ICE SiteX Report

OrderID: 98798691

SiteX Property Information Report



Subject Property Location

4880 S PINEWOOD DR, SALT LAKE CITY, UT 84123-4311

County:	**SALT LAKE UT**	Census Tract:	1135.15
Property Use:	Single Family Residential	Zoning:	4110
Parcel Number:	21-10-278-005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$548,000**	FSD:	13	Common Confidence Score:	62
Value Range:	$476,760 - $619,240	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	61
Assd Land Value:	$93,005	Market Land Value:	$169,100	Tax Year:	2025
Assd Improvement:	$192,610	Market Improvment Value:	$350,200	Total Taxable Value:	$3,089
Total Assessed Value:	$285,615	Total Assessor Market Value:	$519,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 14 Subdivision: WOODHAVEN VILLAGE

Abbreviated Description: LOT 14, WOODHAVEN VILLAGE SUB 4746-0367 6053-2943 6397-1232 7233-2660 7294-2834 8271-2411 8905-7627 8906-2015

Property Characteristics

Lot Size:	10,890 SF	Bedrooms:	4	Pool:	
Building Area:	1272 SF	Baths:	1	Fireplace:	2
Year Built:	1972	Partial Baths:	2	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

Mortgage Record

Recording Date:	10/17/2024	Loan Amount:	N/A
Document #:	14302041 BK-PG 11526-572	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/30/2024		
TD Due Date:	10/01/2064	Type Finance:	

Legal Description:

Subdivision: WOODHAVEN VILLAGE SUBDIVISION Map Ref: 0
City/Muni/Twp: TAYLORSVILLE

Mortgage Record

Recording Date:	10/28/2019	Loan Amount:	N/A
Document #:	13109038 BK-PG 10851-3076	Loan Type:	Stand Alone Second
Contract Date:	10/03/2019		
TD Due Date:		Type Finance:	

Legal Description:

Subdivision: WOODHAVEN VILLAGE SUBDIVISION Map Ref: 0

Prior Transfer

Recording Date:	01/22/2019	Sales Price:	N/A
Document #:	12921562 BK-PG 10669-5200	Type of Sale:	
Document Type:	Assignment		

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Legal Description:

Prior Transfer

Recording Date:	05/24/2018	Sales Price:	N/A
Document #:	12778517 BK-PG 10097-2334	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/27/2018	Loan Amount:	N/A
Document #:	12762536 BK-PG 10669-5216	Loan Type:	Credit Line (Revolving)
Contract Date:	04/27/2018		
TD Due Date:	05/01/2028	Type Finance:	VAR

Legal Description:
Subdivision: WOODHAVEN VILLAGE SUBDIVISION Map Ref: 0

Mortgage Record

Recording Date:	04/27/2018	Loan Amount:	N/A
Document #:	12762535 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/27/2018		
TD Due Date:	05/01/2048	Type Finance:	

Legal Description:
Subdivision: WOODHAVEN VILLAGE SUBDIVISION Map Ref: MB FF PG92

Prior Transfer

Recording Date:	04/27/2018	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	12762181 BK-PG 10669-3789	Type of Sale:	Arms-Length Transfer
Contract Date:	04/27/2018		
Document Type:	Deed		

Legal Description:
Subdivision: WOODHAVEN VILLAGE SUBDIVISION Map Ref: MB FF PG92

Prior Transfer

Recording Date:	04/19/2018	Sales Price:	$30,000
Document #:	12756087 BK-PG 10428-2897	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/05/2016	Loan Amount:	N/A
Document #:	12273575 BK-PG -	Loan Type:	
Contract Date:	04/18/2016		
TD Due Date:	04/22/2036	Type Finance:	

Legal Description:
Subdivision: WOODHAVEN VILLAGE SUBDIVISION

Prior Transfer

Recording Date:	05/05/2016	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	12273574 BK-PG 10428-2895	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/18/2016		
Document Type:	Deed		

Legal Description:
Subdivision: WOODHAVEN VILLAGE SUBDIVISION

Mortgage Record

Recording Date:	01/11/2013	Loan Amount:	N/A
Document #:	11554931 BK-PG 10097-2334	Loan Type:	Conventional
Contract Date:	01/07/2013		
TD Due Date:	02/01/2043	Type Finance:	

Legal Description:
Subdivision: WOODHAVEN VILLAGE SUBDIVISIN Map Ref: 0

Prior Transfer

Recording Date:	01/11/2013	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	11554930 BK-PG 10097-2332	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/26/2012		
Document Type:	Deed		

Legal Description:
Subdivision: WOODHAVEN VILLAGE SUBDIVISION

Prior Transfer

Recording Date:	12/17/2012	Sales Price:	N/A
Document #:	11537008 BK-PG 10088-3699	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/26/2012		
Document Type:	Deed		

Legal Description:
Subdivision: WOODHAVEN VILLAGE SUB

Prior Transfer

Recording Date:	11/28/2012	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	11523630 BK-PG 10081-7580	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/26/2012		
Document Type:	Deed		

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Legal Description:
Subdivision: WOODHAVEN VILLAGE SUBDIVISION

Prior Transfer

Recording Date:	07/05/2007	Sales Price:	N/A
Document #:	10153451 BK-PG 8905-7629	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/09/2007	Loan Amount:	N/A
Document #:	10094509 BK-PG 9462-0668	Loan Type:	Unknown Loan Type
Contract Date:	05/04/2007		
TD Due Date:	06/01/2037	Type Finance:	

Legal Description:
Subdivision: WOODHAVEN VILLAGE SUBDIVISION Map Ref: 0

Prior Transfer

Recording Date:	11/04/2003	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	8877908 BK-PG 8906-2015	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/29/2003		
Document Type:	Deed		

Legal Description:
Subdivision: WOODHAVEN VILLAGE SUBDIVISION Map Ref: MB FF PG92

Mortgage Record

Recording Date:	11/03/2003	Loan Amount:	N/A
Document #:	8877314 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	10/29/2003		
TD Due Date:	11/01/2033	Type Finance:	

Legal Description:
Subdivision: WOODHAVEN VILLAGE SUBDIVISION Map Ref: MB FF PG92

Prior Transfer

Recording Date:	11/03/2003	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	8877313 BK-PG 8905-7627	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/29/2003		
Document Type:	Deed		

Legal Description:
Subdivision: WOODHAVEN VILLAGE SUBDIVISION Map Ref: MB FF PG92

Mortgage Record

Recording Date:	04/26/1999	Loan Amount:	N/A
Document #:	7332859 BK-PG -	Loan Type:	
Contract Date:	04/21/1999		
TD Due Date:	05/01/2029	Type Finance:	

Legal Description:
Subdivision: WOODHAVEN VILLAGE SUBDIVISION

Prior Transfer

Recording Date:	04/26/1999	Sales Price:	N/A
Document #:	7332858 BK-PG 8271-2411	Type of Sale:	Arms-Length Transfer
Contract Date:	04/21/1999		
Document Type:	Deed		

Legal Description:
Subdivision: WOODHAVEN VILLAGE SUBDIVISION

Prior Transfer

Recording Date:	09/22/1995	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	6172578 BK-PG 0000007233-0000002660	Type of Sale:	Arms-Length Transfer
Contract Date:	09/21/1995		
Document Type:	Deed		

Legal Description:
Subdivision: WOODHAVEN VILLAGE

Mortgage Record

Recording Date:	09/22/1995	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
Contract Date:	09/21/1995		
TD Due Date:	10/01/2025	Type Finance:	VAR

Legal Description:
Subdivision: WOODHAVEN VILLAGE

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	.05Mi.	**4934 S 1470 W**	09/15/2026			1499	7/3/1	1958	10,454 SF	

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		SALT LAKE CITY, UT 84123-4361					
	APN: 21-10-255-017 Document #: 14596143						
	Document Type: Warranty Deed Price Code:						
	Land Use: Single Family Residential						
	Legal: Lot: 242 Subdivision: BEST VIEW SUBDIVISION NO 2 Abbreviated Description: Lot:242 Subdivision:BEST VIEW SUBDIVISION NO 2						
2	.14Mi.	**1536 W 4890 S**	07/07/2026	1222	7/3/1	1958	8,276 SF
		SALT LAKE CITY, UT 84123-4240					
	APN: 21-10-253-024 Document #: 14565984						
	Document Type: Warranty Deed Price Code:						
	Land Use: Single Family Residential						
	Legal: Lot: 9 Subdivision: BEST VIEW SUBDIVISION Abbreviated Description: Lot:9 Subdivision:BEST VIEW SUBDIVISION						
3	.15Mi.	**1555 W 4950 S**	07/28/2026	1170	10/3/1	1958	7,841 SF
		SALT LAKE CITY, UT 84123-4251					
	APN: 21-10-256-002 Document #: 14575411						
	Document Type: Warranty Deed Price Code:						
	Land Use: Single Family Residential						
	Legal: Lot: 231 Subdivision: BEST VIEW SUBDIVISION NO 2 Abbreviated Description: Lot:231 Subdivision:BEST VIEW SUBDIVISION NO 2						
4	.18Mi.	**4920 S 1575 W**	10/13/2026	1533	14/5/1	1956	10,890 SF
		SALT LAKE CITY, UT 84123-4268					
	APN: 21-10-252-009 Document #: 14607234						
	Document Type: Personal Representatives Deed Price Code:						
	Land Use: Single Family Residential						
	Legal: Lot: 31A Subdivision: BEST VIEW SUB NO 2 Abbreviated Description: Lot:31A Subdivision:BEST VIEW SUB NO 2						
5	.19Mi.	**4898 S 1575 W**	06/01/2026	1204	8/3/1	1955	7,841 SF
		SALT LAKE CITY, UT 84123-4234					
	APN: 21-10-253-017 Document #: 14550463						
	Document Type: Warranty Deed Price Code:						
	Land Use: Single Family Residential						
	Legal: Lot: 3 Subdivision: BEST VIEW SUBDIVISION Abbreviated Description: Lot:3 Subdivision:BEST VIEW SUBDIVISION						
6	.21Mi.	**5068 S CHEERFUL DR**	04/30/2026	1131	9/4/1	1960	8,276 SF
		SALT LAKE CITY, UT 84123-4327					
	APN: 21-10-426-014 Document #: 14536667						
	Document Type: Warranty Deed Price Code:						
	Land Use: Single Family Residential						
	Legal: Lot: 45 Subdivision: BEST VIEW NO 3 Abbreviated Description: Lot:45 Subdivision:BEST VIEW NO 3						
7	.22Mi.	**1318 W 5000 S**	07/02/2026	1412	12/4/1	1974	10,890 SF
		SALT LAKE CITY, UT 84123-4802					
	APN: 21-10-430-004 Document #: 14564491						
	Document Type: Warranty Deed Price Code:						
	Land Use: Single Family Residential						
	Legal: Lot: 14 Subdivision: WOODHAVEN VILLAGE NO 3 Abbreviated Description: Lot:14 Subdivision:WOODHAVEN VILLAGE NO 3						
8	.27Mi.	**1342 W MORNING SUN DR**	05/22/2026		//		27,443 SF
		SALT LAKE CITY, UT 84123-					
	APN: 21-10-431-020 Document #: 14546330						
	Document Type: Warranty Deed Price Code:						
	Land Use: Misc Residential Improvement						
	Legal: Lot: 2 Subdivision: ROSEVEAR SUBDIVISION Abbreviated Description: Lot:2 Subdivision:ROSEVEAR SUBDIVISION						
9	.34Mi.	**1201 W MARINWOOD AVE**	05/11/2026	1197	10/5/1	1979	11,761 SF
		SALT LAKE CITY, UT 84123-4301					
	APN: 21-11-155-005 Document #: 14540957						
	Document Type: Warranty Deed Price Code:						
	Land Use: Single Family Residential						
	Legal: Lot: 1 Subdivision: MANTYLA SUBDIVISION Abbreviated Description: Lot:1 Subdivision:MANTYLA SUBDIVISION						
10	.35Mi.	**4968 S REDWOOD RD**	05/29/2026	2400	//	1965	12,197 SF
		SALT LAKE CITY, UT 84123-4228					
	APN: 21-10-179-032 Document #: 14549441						
	Document Type: Special Warranty Deed Price Code:						
	Land Use: Retail Stores (Personal Services, Photography, Travel)						
	Legal:						
11	.36Mi.	**1188 W MARINWOOD AVE**	09/29/2026	2597	16/5/3	2019	10,019 SF
		SALT LAKE CITY, UT 84123-4300					
	APN: 21-11-154-051 Document #: 14601835						
	Document Type: Warranty Deed Price Code:						
	Land Use: Single Family Residential						
	Legal: Lot: 3 Subdivision: EVOLVE ACRE SUBDIVISION Abbreviated Description: Lot:3 Subdivision:EVOLVE ACRE SUBDIVISION						
12	.37Mi.	**1647 W LOVELY RD**	04/28/2026	1092	10/3/1	1963	8,276 SF
		SALT LAKE CITY, UT 84123-4221					
	APN: 21-10-406-002 Document #: 14535211						
	Document Type: Warranty Deed Price Code:						
	Land Use: Single Family Residential						
	Legal: Lot: 43 Subdivision: BEST VIEW NO 7 Abbreviated Description: Lot:43 Subdivision:BEST VIEW NO 7						
13	.4Mi.	**1660 W JOLLY CIR**	07/02/2026	1064	10/3/1	1963	10,890 SF
		SALT LAKE CITY, UT 84123-4220					
	APN: 21-10-406-016 Document #: 14564388						
	Document Type: Warranty Deed Price Code:						
	Land Use: Single Family Residential						
	Legal: Lot: 41 Subdivision: BEST VIEW NO 7 MapRef: MB Z PG 9 Abbreviated Description: Lot:41 Subdivision:BEST VIEW NO 7 Map Ref:MB Z PG 9						
14	.41Mi.	**1175 W 5000 S**	08/17/2026	7260	//	1975	43,560 SF
		SALT LAKE CITY, UT 84123-4470					
	APN: 21-11-302-007 Document #: 14584068						
	Document Type: Warranty Deed Price Code:						
	Land Use: Apartment house (5+ units)						
	Legal:						
15	.42Mi.	**1763 W 4805 S**	08/31/2026	864	5/2/1	1957	12,197 SF
		TAYLORSVILLE, UT 84129-1178					
	APN: 21-10-128-015 Document #: 14590426						
	Document Type: Personal Representatives Deed Price Code:						
	Land Use: Single Family Residential						
	Legal:						
16	.42Mi.	**5101 S LAMBETH ST**	06/18/2026	1520	9/4/1	1968	7,841 SF
		TAYLORSVILLE, UT 84129-1208					
	APN: 21-10-330-009 Document #: 14557944						
	Document Type: Warranty Deed Price Code:						
	Land Use: Single Family Residential						
	Legal: Lot: 5 Subdivision: BEST VIEW NO 6 Abbreviated Description: Lot:5 Subdivision:BEST VIEW NO 6						
17	.42Mi.	**1245 W MORNING SUN DR**	05/21/2026	1684	12/4/2	1994	6,970 SF
		SALT LAKE CITY, UT 84123-4863					

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APN: 21-11-307-006 Document #: 14545879
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 415 Subdivision: MORNINGSIDE COVE NO 4 SUBDIVISION Abbreviated Description: Lot:415 Subdivision:MORNINGSIDE COVE NO 4 SUBDIVISION

18	.43Mi.	**1777 W 4805 S** **TAYLORSVILLE, UT 84129-1178**	10/02/2026	1317	5/3/1	1958	45,738 SF

APN: 21-10-128-032 Document #: 14603703
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal:

19	.43Mi.	**5123 S LAMBETH ST** **TAYLORSVILLE, UT 84129-1208**	06/05/2026	1026	10/4/1	1968	7,841 SF

APN: 21-10-330-011 Document #: 14552708
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: BEST VIEW NO 6 Abbreviated Description: Lot:7 Subdivision:BEST VIEW NO 6

20	.44Mi.	**5071 S LEISURE LN** **TAYLORSVILLE, UT 84129-1216**	07/30/2026	1064	6/3/1	1962	7,405 SF

APN: 21-10-329-006 Document #: 14576687
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: BEST VIEW NO 6 Abbreviated Description: Lot:26 Subdivision:BEST VIEW NO 6

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.

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.	**4880 S PINEWOOD DR**		$519,300	$285,615	1,272	10/4/1	1972	10,890 SF	
.02Mi.	**4886 S PINEWOOD DR**		$658,700	$362,285	2,547	10/5/1	1969	10,890 SF	
.02Mi.	**4874 S PINEWOOD DR**		$517,600	$284,680	2,221	7/3/2	1969	11,761 SF	
.03Mi.	**4896 S PINEWOOD DR**		$540,400	$297,220	1,352	12/6/1	1972	10,454 SF	
.03Mi.	**4877 S PINEWOOD DR**		$527,800	$290,290	1,407	13/6/	1969	10,019 SF	
.03Mi.	**1390 W MARINWOOD AVE**		$506,800	$278,740	1,506	12/3/2	1972	7,405 SF	
.04Mi.	**4866 S PINEWOOD DR**		$505,900	$278,245	1,698	10/3/1	1971	9,583 SF	
.04Mi.	**4869 S PINEWOOD DR**		$524,300	$288,365	1,491	9/3/1	1969	12,197 SF	
.05Mi.	**4934 S 1470 W**		$396,800	$218,240	1,499	7/3/1	1958	10,454 SF	
.05Mi.	**4906 S PINEWOOD DR**		$525,700	$289,135	1,726	12/5/1	1970	10,019 SF	
.05Mi.	**1479 W 4920 S**		$450,600	$247,830	1,175	10/5/1	1958	7,841 SF	
.05Mi.	**1486 W 4950 S**		$549,300	$302,115	1,550	13/5/1	1958	13,068 SF	
.05Mi.	**1374 W MARINWOOD AVE**		$546,500	$300,575	1,570	12/4/1	1970	7,841 SF	
.05Mi.	**4854 S PINEWOOD DR**		$846,900	$465,795	2,040	10/3/2	2003	10,019 SF	
.05Mi.	**4876 S WOODHAVEN DR**		$458,300	$252,065	1,248	10/3/1	1970	8,276 SF	
.05Mi.	**4907 S PINEWOOD DR**		$567,100	$311,905	1,382	13/5/1	1969	13,504 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	34.3 years old	Households:	14,460
Median Household Income:	$79,144	Households w/Family:	67%
Household Income Per Capita:	$31,986	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Granite School District	Students:	59,106
Number of Schools:	85	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.51Mi.	**Taylorsville High School** Number of Students: 2,685 Student-Teacher Ratio: 26.31 Advanced Placement: Yes	D-	Public	9 - 12
0.39Mi.	**Plymouth Elementary School** Number of Students: 535 Student-Teacher Ratio: 21.4	F	Public	PK - 5
0.93Mi.	**Eisenhower Junior High School** Number of Students: 1,036 Student-Teacher Ratio: 22.38 Advanced Placement: Yes	D	Public	6 - 8

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Flood Report

The Subject Property of **4880 S PINEWOOD DR, SALT LAKE CITY, UT 84123-4311** 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	116%	HIGHER
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	90%	LOWER
MURDER	96%	SIMILAR
OVERALL	88%	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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