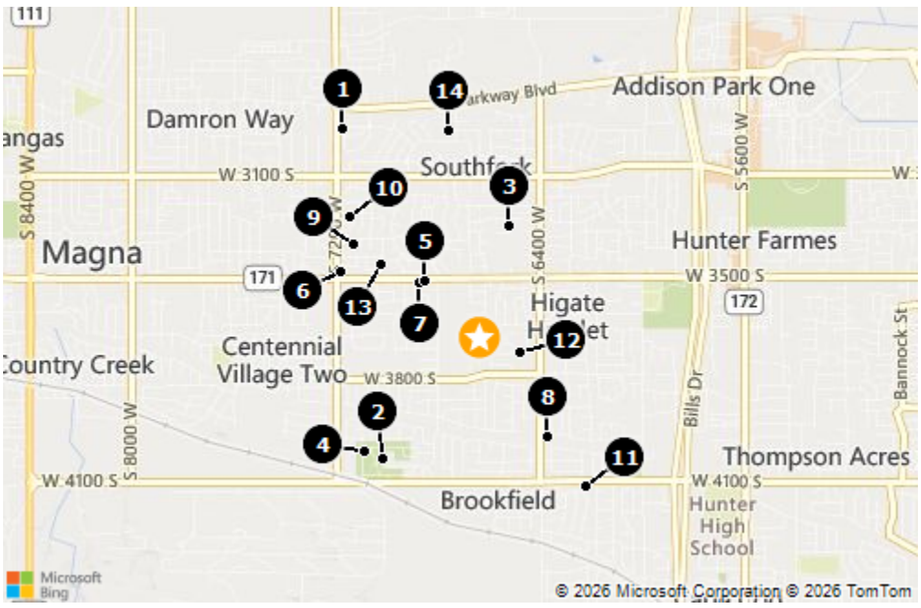
ICE SiteX Report

OrderID: 98688960

SiteX Property Information Report



Subject Property Location

6639 W GOLDEN ACRE CV, WEST VALLEY, UT 84128-7717

County:	**SALT LAKE UT**	Census Tract:	490351134.081001
Property Use:	Single Family Residential	Zoning:	1110
Parcel Number:	14-34-252-044	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,129,000**	FSD:	19	Common Confidence Score:	44
Value Range:	$914,490 - $1,343,510	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	29
Assd Land Value:	$87,615	Market Land Value:	$159,300	Tax Year:	2025
Assd Improvement:	$584,760	Market Improvment Value:	$1,063,200	Total Taxable Value:	$7,276
Total Assessed Value:	$672,375	Total Assessor Market Value:	$1,222,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 403 Phase No: 4
Abbreviated Description: LOT 403, NEWTON FARM SUBDIVISION PHASE 4. 11162-1273

Property Characteristics

Lot Size:	13,504 SF	Bedrooms:	7	Pool:	
Building Area:	3969 SF	Baths:	4	Fireplace:	1
Year Built:	2022	Partial Baths:	2	Type Const:	
Number of Buildings:		Number of Rooms:	21	Ext Walls:	Stucco
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Modern	Basement:	Finished	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/02/2025	Sales Price:	$1,040,000
Document #:	14392077 BK-PG 11403-4183	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/29/2023	Sales Price:	N/A
Document #:	14190492 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/27/2023	Sales Price:	N/A
Document #:	14086099 BK-PG 11318-8587	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/28/2023	Loan Amount:	N/A
Document #:	14076667 BK-PG 11403-4183	Loan Type:	New Conventional
TD Due Date:	03/01/2053	Type Finance:	
Legal Description:			

Lot: 403 Subdivision: NEWTON FARM SUBDIVISION PHASE 4

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Mortgage Record

Recording Date:	03/18/2022	Loan Amount:	N/A
Document #:	13914697 BK-PG 11318-8601	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 403 Subdivision: NEWTON FARM SUBDIVISION PHASE 4

Mortgage Record

Recording Date:	03/18/2022	Loan Amount:	N/A
Document #:	13914696 BK-PG 11318-8596	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 403 Subdivision: NEWTON FARM SUBDIVISION PHASE 4

Prior Transfer

Recording Date:	03/18/2022	Sales Price:	N/A
Document #:	13914693 BK-PG 11318-8582	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/17/2022		
Document Type:			

Legal Description:
Lot: 403 Subdivision: NEWTON FARM SUBDIVISION PHASE 4

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 403 Phase No: 4
Abbreviated Description: LOT 403, NEWTON FARM SUBDIVISION PHASE 4. 11162-1273

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	10,237 SF	Median # of Baths	2
Median Living Area	1,735 SF	Median Year Built	2010
Price Range - 2 Yrs		Age Range	1 years to 124 years
Median Value		Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.23Mi.	**2914 S MOUNTAIN GOAT WAY** **WEST VALLEY, UT 84128-1134**	07/17/2026			2068	11/4/2	2001	10,890 SF	
		APN: 14-27-151-009 Document #: 14571519 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 101 Subdivision: SUGAR PLUM FARMS PLAT ONE Abbreviated Description: Lot:101 Subdivision:SUGAR PLUM FARMS PLAT ONE								
2	.76Mi.	**4028 S YOUNG DR** **WEST VALLEY, UT 84128-3839**	05/18/2026			1589	10/3/2	2016	10,454 SF	
		APN: 14-34-357-007 Document #: 14544385 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 124 Subdivision: PARK VISTA SUBDIVISION PHASE 1 Abbreviated Description: Lot:124 Subdivision:PARK VISTA SUBDIVISION PHASE 1								
3	.57Mi.	**3293 S 6535 W** **WEST VALLEY, UT 84128-7102**	04/28/2026			1924	11/3/2	2014	7,841 SF	
		APN: 14-27-429-013 Document #: 14535509 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Subdivision: BANGERTER ACRES Abbreviated Description: Lot:4 Subdivision:BANGERTER ACRES								
4	.79Mi.	**4007 S 7105 W** **WEST VALLEY, UT 84128-3842**	04/22/2026			1859	10/3/2	2016	10,019 SF	
		APN: 14-34-356-001 Document #: 14532664 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 141 Subdivision: PARK VISTA SUBDIVISION PHASE 1 Abbreviated Description: Lot:141 Subdivision:PARK VISTA SUBDIVISION PHASE 1								
5	.39Mi.	**6859 W 3500 S** **WEST VALLEY, UT 84128-2329**	04/03/2026			768	5/2/1	1954	11,326 SF	
		APN: 14-34-131-066 Document #: 14524323 Document Type: Price Code: Land Use: Single Family Residential Legal:								
6	.76Mi.	**7185 W TENWAY DR** **WEST VALLEY, UT 84128-1303**	03/31/2026			968	9/4/2	1976	6,970 SF	
		APN: 14-27-353-020 Document #: 14521862 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Subdivision: ORCHARD VIEW SUBDIVISION Abbreviated Description: Lot:1 Subdivision:ORCHARD VIEW SUBDIVISION								
7	.4Mi.	**6871 W 3500 S** **WEST VALLEY, UT 84128-2329**	03/02/2026			1157	8/3/1	1956	9,583 SF	
		APN: 14-34-131-068 Document #: 14507947 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Subdivision: BELLO PARK SUBDIVISION Abbreviated Description: Lot:22 Subdivision:BELLO PARK SUBDIVISION								
8	.58Mi.	**3957 S 6400 W** **WEST VALLEY, UT 84128-7005**	02/13/2026			2220	8/4/1	1902	17,860 SF	
		APN: 14-35-304-034 Document #: 14500826 Document Type: Price Code: Land Use: Single Family Residential Legal:								
9	.78Mi.	**3365 S DIAMOND RIDGE CIR** **WEST VALLEY, UT 84128-5619**	02/09/2026			3452	12/4/2	2006	8,712 SF	
		APN: 14-27-351-036 Document #: 14498338 Document Type: Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 1819 Subdivision: HUNTER VILLAGE PHASE 18 Phase No: 18 Abbreviated Description: Lot:1819 Subdivision:HUNTER VILLAGE PHASE 18 Phase No:18

10	.88Mi.	**7153 W 3245 S** **WEST VALLEY, UT 84128-5507**	01/06/2026	1610	14/6/1	2014	8,276 SF

APN: 14-27-304-004 Document #: 14484937
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: HUNTER WILLOWS SUBDIVISON PHASE 1 Abbreviated Description: Lot:25 Subdivision:HUNTER WILLOWS SUBDIVISON PHASE 1

11	.89Mi.	**6227 W 4100 S** **WEST VALLEY, UT 84128-4331**	12/11/2025	950	6/4/1	1979	8,712 SF

APN: 20-02-105-046 Document #: 14474756
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: APOLLO HILLS NO 1 Abbreviated Description: Lot:3 Subdivision:APOLLO HILLS NO 1

12	.2Mi.	**6487 W NEWTON FARM DR** **WEST VALLEY, UT 84128-2408**	12/10/2025	1980	14/6/3	2021	12,197 SF

APN: 14-34-286-002 Document #: 14474260
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 112 Subdivision: NEWTON FARM PHASE 1B Abbreviated Description: Lot:112 Subdivision:NEWTON FARM PHASE 1B

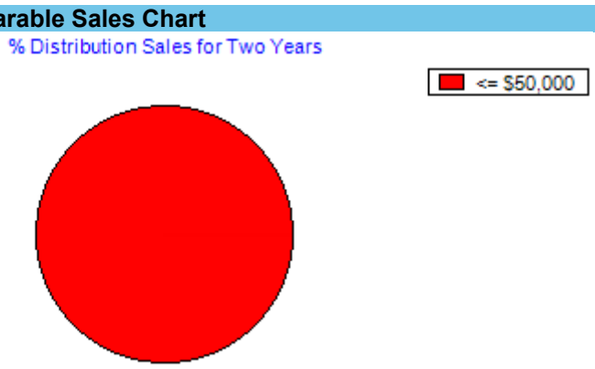
13	.61Mi.	**3444 S HUNTER SPRING DR** **WEST VALLEY, UT 84128-5660**	12/05/2025	1585	11/5/2	2017	10,454 SF

APN: 14-27-356-006 Document #: 14472334
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 118 Subdivision: THOMASVILLE MANOR SUBDIVISION Abbreviated Description: Lot:118 Subdivision:THOMASVILLE MANOR SUBDIVISION

14	.87Mi.	**6770 W SMITHSON CIR** **WEST VALLEY, UT 84128-4333**	10/22/2025	3414	13/4/3	2025	11,326 SF

APN: 20-03-207-023 Document #: 14453702
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 109 Subdivision: WESTON FIELD SUBDIVISION PHASE 1 MapRef: MB 2022P PG 141 Abbreviated Description: Lot:109 Subdivision:WESTON FIELD SUBDIVISION PHASE 1 Map Ref:MB 2022P PG 141

Comparable Sales Chart



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.	**6639 W GOLDEN ACRE CV**		$1,222,500	$672,375	3,969	21/7/4	2022	13,504 SF	
.02Mi.	**6640 W NEWTON FARM DR**		$747,800	$411,290	2,179	11/3/2	2023	12,632 SF	
.03Mi.	**6623 W GOLDEN ACRE CV**		$745,900	$410,245	2,197	11/3/2	2022	14,810 SF	
.03Mi.	**6646 W GOLDEN ACRE CV**		$904,400	$497,420	3,598	11/4/2	2022	13,068 SF	
.03Mi.	**6616 W NEWTON FARM DR**		$888,200	$488,510	3,289	18/6/3	2022	14,810 SF	
.04Mi.	**6671 W KING BRUCE CV**		$862,800	$474,540	3,372	12/4/2	2022	15,246 SF	
.04Mi.	**6628 W GOLDEN ACRE CV**		$811,700	$446,435	2,438	12/2/2	2024	13,068 SF	
.04Mi.	**3688 S GOLDEN ACRE LN**		$720,300	$396,165	2,148	11/3/2	2022	12,197 SF	
.04Mi.	**6620 W GOLDEN ACRE CV**		$724,000	$398,200	1,955	11/3/2	2022	14,810 SF	
.05Mi.	**6664 W KING BRUCE CV**		$876,700	$482,185	2,300	17/7/3	2022	15,246 SF	
.05Mi.	**6639 W NEWTON FARM DR**		$822,900	$452,595	3,249	13/5/2	2022	15,246 SF	
.05Mi.	**6647 W FEULNER DR**		$502,500	$276,375	1,116	10/5/3	1996	9,148 SF	
.05Mi.	**6635 W FEULNER DR**		$486,600	$267,630	1,030	10/4/1	1996	8,712 SF	
.05Mi.	**6661 W NEWTON FARM DR**		$753,800	$414,590	2,328	11/3/2	2022	15,682 SF	
.06Mi.	**6617 W NEWTON FARM DR**		$732,200	$402,710	1,926	8/3/2	2021	17,860 SF	
.06Mi.	**6623 W FEULNER DR**		$523,300	$287,815	1,442	10/3/2	1997	9,583 SF	

Rent vs. Own

Households Occupied by Renters: NA
Households Occupied by Owners: NA

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Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **6639 W GOLDEN ACRE CV, WEST VALLEY, UT 84128-7717** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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