

# real estate reports



## Subject Property

6527 Chaparral Rd  
Huntsville  
UT 84317  
APN: 20-102-0033

## Prepared For:

## Data Provided By:

**Cameron Court**  
6955 Union Park Center #100  
Salt Lake City UT 84047  
[cameron.court@stewart.com](mailto:cameron.court@stewart.com)

**Data Provided By:**

**Cameron Court**  
6955 Union Park Center #100  
Salt Lake City UT 84047  
cameron.court@stewart.com

## **Disclaimer**

This REiSource report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this REiSource report without a title insurance policy.

The information contained in the REiSource report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.



# Property Detail

Subject Property : **6527 Chaparral Rd Huntsville UT 84317**

## Owner Information

Owner Name : **Spendlove Ryan / Spendlove Heidi M**  
Mailing Address : **292 W 1940 N, Harrisville UT 84414-7381 C063**  
Vesting Codes : **Husband/wife / /**  
Owner Occupied **A**  
Indicator :

## Location Information

Legal Description : **All Of Lot 33, Legends At Hawkins Creek (the) A Cluster Subdivision, Weber County, Utah**  
County : **Weber, Ut** APN : **20-102-0033**  
Census Tract / Block : **2101.01 / 3** Subdivision : **Legends/hawkins Crk**  
Legal Lot : **33** Map Reference : **/ 20-102**

## Last Market Sale Information

Recording/Sale Date : **10/22/2021 / 10/14/2021** Deed Type : **Warranty Deed**  
Document # : **3192225**  
Title Company : **Metro Nat'l Title**  
Seller Name : **Wiel Colin**

## Prior Sale Information

Prior Rec/Sale Date : **09/19/2019 / 09/19/2019** Prior Deed Type : **Warranty Deed**  
Prior Doc Number : **3004426**

## Property Information

Land Use : **Residential Acreage** Lot Acres : **1.52** Lot Size : **66,211**  
County Use : **Res Non-primary**

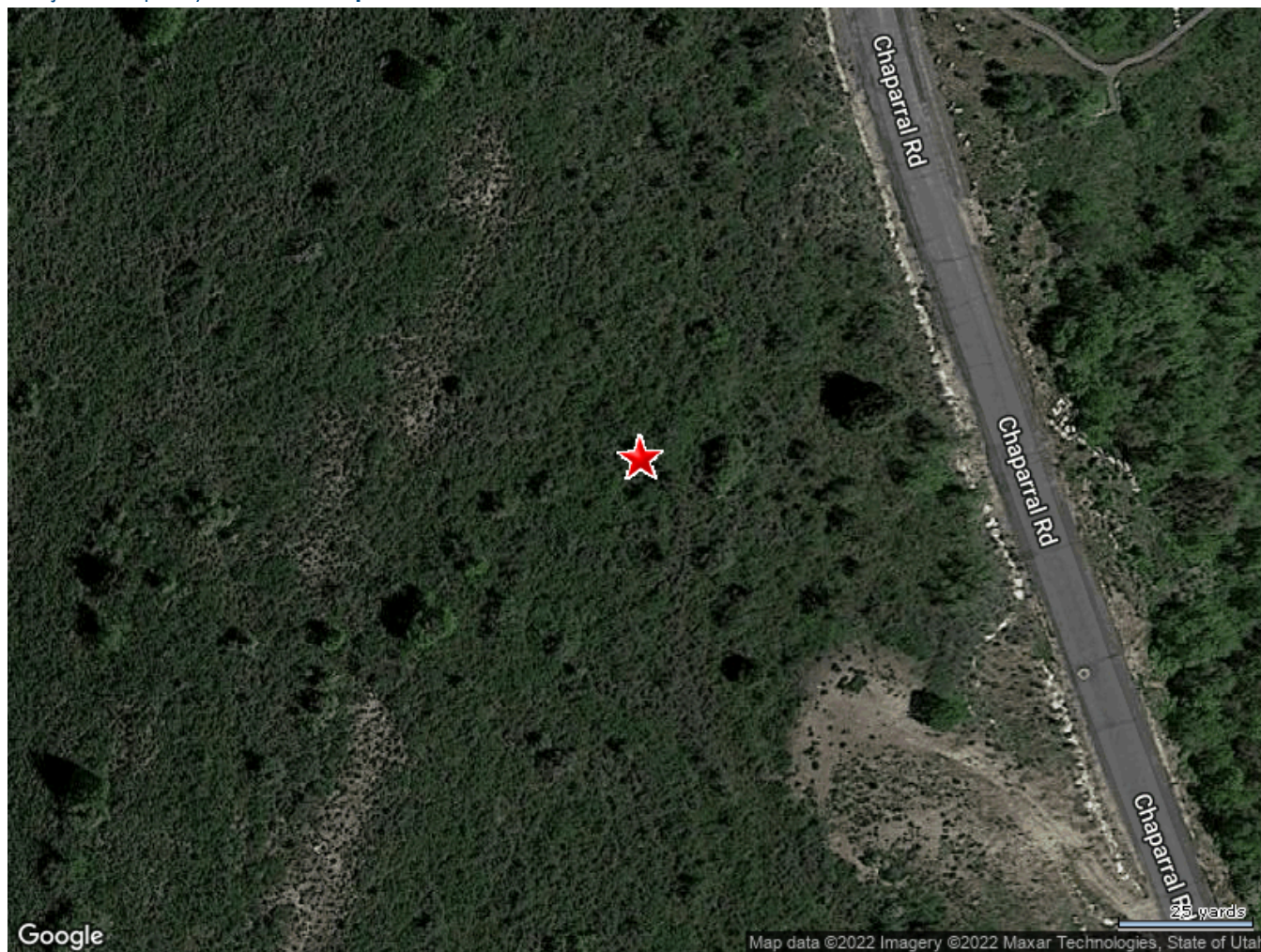
## Tax Information

Total Value : **\$310,400** Assessed Year : **2022** Tax Rate Area : **0318**  
Land Value : **\$310,400** Tax Year : **2021** Market Value : **\$310,400**  
Total Taxable **\$310,400** Property Tax : **\$2,227.94**  
Value :





Subject Property : **6527 Chaparral Rd Huntsville UT 84317**



## 102

SEE PAGE 36

SEE PAGE 36

SEE PAGE 36

SEE PAGE 36

BK 07-06

# Transaction History

## Sales History

Rec. Date :	<b>10/22/2021</b>	<b>09/19/2019</b>	<b>09/19/2019</b>	<b>04/01/2016</b>
Sale Date :	<b>10/14/2021</b>	<b>09/19/2019</b>	<b>09/07/2019</b>	<b>04/01/2016</b>
Sale Price :				
Rec.Doc.No :	<b>3192225</b>	<b>3004426</b>	<b>3004425</b>	<b>2786294</b>
Doc. Type :	<b>WARRANTY DEED</b>	<b>WARRANTY DEED</b>	<b>QUIT CLAIM DEED</b>	<b>CORRECTION DEED</b>
Sale Price Type :				
Buyer :	<b>Spendlove Ryan &amp; Heidi M</b>	<b>Wiel Colin</b>	<b>Tdj Ents Llc</b>	<b>Tdj Ents Llc</b>
Seller :	<b>Wiel Colin</b>	<b>Tdj Ents Llc</b>	<b>Tdj Investments Llc</b>	<b>Tdj Finishing Llc</b>
Title Company :	<b>Metro Nat'l Title</b>	<b>Integrated Title Ins Svcs</b>	<b>Integrated Title Ins Svcs</b>	
Other Doc No :				
<hr/>				
Rec. Date :	<b>03/09/2016</b>	<b>04/29/2010</b>	<b>12/10/2008</b>	<b>06/02/2006</b>
Sale Date :	<b>02/26/2016</b>	<b>04/28/2010</b>	<b>12/10/2008</b>	<b>05/26/2006</b>
Sale Price :				<b>\$319,200</b>
Rec.Doc.No :	<b>2782014</b>	<b>2470225</b>	<b>2379356</b>	<b>2184324</b>
Doc. Type :	<b>SPECIAL WARRANTY DEED</b>	<b>SPECIAL WARRANTY DEED</b>	<b>TRUSTEE'S DEED (FORECLOSURE)</b>	<b>SPECIAL WARRANTY DEED</b>
Sale Price Type :				<b>ESTIMATED</b>
Buyer :	<b>Tdj Investments Llc</b>	<b>Tdj Finishing Llc</b>	<b>Washington Federal Savings</b>	<b>Hammon Brandi</b>
Seller :	<b>Tdj Finishing Llc</b>	<b>Washington Fedl Svcs</b>	<b>Veasy Paul D</b>	<b>Hawkins Creek Estates Dev Llc</b>
Title Company :	<b>Attorney Only</b>	<b>Cottonwood Title Ins Agcy</b>		<b>Teton Title Ins Agcy</b>
Other Doc No :				



# Transaction History

## Mortgage History

### 1st Mortgage Details

Mtg. Date : **06/02/2006**  
Mtg. Amt : **\$240,000**  
Mtg. Doc. No : **2184365**  
Doc. Type : **DEED OF TRUST**  
Loan Type : **CONVENTIONAL**  
Mtg. Rate Type :  
Mtg. Term : **2 Years**  
Mtg. Rate :  
Lender : **Washington  
Fed'l Svgs**  
Borrower 1 : **Hammon Brandi**  
Borrower 2 :  
Borrower 3 :  
Borrower 4 :

## Foreclosure History

Doc Type :	<b>NOTICE OF TRUSTEE'S SALE</b>	<b>RELEASE OF LIS PENDENS/ NOTICE</b>	<b>NOTICE OF TRUSTEE'S SALE</b>
Recording Date :	<b>07/29/2008</b>	<b>04/07/2008</b>	<b>03/11/2008</b>
Fore. Doc. No :	<b>2356345</b>	<b>2333010</b>	<b>2326951</b>
Orig Mtg Amt :	<b>\$240,000</b>	<b>\$240,000</b>	<b>\$240,000</b>
Orig Doc Date :	<b>06/02/2006</b>	<b>03/11/2008</b>	<b>06/02/2006</b>
Lender Name :	<b>Washington Fed'l Svgs</b>		<b>Washington Fed'l Svgs</b>