUBDIVISION

16	.43Mi.	**8305 S 2200 W** **WEST JORDAN, UT 84088-9513**	07/16/2026		//		18,731 SF

APN: 21-34-304-012 Document #: 14570772
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal:

17	.44Mi.	**7998 S 2200 W** **WEST JORDAN, UT 84088-4615**	07/31/2026	2207	15/4/3	1994	13,068 SF

APN: 21-33-227-020 Document #: 14577376
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: PARK VIEW LANE Abbreviated Description: Lot:2 Subdivision:PARK VIEW LANE

18	.44Mi.	**7927 S 2840 W** **WEST JORDAN, UT 84088-4662**	06/25/2026	912	5/2/1	1983	4,356 SF

APN: 21-33-127-022 Document #: 14561068
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 220 Subdivision: WOOD COVE PARK NO 2 Abbreviated Description: Lot:220 Subdivision:WOOD COVE PARK NO 2

19	.45Mi.	**8377 S MEADOW GREEN WAY** **WEST JORDAN, UT 84088-5344**	06/18/2026	1090	8/3/2	1982	7,405 SF

APN: 21-33-303-025 Document #: 14558262
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 230A Subdivision: MEADOW GREEN FARMS NO 1 SUBDIVISION Abbreviated Description: Lot:230A Subdivision:MEADOW GREEN FARMS NO 1 SUBDIVISION

20	.45Mi.	**7928 S 2840 W** **WEST JORDAN, UT 84088-4661**	05/14/2026	987	10/5/1	1983	5,663 SF

APN: 21-33-127-017 Document #: 14542665
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 222 Subdivision: WOOD COVE PARK NO 2 Abbreviated Description: Lot:222 Subdivision:WOOD COVE PARK NO 2

The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**2610 W BUENO VISTA DR**		$533,700	$293,535	1,345	10/5/1	1973	12,632 SF	
.02Mi.	**2624 W BUENO VISTA DR**		$443,000	$243,650	1,242	9/3/1	1973	13,068 SF	
.02Mi.	**2598 W BUENO VISTA DR**		$602,100	$331,155	2,014	12/4/2	1973	13,068 SF	
.02Mi.	**2623 W SUMMER TREE LN**		$584,500	$321,475	1,574	8/3/2	1996	10,890 SF	
.03Mi.	**8179 S 2620 W**		$606,000	$333,300	1,550	9/3/1	1994	12,632 SF	
.03Mi.	**2630 W BUENO VISTA DR**		$480,500	$264,275	1,176	7/3/1	1973	13,068 SF	
.03Mi.	**8231 S ALBA LUCIA DR**		$537,300	$295,515	1,645	7/3/2	1999	10,890 SF	
.04Mi.	**8206 S BUENO VISTA DR**		$554,700	$305,085	1,316	12/6/1	1974	16,553 SF	
.04Mi.	**8180 S BUENO VISTA DR**		$640,700	$352,385	1,637	12/6/2	1974	15,246 SF	
.04Mi.	**2635 W SUMMER TREE LN**		$582,000	$320,100	1,286	10/6/3	1994	9,583 SF	
.05Mi.	**8232 S ALBA LUCIA DR**		$618,100	$339,955	1,942	14/5/2	2002	11,326 SF	
.05Mi.	**2650 W BUENO VISTA DR**		$493,300	$271,315	1,109	10/4/1	1973	13,068 SF	
.05Mi.	**8174 S BUENO VISTA DR**		$461,700	$253,935	1,274	10/5/2	1973	15,246 SF	
.05Mi.	**8245 S ALBA LUCIA DR**		$579,600	$318,780	1,343	13/5/3	1999	10,019 SF	
.05Mi.	**8167 S 2620 W**		$587,000	$322,850	1,340	10/4/2	1994	10,454 SF	
.05Mi.	**2595 W BUENO VISTA DR**		$556,900	$306,295	1,392	9/5/1	1973	29,185 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	34.6 years old	Households:	11,754
Median Household Income:	$95,456	Households w/Family:	77%
Household Income Per Capita:	$34,540	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Jordan School District	Students:	58,788
Number of Schools:	70	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.22Mi.	**West Jordan High School** Number of Students: 1,761 Student-Teacher Ratio: 20.36 Advanced Placement: Yes	D-	Public	10 - 12
0.60Mi.	**Westvale Elementary School** Number of Students: 462 Student-Teacher Ratio: 18.93	D+	Public	KG - 6
0.56Mi.	**Joel P. Jensen Middle School** Number of Students: 760 Student-Teacher Ratio: 19.58 Advanced Placement: Yes	D-	Public	7 - 9

Flood Report

The Subject Property of **2610 W BUENO VISTA DR, WEST JORDAN, UT 84088-5308** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	102%	SIMILAR
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	34%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	115%	HIGHER
MURDER	57%	NOTABLY LOWER
OVERALL	46%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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