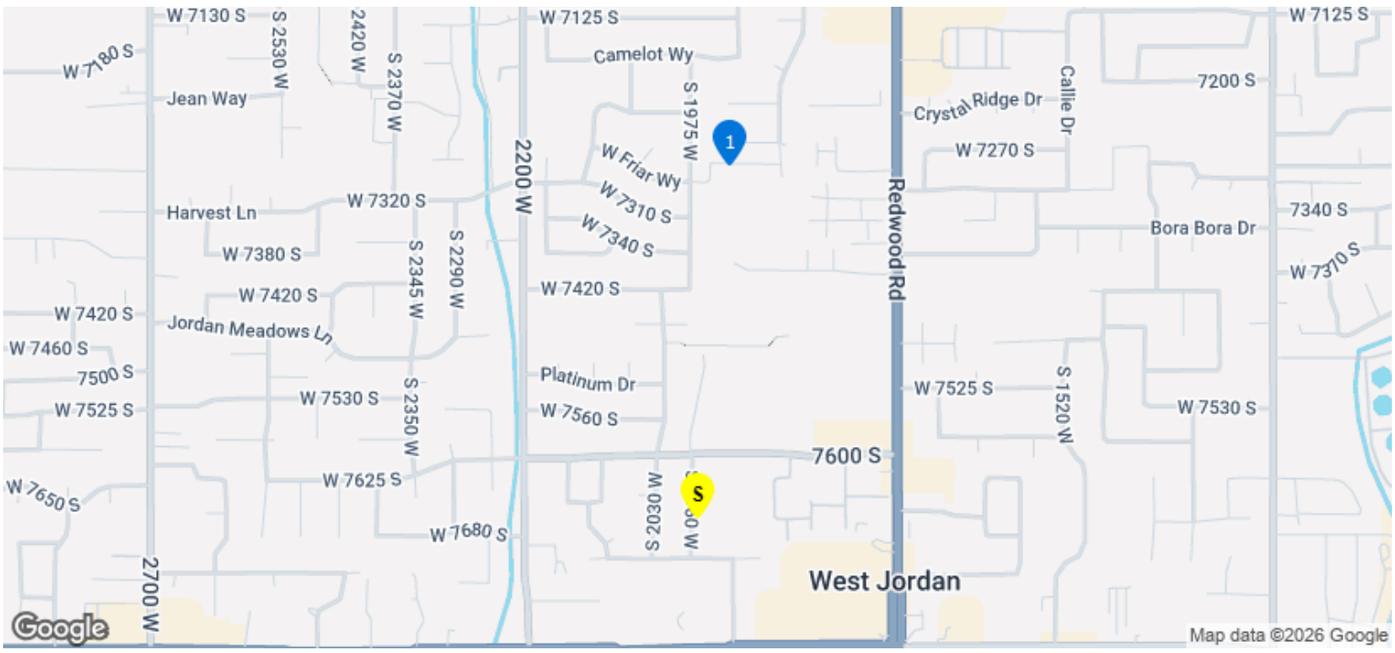
ICE SiteX Report

OrderID: 98768664

SiteX Property Information Report



Subject Property Location

7640 S 1960 W, WEST JORDAN, UT 84084-3923

County:	**SALT LAKE UT**	Census Tract:	1129.07
Property Use:	Single Family Residential	Zoning:	1108
Parcel Number:	21-27-354-014	Thomas Bros Pg-Grid:	

Valuation

Value:	**$444,000**	FSD:	11	Common Confidence Score:	58
Value Range:	$395,160 - $492,840	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	37
Assd Land Value:	$77,825	Market Land Value:	$141,500	Tax Year:	2025
Assd Improvement:	$146,190	Market Improvment Value:	$265,800	Total Taxable Value:	$1,969
Total Assessed Value:	$224,015	Total Assessor Market Value:	$407,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 9 Subdivision: COPPERGATE SUB

Abbreviated Description: LOT 9, COPPERGATE SUB #1 5117-0862 5454-0208 5921-0367 8343-1791 8356-4470 8508-4905 8505-4915 9310-5715 , 09311-1036

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	2	Pool:	
Building Area:	900 SF	Baths:	1	Fireplace:	
Year Built:	1970	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Carport	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:	05/26/2026	Sales Price:	N/A
Document #:	14547447 BK-PG 11589-8537	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/04/2025	Sales Price:	$80,000
Document #:	14458902 BK-PG 11335-792	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	08/07/2025	Sales Price:	N/A
Document #:	14419636 BK-PG 11134-8583	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	07/31/2025	Loan Amount:	N/A

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Document #:	14416563 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/30/2025		
TD Due Date:	08/01/2055	Type Finance:	

Legal Description:
Subdivision: COPPERGATE SUBDIVISION NO 1

Prior Transfer

Recording Date:	07/31/2025	Sales Price:	N/A
Document #:	14416562 BK-PG 11589-8535	Type of Sale:	Undetermined Transfer
Contract Date:	07/30/2025		
Document Type:	Deed		

Legal Description:
Subdivision: COPPERGATE SUBDIVISION NO 1

Mortgage Record

Recording Date:	05/02/2022	Loan Amount:	N/A
Document #:	13944631 BK-PG 11335-792	Loan Type:	Credit Line (Revolving)
Contract Date:	04/28/2022		
TD Due Date:		Type Finance:	VAR

Legal Description:
Subdivision: COPPERGATE SUBDIVISION NO 1 Map Ref: 0

Prior Transfer

Recording Date:	06/21/2021	Sales Price:	N/A
Document #:	13695916 BK-PG 11047-7006	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/11/2021	Loan Amount:	N/A
Document #:	13595014 BK-PG -	Loan Type:	Conventional
Contract Date:	03/05/2021		
TD Due Date:	04/01/2051	Type Finance:	

Legal Description:
Subdivision: COPPERGATE SUBDIVISION NO 1

Prior Transfer

Recording Date:	03/11/2021	Sales Price:	N/A
Document #:	13595013 BK-PG 11134-8581	Type of Sale:	Undetermined Transfer
Contract Date:	03/05/2021		
Document Type:	Deed		

Legal Description:
Subdivision: COPPERGATE SUBDIVISION NO 1

Prior Transfer

Recording Date:	12/07/2020	Sales Price:	N/A
Document #:	13484630 BK-PG 9802-559	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	12/07/2020	Sales Price:	N/A
Document #:	13484629 BK-PG 9802-559	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/27/2020	Loan Amount:	N/A
Document #:	13440574 BK-PG 11047-7006	Loan Type:	Commercial Loan
Contract Date:	10/26/2020		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: COPPERGATE SUBDIVISION NO 1 Map Ref: 0

Prior Transfer

Recording Date:	10/17/2018	Sales Price:	N/A
Document #:	12869451 BK-PG 09802-0559	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	08/18/2017	Sales Price:	$247,500
Document #:	BK-PG 09802-0559	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	03/05/2010	Sales Price:	N/A
Document #:	10909144 BK-PG 9310-5716	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/05/2010	Loan Amount:	N/A
Document #:	10892710 BK-PG 9802-0559	Loan Type:	Reverse Mortgage
Contract Date:	02/01/2010		
TD Due Date:		Type Finance:	Fixed Rate

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Legal Description:
Subdivision: COPPERGATE SUBDIVISION #1 Map Ref: 0

Prior Transfer

Recording Date:	08/11/2006	Sales Price:	N/A
Document #:	09808537 BK-PG 8505-4906	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	06/21/2006	Sales Price:	N/A
Document #:	9759375 BK-PG 9311-1036	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/15/2006		
Document Type:	Deed		

Legal Description:
Subdivision: COPPERGATE SUBDIVISION #1

Mortgage Record

Recording Date:	06/20/2006	Loan Amount:	N/A
Document #:	9758456 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/15/2006		
TD Due Date:	07/01/2036	Type Finance:	

Legal Description:
Subdivision: COPPERGATE SUBDIVISION #1

Prior Transfer

Recording Date:	06/20/2006	Sales Price:	N/A
Document #:	9758455 BK-PG 9310-5715	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/15/2006		
Document Type:	Deed		

Legal Description:
Subdivision: COPPERGATE SUBDIVISION #1

Prior Transfer

Recording Date:	09/28/2001	Sales Price:	N/A
Document #:	8015757 BK-PG 8505-4915	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/24/2001		
Document Type:	Deed		

Legal Description:
Subdivision: COPPERGATE SUBDIVISION #1

Mortgage Record

Recording Date:	09/28/2001	Loan Amount:	N/A
Document #:	8015756 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/24/2001		
TD Due Date:	10/01/2031	Type Finance:	ADJ

Legal Description:
Subdivision: COPPERGATE SUBDIVISION #1

Prior Transfer

Recording Date:	09/28/2001	Sales Price:	N/A
Document #:	8015755 BK-PG 8505-4905	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/24/2001		
Document Type:	Deed		

Legal Description:
Subdivision: COPPERGATE SUBDIVISION #1

Prior Transfer

Recording Date:	04/20/2000	Sales Price:	N/A
Document #:	7621911 BK-PG 8356-4470	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/18/2000		
Document Type:	Deed		

Legal Description:
Subdivision: COPPERGATE SUB #1

Area Sales Analysis

Total Area Sales	$382,570	Median # of Bedrooms	4
Median Lot Size	9,583 SF	Median # of Baths	1
Median Living Area	1,318 SF	Median Year Built	1978
Price Range - 2 Yrs	$382,570 to $382,570	Age Range	48 years to 48 years
Median Value	$382,570	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**1813 W 7600 S** **WEST JORDAN, UT 84084-4016**	09/21/2026			1100	8/3/2	1984	436 SF	
		APN: 21-27-378-066 Document #: 14598605 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 102 Subdivision: PIERSON FARMS FINAL PLAT Abbreviated Description: Lot:102 Subdivision:PIERSON FARMS FINAL PLAT								
2	.19Mi.	**1902 W 7800 S** **WEST JORDAN, UT 84088-4021**	09/17/2026			17500	//	2000	59,677 SF	
		APN: 21-27-377-025 Document #: 14597073 Document Type: Special Warranty Deed Price Code: Land Use: Store/Office (mixed use) Legal:								
3	.19Mi.	**1797 W 7600 S**	09/10/2026			900	7/2/2	1984	436 SF	

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		WEST JORDAN, UT 84084-4071						
	APN: 21-27-378-020 Document #: 14594354							
	Document Type: Warranty Deed Price Code:							
	Land Use: Condominium Unit (Residential)							
	Legal: Subdivision: COUNTRY WOOD ESTATES CONDOMINIUM Legal Unit: 204 MapRef: DOC 6577245 Abbreviated Description: Subdivision:COUNTRY WOOD ESTATES CONDOMINIUM Legal Unit:204 Map Ref:DOC 6577245							
4	.21Mi.	**1797 W 7600 S**	10/07/2026	900	7/2/2	1984	436 SF	
		WEST JORDAN, UT 84084-4070						
	APN: 21-27-378-017 Document #: 14605206							
	Document Type: Warranty Deed Price Code:							
	Land Use: Condominium Unit (Residential)							
	Legal: Subdivision: COUNTRY WOOD ESTATES CONDOMINIUM Legal Unit: B201 MapRef: DOC 6577245 Abbreviated Description: Subdivision:COUNTRY WOOD ESTATES CONDOMINIUM Legal Unit:B201 Map Ref:DOC 6577245Abbreviated Description:BUILDING B							
5	.24Mi.	**1721 W 7600 S**	09/14/2026	3608	//	1996	6,534 SF	
		WEST JORDAN, UT 84084-4158						
	APN: 21-27-376-027 Document #: 14595830							
	Document Type: Warranty Deed Price Code:							
	Land Use: Retail Stores (Personal Services, Photography, Travel)							
	Legal:							
6	.32Mi.	**7669 S REDWOOD RD**	10/06/2026	7728	//	1972	13,504 SF	
		WEST JORDAN, UT 84084-4007						
	APN: 21-27-451-007 Document #: 14604605							
	Document Type: Assignment of Lease Price Code:							
	Land Use: Store/Office (mixed use)							
	Legal:							
7	.4Mi.	**2003 W PADRE WAY**	10/14/2026		//		10,019 SF	
		WEST JORDAN, UT 84088-4012						
	APN: 21-34-355-136 Document #: 14607746							
	Document Type: Warranty Deed Price Code:							
	Land Use: Misc Residential Improvement							
	Legal: Lot: 136 Subdivision: PIERSON FARMS FINAL PLAT Abbreviated Description: Lot:136 Subdivision:PIERSON FARMS FINAL PLAT							
8	.4Mi.	**8542 S KYLER LN**	10/13/2026		//		10,454 SF	
		WEST JORDAN, UT 84088-4000						
	APN: 21-34-355-126 Document #: 14607022							
	Document Type: Special Warranty Deed Price Code:							
	Land Use: Misc Residential Improvement							
	Legal: Lot: 126 Subdivision: PIERSON FARMS FINAL PLAT Abbreviated Description: Lot:126 Subdivision:PIERSON FARMS FINAL PLAT							
9	.4Mi.	**1982 W PADRE WAY**	10/06/2026		//		8,712 SF	
		WEST JORDAN, UT 84088-4012						
	APN: 21-34-355-144 Document #: 14604722							
	Document Type: Warranty Deed Price Code:							
	Land Use: Misc Residential Improvement							
	Legal: Lot: 144 Subdivision: PIERSON FARMS FINAL PLAT Abbreviated Description: Lot:144 Subdivision:PIERSON FARMS FINAL PLAT							
10	.4Mi.	**1954 W PADRE WAY**	09/29/2026		//		10,454 SF	
		WEST JORDAN, UT 84088-4012						
	APN: 21-34-355-143 Document #: 14601429							
	Document Type: Warranty Deed Price Code:							
	Land Use: Misc Residential Improvement							
	Legal: Lot: 143 Subdivision: PIERSON FARMS FINAL PLAT Abbreviated Description: Lot:143 Subdivision:PIERSON FARMS FINAL PLAT							
11	.4Mi.	**1608 W 7800 S**	09/25/2026	6102	//	1977	36,155 SF	
		WEST JORDAN, UT 84088-4022						
	APN: 21-27-453-016 Document #: 14600372							
	Document Type: Lease Price Code:							
	Land Use: Auto repair (& related), Garage							
	Legal:							
12	.4Mi.	**8536 S KYLER LN**	09/22/2026		//		10,454 SF	
		WEST JORDAN, UT 84088-4000						
	APN: 21-34-355-125 Document #: 14598875							
	Document Type: Special Warranty Deed Price Code:							
	Land Use: Misc Residential Improvement							
	Legal: Lot: 125 Subdivision: PIERSON FARMS FINAL PLAT Abbreviated Description: Lot:125 Subdivision:PIERSON FARMS FINAL PLAT							
13	.4Mi.	**8593 S PIERSON FARM DR**	09/22/2026		//		7,841 SF	
		WEST JORDAN, UT 84088-4014						
	APN: 21-34-355-107 Document #: 14598873							
	Document Type: Special Warranty Deed Price Code:							
	Land Use: Misc Residential Improvement							
	Legal: Lot: 107 Subdivision: PIERSON FARMS FINAL PLAT Abbreviated Description: Lot:107 Subdivision:PIERSON FARMS FINAL PLAT							
14	.4Mi.	**8559 S KYLER LN**	09/22/2026		//		11,326 SF	
		WEST JORDAN, UT 84088-4000						
	APN: 21-34-355-132 Document #: 14598880							
	Document Type: Special Warranty Deed Price Code:							
	Land Use: Misc Residential Improvement							
	Legal: Lot: 132 Subdivision: PIERSON FARMS FINAL PLAT Abbreviated Description: Lot:132 Subdivision:PIERSON FARMS FINAL PLAT							
15	.4Mi.	**1983 W PADRE WAY**	09/22/2026		//		7,841 SF	
		WEST JORDAN, UT 84088-4012						
	APN: 21-34-355-134 Document #: 14598792							
	Document Type: Warranty Deed Price Code:							
	Land Use: Misc Residential Improvement							
	Legal: Lot: 134 Subdivision: PIERSON FARMS SUBDIVISION Abbreviated Description: Lot:134 Subdivision:PIERSON FARMS SUBDIVISION							
16	.4Mi.	**8543 S PIERSON FARM DR**	09/21/2026		//		7,841 SF	
		WEST JORDAN, UT 84088-4014						
	APN: 21-34-355-110 Document #: 14598328							
	Document Type: Warranty Deed Price Code:							
	Land Use: Misc Residential Improvement							
	Legal: Lot: 110 Subdivision: PIERSON FARMS FINAL PLAT Abbreviated Description: Lot:110 Subdivision:PIERSON FARMS FINAL PLAT							
17	.4Mi.	**8494 S KYLER LN**	09/08/2026		//		9,583 SF	
		WEST JORDAN, UT 84088-4000						
	APN: 21-34-355-120 Document #: 14593101							
	Document Type: Special Warranty Deed Price Code:							
	Land Use: Misc Residential Improvement							
	Legal: Lot: 120 Subdivision: PIERSON FARMS FINAL PLAT Abbreviated Description: Lot:120 Subdivision:PIERSON FARMS FINAL PLAT							
18	.4Mi.	**8593 S KYLER LN**	09/08/2026		//		15,246 SF	
		WEST JORDAN, UT 84088-4000						
	APN: 21-34-355-129 Document #: 14593097							
	Document Type: Special Warranty Deed Price Code:							
	Land Use: Misc Residential Improvement							
	Legal: Lot: 129 Subdivision: PIERSON FARMS FINAL PLAT Abbreviated Description: Lot:129 Subdivision:PIERSON FARMS FINAL PLAT							

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19	.4Mi.	**8554 S KYLER LN** **WEST JORDAN, UT 84088-4000**	09/03/2026	//	10,890 SF
		APN: 21-34-355-127 Document #: 14591915 Document Type: Warranty Deed Price Code: Land Use: Misc Residential Improvement Legal: Lot: 127 Subdivision: PIERSON FARMS FINAL PLAT Abbreviated Description: Lot:127 Subdivision:PIERSON FARMS FINAL PLAT			
20	.4Mi.	**8572 S KYLER LN** **WEST JORDAN, UT 84088-4000**	08/31/2026	//	10,454 SF
		APN: 21-34-355-128 Document #: 14590389 Document Type: Warranty Deed Price Code: Land Use: Misc Residential Improvement Legal: Lot: 128 Subdivision: PIERSON FARMS FINAL PLAT Abbreviated Description: Lot:128 Subdivision:PIERSON FARMS FINAL PLAT			

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.	**7640 S 1960 W**		$407,300	$224,015	900	6/2/1	1970	7,405 SF	
.01Mi.	**7656 S 1960 W**		$430,400	$236,720	960	10/4/2	1970	7,841 SF	
.01Mi.	**7632 S 1960 W**		$436,100	$239,855	1,150	10/4/1	1970	6,970 SF	
.02Mi.	**7641 S URANIUM DR**		$447,100	$245,905	900	8/3/1	1970	7,841 SF	
.02Mi.	**7635 S URANIUM DR**		$427,500	$235,125	900	10/4/1	1970	7,405 SF	
.03Mi.	**7655 S URANIUM DR**		$416,500	$229,075	900	5/2/1	1970	7,841 SF	
.03Mi.	**7626 S 1960 W**		$432,600	$237,930	1,070	7/3/1	1970	6,970 SF	
.03Mi.	**7670 S 1960 W**		$411,200	$226,160	1,008	11/5/1	1964	8,712 SF	
.03Mi.	**7645 S 1960 W**		$365,600	$201,080	900	5/2/1	1970	6,970 SF	
.03Mi.	**7657 S 1960 W**		$428,100	$235,455	926	9/4/1	1970	7,841 SF	
.03Mi.	**7633 S 1960 W**		$435,600	$239,580	900	9/4/	1970	6,970 SF	
.03Mi.	**7629 S URANIUM DR**		$453,200	$249,260	900	10/4/2	1970	6,970 SF	
.04Mi.	**7671 S URANIUM DR**		$477,500	$262,625	958	9/4/1	1970	8,712 SF	
.04Mi.	**7671 S 1960 W**		$465,200	$255,860	1,131	9/4/1	1964	8,712 SF	
.04Mi.	**7627 S 1960 W**		$404,200	$222,310	900	6/3/1	1970	6,970 SF	
.04Mi.	**7614 S 1960 W**		$438,100	$240,955	926	11/4/2	1970	6,970 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	35.7 years old	Households:	9,939
Median Household Income:	$88,026	Households w/Family:	74%
Household Income Per Capita:	$32,645	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.30Mi.	**Majestic Elementary Arts Academy** Number of Students: 320 Student-Teacher Ratio: 17.78	NA	Public	KG - 6
0.98Mi.	**West Jordan High School** Number of Students: 1,761 Student-Teacher Ratio: 20.36 Advanced Placement: Yes	D-	Public	10 - 12
0.18Mi.	**West Jordan Middle School** Number of Students: 1,000 Student-Teacher Ratio: 20.54 Advanced Placement: Yes	D-	Public	7 - 9

Flood Report

The Subject Property of **7640 S 1960 W, WEST JORDAN, UT 84084-3923** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	100%	SIMILAR
BURGLARY	63%	NOTABLY LOWER
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	124%	HIGHER
AGGRAVATED ASSAULT	40%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	124%	HIGHER
MURDER	75%	NOTABLY LOWER
OVERALL	63%	NOTABLY 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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