

Property Detail Report

For Property Located At :
750 OGDEN CYN, OGDEN, UT 84401

**Owner Information**

Bldg Card: 000 of 005

Owner Name: NEAL DAVID/NEAL CORA
Mailing Address: 546 OGDEN CYN, OGDEN UT 84401-0955 H032
Vesting Codes: HW / / JT

Location Information

Legal Description: PART OF THE SOUTH HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE RUNNING NORTH 0D43' EAST 40 FEET, THENCE EAST 560.21 FEET, THENCE SOUTH 205.0 FEET, THENCE EAST 759.8 FEET, THENCE NORTH 165 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, THENCE EAST 660 FEET, THENCE NORTH 518.57 FEET TO THE SOUTH RIGHT OF WAY LINE OF OGDEN CANYON HIGHWAY, STATE ROUTE NO. 39, THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE 1760 FEET, MORE OR LESS, TO A POINT 10 FEET NORTH, MORE OR LESS, FROM

County:	WEBER, UT	APN:	20-020-0014
Census Tract / Block:	2101.01 / 3	Alternate APN:	
Township-Range-Sect:	6N-1E-17	Subdivision:	
Legal Book/Page:		Map Reference:	/ 20-020
Legal Lot:		Tract #:	
Legal Block:		School District:	
Market Area:		School District Name:	
Neighbor Code:	0100	Munic/Township:	WEBER COUNTY

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	02/27/2025 / 02/26/2025	1st Mtg Amount/Type:	\$1,738,000 / PRIVATE PARTY
Sale Price:	\$2,172,500	1st Mtg Int. Rate/Type:	/
Sale Type:	ESTIMATED	1st Mtg Document #:	3359335
Document #:	3359334	2nd Mtg Amount/Type:	/
Deed Type:	WARRANTY DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$733.21
New Construction:		Multi/Split Sale:	
Title Company:	89156		
Lender:			
Seller Name:	ROUNKLES KEITH & BELINDA		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	1970 / 1976	Total Rooms/Offices	4	Garage Area:	
Gross Area:	2,963	Total Restrooms:	1	Garage Capacity:	
Building Area:	2,963	Roof Type:	GABLE	Parking Spaces:	
Tot Adj Area:		Roof Material:	OTHER	Heat Type:	HEAT AVAIL
Above Grade:		Construction:		Air Cond:	
# of Stories:	1	Foundation:		Pool:	
Other Improvements:		Exterior wall:	FRAME HARDBOARD	Quality:	FAIR
		Basement Area:		Condition:	AVERAGE

Site Information

Zoning:		Acres:	159.70	County Use:	COMMERCIAL BUILDINGS (130)
Lot Area:	6,956,532	Lot Width/Depth:	x	State Use:	
Land Use:	COMMERCIAL BUILDING	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$565,997	Assessed Year:	2024	Property Tax:	\$4,712.23
Land Value:	\$522,700	Improved %:	8%	Tax Area:	0028
Improvement Value:	\$43,297	Tax Year:	2024	Tax Exemption:	
Total Taxable Value:	\$497,438				

Street Map Plus Report

For Property Located At

750 OGDEN CYN, OGDEN, UT 84401CoreLogic **Oops! We hit a snag**

We sincerely apologize, it looks like we ran into an issue generating this report. Take a moment to review reason below, if you believe this is an error, please take a screenshot or save the below error message and send to support@corelogic.com. If urgent, please call (800) 345-7334.

Error ID: e9a707b7-364d-46f2-b96a-b2d19ee605a1**Report:** Aerial Map**Error:** We are sorry, but this report cannot be generated since the requested property does not have the required geographic information.**Reference Code:** 1240**Username:** A1944850**Contract #:**