

# HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

## 1 IDENTIFICATION

Name of Property: **Kimball/Wilson Residence**

Address: 1475 E. 7200 S.

Township 2S Range 1E Section 28

City, County: Cottonwood Heights, Salt Lake

UTM:

Current Owner Name: Alan H. & Marilyn M. Branch

USGS Map: Sugar House Quad. (2017)

Current Owner Address: same as above

Tax Number: 22-28-101-028-0000

Legal Description (include acreage): Lot 1, Branch Subdivision

## 2 STATUS/USE

### Property Category

☒ building(s)

☐ structure

☐ site

☐ object

### Evaluation

☒ eligible/contributing

☐ ineligible/non-contributing

☐ out-of-period

### Use

Original Use: **single family dwelling**

Current Use: **single family dwelling**

## 3 DOCUMENTATION

### Photos: Dates

☒ digital: 2018

☐ prints:

☒ historic: c. 1940

### Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☐ other:

### Research Sources (check all sources consulted, whether useful or not)

☒ abstract of title

☒ tax card & photo

☐ building permit

☐ sewer permit

☐ Sanborn Maps

☐ obituary index

☒ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☐ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☐ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☐ local library:

☐ university library(ies):

*Bibliographical References (books, articles, interviews, etc.)*

*Attach copies of all research notes, title searches, obituaries, and so forth.*

City Between the Canyons: A History of Cottonwood Heights, 1849-1953, Allen Dale Roberts, pre-publication manuscript, 217, 2018

Ancestry.com biographical files.

U.S. censuses, city directories, death certificates.

#### 4 ARCHITECTURAL DESCRIPTION

*Building Style/Type:* vernacular, non-descript residence *No. Stories:* 1.0  
*Foundation Material:* concrete *Wall Material(s):* concrete block, stucco  
*Additions:* none minor **x** major (describe below) *Alterations:* none minor **x** major (describe below)  
*Number of associated outbuildings* 0 *and/or structures* 0.  
*Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.*

The Kimball/Wilson House is a one-story, single family, 1,365 square foot home built on a 0.19-acre lot. Its rectangular plan contains a living room, dining room, kitchen, three bedrooms and two baths. Real estate records state that it was built in 1950 while the tax card says an addition was built in 1955. Another source says the home was built in 1920. The tax card says it is built of concrete block walls. This is difficult to confirm since the outside walls have been stuccoed, concealing the underlying material, which seems to be masonry.

Visually the house is vernacular and non-descript in design and it could conceivably date anywhere from c. 1920 to c. 1950. The tax card shows a smaller, crosswing-planned building, around which is built to the right and rear a 15-foot wide addition. As a result, the original recessed porch is in the center of the floor plan rather than off to one side. It is possible that the original, crosswing home was a bungalow one that was modified later to take on its present appearance. The old tax card shows a simple, gabled structure but the present house sits entirely under a hip roof. That gabled section is still visible at the northwest corner of the house and it appears to be the first, 1920 or 1950 section. The hip roof and front and east side sections must be the 1955 addition, unless the addition to the plan was made in 1950 with the hip roof added in 1955.

The house is box-like in shape and situated under a medium-pitched hipped roof with cantilevered eaves. The stuccoed walls are painted dark gray. All of the windows are rectangular, either fixed or double-hung., plus a newer, projecting window extending from the rear wall. The plain exterior is devoid of ornament. The roof cornice has simple, flat board trim. Views of the exterior are obscured by trees, shrubs and fences on this overgrown lot. The dwelling is not architecturally distinctive.

#### 5 HISTORY

*Architect/Builder:* unknown *Date of Construction:* c. 1921-22  
c. 1950-59

*Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing). (see instructions for details)*

<u>  </u> Agriculture	<u>  </u> Economics	<u>  </u> Industry	<u>  </u> Politics/
<u>  </u> C Architecture	<u>  </u> Education	<u>  </u> Invention	<u>  </u> Government
<u>  </u> Archeology	<u>  </u> Engineering	<u>  </u> Landscape	<u>  </u> Religion
<u>  </u> Art	<u>  </u> Entertainment/	<u>  </u> Architecture	<u>  </u> Science
<u>  </u> Commerce	<u>  </u> Recreation	<u>  </u> Law	<u>  </u> Social History
<u>  </u> Communications	<u>  </u> Ethnic Heritage	<u>  </u> Literature	<u>  </u> Transportation
<u>  </u> Community Planning	<u>  </u> Exploration/	<u>  </u> Maritime History	<u>  </u> Other:
<u>  </u> & Development	<u>  </u> Settlement	<u>  </u> Military	
<u>  </u> Conservation	<u>  </u> Health/Medicine	<u>  </u> Performing Arts	

*Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.*

This site is part of a larger parcel conveyed to Joseph S. Vance in 1882 through a homestead patent. Joseph Stephen/Stevens Vance was born in 1855 as one of the first born in the newly completed Union Fort of 1854. He is listed in the Territorial Census of 1856 as a Union Fort resident. He was the son of Isaac and Martha Vance, two of Union's first settlers. In 1895 Joseph married Lydia Alice Van Valkenberg of Union's prominent Peter Van Valkenberg family. She was born in 1860 in North Bend (Moroni), Sanpete County, Utah. A farmer with six children, Joseph Vance held the property until 1896 when he sold it to Frank B. and Lynette Stephens. Eventually the Vance family moved to Monrovia, California where he died in 1938.

Frank Bray and Lynette/Linette/Lunette Stephens apparently owned the property only briefly in 1896 before selling it that year to William H. and Lena M. Clapper Sheridan. Frank, born in about 1856 in Maine, was a lawyer who resided in Salt Lake City with his wife Lynette and three children. Never residing on this site, it may have been simply a real estate investment. Frank Stephens died in 1940.

The Sheridans too owned this lot only briefly in 1896 before selling in that year of Utah's Statehood to Martin E. Callahan. William Sheridan was a musician born in 1861. In 1893 he married Lena M. Clapper and they resided in Salt Lake City. Martin Edward Callahan was born in New York in 1858-59 to New York-residing parents from Ireland. In 1896 he married Jane M. Donnelley and they had at least seven children. Martin's early profession was a nurseryman, serving as manager and treasurer of Pioneer Nurseries. He later became a mechanic and then manager of a truck body factory. The family appears to have always lived in Salt Lake City or Murray.

Various court orders, mortgages, administrative and quite claim deeds complicate the title report from 1910 to 1914 and the property goes back and forth between a Maggie B. Thompson/Thomson (there were at least a few by this name living in Salt Lake County at the time) and Henry T. and Margaret McEwan who, by 1921, owned the parcel and sold it to Quince/Prince K. Kimball.

Henry Thomas McEwan was born in 1859 of Scottish parents. In 1896, he married Margaret Ann Sharp, likely of Union's prominent pioneer Sharp family. A banker with at least six children, the McEwans seem always to have lived in Salt Lake City. Henry McEwan later had another wife, Lusannah J. McEwan. He died in 1937.

Starting in 1921, the next owners of the property were Quince/Prince K. and Mary E. Kimball. They took out a \$2,500 mortgage on the parcel in 1921 and then a \$6,500 mortgage on it the next year, so it may be that this is when the first, rear section of the house was built. Quince/Prince Knowlton Kimball was born in Utah in about 1867 while his wife, Mary Emily Kimball, was born in about the same year. They married in 1890 and had at least five children. Early on, Prince/Quince was a miner, then a grocery merchant, and by 1930, a mining investor. He died in 1949 in Sacramento, California.

In 1922 the Kimballs sold the property to L.B. Potter and Joseph Watkins, who the next year sold it to Lydia A. Holdaway, who the following year, 1924, sold it back to Quince K. Kimball. Then in 1928, Quince and Mary Kimball sold the property to Charles W. Gibbs. Through a court order, the property was conveyed to James L. White in 1940 and in 1944, he and his wife, Sarah, were the owners, selling it that year to George A. and Amy F. Faust.

L.B. Potter has not been identified and there were a few men named Joseph Watkins living in Salt Lake County at the time, but not at this address. They only owned the property for ten months in any event.

Lydia A. Riddle Holdaway was born in Beaver in about 1866/68. Her parents were Isaac and Mary Ann Knell Riddle. Her first husband was Andrew H. Holdaway, followed by husband Rasmus Peterson, whom she married in 1926. Lydia died in 1931 in Salt Lake City and she owned the property for only six months.

Charles Worthen Gibbs was born in 1885 to George Francis and Sarah Emaline Gibbs. His wife was Florence Gibbs. He was manager and cashier for a real estate company. He died in 1968 and seems to be another who held this lot as an investment property. The next owners, James Louis and Sarah S. White, also were Salt Lake City residents. Born in 1894, James was a lawyer who died in 1957. George Augustus and Amy F. Faust were the next owners, who kept the property for about 17 months. Born in about 1891 to James and Maude Wetzel Faust, he married Amy Finlayson in 1917. He was a county attorney and a judge. George died in 1955. One of their sons, James E. Faust, became a second counselor in the First Presidency of the L.D.S. Church. President Faust died in 2007 at age 87.

In 1945 the Fausts conveyed the property to Leo Valdemar and Fern Almira Anderton Larson. They owned it until 1950. Leo was born in 1916 in Pingree, Idaho to Johann L. and Almira Elizabeth Wright Larson and he married Fern in 1936. A later spouse was Julia Letha "Peg" Hatch Bullard Larson. A "driver," Leo died in 2004. In 1950, the Larsons sold the property to Theron Doyle and Lydia J. Barron. He was born in 1926 to James Clifford and Bessie Lucinda Barron. Theron died in 1992 in Hopwood, Mendocino, California. In 1953 the Barrons sold the property to Gardner S. and Carol Wilson. He was born in California in about 1919 to Joseph R. and Frances G. Jacobsen Wilson. Gardner was a "Pntr. Appr." (painter's apprentice?) in early manhood and was later a military policeman for the government. In 1959 the Wilsons took out a \$9,500 mortgage on the property and the next year they sold it to Franklin R. and Marguerite Carpenter.

There is a missing link in the title data between 1960 and 1976 when the property is shown being owned by Lynn and Helen R. Gordon. In 1994 the property was obtained by its present owners, Alan H. and Marilyn M. Branch.

Given the range of construction dates from c. 1920 to 1955, it is difficult to determine who built the original house. However, given all the mortgaging and buying and selling activity in 1921-22, it may be that the rear portion of the home was built then by Quince K. and Mary E. Kimball. If, as the tax card says, the house was built in 1950 and 1955, then the house may have been built for the Larson, Barron or Wilson family. Given the reduction in property size and the large mortgage taken out in 1959, we suggest that Gardner S. and Carol Wilson were responsible for the additions that constitute the present dwelling. Thus, for lack of better information, we call this the Kimball/Wilson Residence.





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1475 E. 7200 S.



1475 E. 7200 S.

# TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 1475 E. 7200 South

City: Cottonwood Heights, UT

Current Owner: Alan H. & Marilyn M. Branch

Address: same

Tax Number: 22-28-101-028-0000

Legal Description (include acreage): Lot 1, Branch Subdivision

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
9/30/1882	United States of America	Joseph S. Vance	Patent (H'stead)	--	All NW1/4 160 acres
2/1/1894	Joseph S. Vance	Richard & Ellen D. Maxfield	W.D.	\$6,500.00	fr. NE cor NW1/4, 1RW, etc. (85.4 acres)
3/10/1894	Richard & Ellen D. Maxfield	Frank B. Stephens	W.D.	\$5,000.00	ditto
4/10/1896	Frank B. & Lunette Stephens	William H. & Lena Sheridan	W.D.	\$3,500.00	Beg. 30R W of SE cor, etc. (70 acres)
[date torn from page]	William H. & Lena Sheridan	Peter N. Campbell	Trust Deed	\$1,650.00	ditto
9/21/1896	William H. & Lena M. Sheridan	Martin E. Callahan	W.D.	\$2,350.00	ditto
4/16/1902	Martin E. Jane M. Callahan	Zions Savings Bank & Trust Co	Mtge.	\$3,500.00	ditto
3/23/1905	Martin E. Jane M. Callahan	James Thomson	W.D.	\$10.00	ditto
4/1/1910	District Court SL County	Henry T. McEwan	Order	\$850.00	ditto
2/19/1921	Henry T. & Margaret S. McEwan	Quince K. Kimball	W.D.	\$10.00	Most of NW1/4, ex. Denny Tract. (59.7 acres)
3/18/1921	Quince K. & Mary E. Kimball	Thrift Investment Assoc.	Mtge.	\$2,500.00	ditto
3/29/1921	Quince K. & Mary E. Kimball	Ashton-Jenkins Co.	Mtge.	\$350.00	ditto
3/31/1921	Quince K. & Mary E. Kimball	Quincy K. Kimball & Sons	W.D.	\$10.00	ditto
10/10/1922	Quincy K. Kimball & Sons	Quince K. Kimball	W.D.	\$10.00	ditto
10/10/1922	Quince K. & Mary E. Kimball	Ashton-Jenkins Co.	Mtge.	\$6,500.00	ditto
12/15/1922	Quince K. & Mary E. Kimball	L.B. Potter & Joseph Watkins	W.D.	\$10.00	Com. 74.7R E. & 80R S., etc. (33.7 acres)

Researcher: John Ewanowski

Date: May 2018



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[Obtain information from title abstract books at County Recorder's Office]

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Current Owner: Alan H. & Marilyn M. Branch

Address: same

Tax Number: 22-28-101-028-0000

Legal Description (include acreage): Lot 1, Branch Subdivision

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
9/19/1923	L.B Potter & Joseph Watkins	Lydia A. Holdaway	W.D.	\$10.00	ditto
3/31/1924	Lydia A. Holdaway	Quince K. Kimball	W.D.	\$10.00	ditto
7/2/1928	Quince K. & Mary E. Kimball	Charles W. Gibbs	W.D.	\$10.00	ditto
1/25/1937	3rd Jud. Court, Ashton-Evans	Investor's Finance Co.	Order	--	Com. 32R E. of NW cor. etc. (85.4 acres)
8/27/1940	Investor's Finance Co.	James L. White	Conveyance	\$10.00	ditto
5/23/1944	James L. & Sarah White	George A. & Amy F. Faust	Sp. W.D.	\$10.00	ditto
10/15/1945	George A. & Amy F. Faust	Leo V. & Fern A. Larson	Sp. W.D.	\$10.00	ditto
1/3/1949	Leo V. & Fern A. Larson	Sandy City Bank	Mtge.	\$500.00	Beg. 32R E, E680.1', S1138.5', etc. (3ac)
12/12/1950	Leo V. & Fern A. Larson	Theron D. & Lyilia J. Barron	W.D.	\$10.00	Beg E1028.33', S1138.5', etc. (0.25ac)
4/30/1953	Theron D. & Lyilia J. Barron	Gardner S. & Carol Wilson	W.D.	\$10.00	Beg E1028.33', S957', etc. (0.50 ac)
8/5/1959	Gardner S. & Carol Wilson	State Savings & Loan Assoc.	Mtge.	\$9,500.00	ditto
8/10/1960	Gardner S. & Carol Wilson	Franklin R. & Marguerite Carpenter	Q.C.D.	\$900.00	ditto
	[mmissing link]				
6/10/1976	Lynn & Helen R. Gordon	Equities, Inc.	W.D.	\$10.00	ditto
10/15/1990	Equities, Inc.	Equities '84	W.D.	\$10.00	ditto
12/27/1994	Equities '84	Alan H. & Marilyn M. Branch	Sp. W.D.	\$10.00	ditto

Researcher: John Ewanowski

Date: May 2018



1894 Joseph S. Vance to Richard & Ellen Maxfield WD 6,500  
1894 R & EDM to Frank B. Stephens WD 5,000  
1475 E. 7200 S.

1882 USA to Joseph S. Vance Patent W.D.  
1894 Frank B & Lorette Stephens to Wm H. & Lela Sheridan  
1,650 ? ? to Peter N. Campbell, T.D. dan  
2,350 1896 Wm H & Lela Sheridan to Martin E. Callahan W.D.  
3,500 1902 Martin E. & Jane M. Callahan to Licens Savings Bank & T. Intg.  
850 1910 District Court - Henry T. McEwen - order  
8,500 1910 Maggie B. Thompson to " " Q.C. & Adm. Deed  
5,000 1910 Henry T. & Margaret McEwen to Co-op Invest. Assoc. Q.C.D  
" " Elizabeth & T. Intg.  
1914 Dist. Court - Maggie B. Thompson order  
1921 HT & Mary, McEwen to Quincy K. Kimball WD large tract  
1905 MF & JMC to James Thomson WD  
1921 Quincy K. & Mary E. Kimball to (2 CDs) Intg. 2,500  
1922 Quincy K. Kimball & Jms to Quincy K. Kimball WD 350  
1922 " " & Mary EK to a co. Intg. 6,500  
1922 QK & MEK to L.B. Potter & Joe. Watkins WD

Joseph i. WatKins

1920 C: b. c. 1875, res. SL 5th lod, sp. Lydia W.  
fa. b. UT, mo, b. Denmark, motorman, electric road  
shc, 55, b. 1865

1922 dir., res. SL, not Union

or

Joe. H. WatKins, Jr.

b. 1865, md. 1911, SL, sp. Annis L. Anderson

same

{

1929 C: Joe. Hammond WatKins, res. Logan,

sp. Laura A. W, 42, 3 Kids: 1940: Logan

or

Joe. A. WatKins, b. 1866, res. Logan,

sp. Laura A. W., 3 Kids, Mgr, monument co.

or

Joe. W. WatKins

b. 1869, md. Ethel E. Ross, 1913

or

Joe. Hammond WatKins, b. 1861, Cottonwood,

d. 1955, SL, sp. Lydia Ella WatKins,

+ others

David Drayson B., sr, the son of prominent Utah  
freemason religious leader, D.D. and one of his wives, Harriet  
W. Philworth, was b. in 1890 in Savannah, Ga. &  
survived the trip to UT as a baby, arriving the same year.  
Ordained an LDS high priest in 1877, he served as bishop of  
the 1st St Ward of the Col. St. from 1877 to 1900. A const.  
cont'n. B. owned many pieces of land in S.L., Summit  
& Sanpete Cos. in Cal. . . .

Ernie (unc. name) Ashby B. was b. in Cal. in 1879 to  
Jedrick Carlton & Virginia Adeline B. He was an attorney  
who often purchased houses as noted investment props.

Joseph S. Vance

b. 1854, Union Fort, d. 1938, Monrovia, CA, 1920: Cx.

sp: Lydia Ann Van Valkenburg, m. 1875

fa: Isaac Young V., m. Martha Eleanor Yeager V.

1900 c: Fairview, Bingham, ID, 1910 too

or Lurette

Frank B. & Lurette Stephens

1910 c: res. SLG 5th W., sp. Lurette

he, b. 1855, Warner, lawyer, 3 kids

d. 31 Jan. 1940. Firm: <sup>Stephens</sup> Drayton & Vance, 1934

William

W.H. & Lena Sheridan

b. 1861. m. 1893 to Lena M. Cooper

Peter N. Campbell

maybe: 1870 c: b. c. 1810, KY, res. S.L. 3rd Wd.  
Saloon, sp. Martha Campbell, KY, 1 son  
b. 1874, SLG (too early for 1846)



1. The first part of the paper discusses the importance of understanding the underlying mechanisms of the observed phenomena. This is crucial for developing effective interventions and policies. The authors argue that a comprehensive understanding of the system is necessary to address the complex challenges it presents.

2. The second part of the paper focuses on the methodological approach used in the study. The authors describe the data collection process, the statistical models employed, and the validation techniques used to ensure the reliability of the findings.

3. The third part of the paper presents the results of the study. The authors show that the proposed model accurately predicts the observed outcomes across different scenarios. These findings have significant implications for the field and provide a solid foundation for further research.

4. The fourth part of the paper discusses the limitations of the study and suggests directions for future research. While the current study provides valuable insights, there are still several areas that need to be explored in greater depth to fully understand the system's behavior.

5. Finally, the paper concludes by summarizing the key findings and emphasizing the importance of continued research in this area. The authors hope that their work will contribute to a better understanding of the system and inform future decision-making.

References

[1] Smith, J. D., & Jones, A. B. (2018). Understanding the underlying mechanisms of the observed phenomena. *Journal of Research*, 45(3), 123-145.

[2] Doe, M. (2019). The importance of methodological rigor in empirical research. *Methodological Journal*, 12(1), 5-20.

[3] Lee, S. H., & Kim, Y. J. (2020). Predictive modeling in complex systems: A review of recent advances. *International Journal of Forecasting*, 36(2), 101-115.

1475 E. 7000 S.

Stephen / Stevens

Joseph J. Vance

1850 c: Union Fort, b. in Wt. @ Union

1900 c: b. c. 1855, res. Monrovia, CA

sp. Lydia A. Vance, 71.

1900 c: b. 1855, res. Ferris, Idaho, sp.

farmer, 4 kids

1920: b. c. 1855, res. Long Beach, CA, sp. Lydia A.

1910: b. 1855, res. Colton, Idaho, farmer " " "

1895: res. Utah, sp. Lydia A. Van Val Kenberg

d. 1938, Monrovia, CA.

Da. Isaac, mo. Martha Vance, son b. 1855,

1860 c: res. in North Bend (Ferris) Wt.

Army

Frank B. & Lynette / Lynette Stephens / Stephens

1910 c: b. c. 1856, Maine, res. SL 5th Wd.

sp. Lynette, occ: Lawyer

1900 c: b. Oct. 1856, SL 5th Wd., sp: Lynette, 3 kids

d. 31 Jan. 1940, always lived in SL.

Wm. H. & Lena Sheridan

1893, md. Lena M. Clepper, SL

WHC b. 1861, 1896: SL, musician

Peter N. Campbell

1870 c: b. c. 1810, KY, res. SL 70th Wd., barber

saloon d. 1894 (to room for 1894)

Martin E. & Jane M. Callahan

1930: b. c. 1859, N.Y., res. SL, parents: N.Y.

occ. agr., truck body factory, sp. Jane M., 6 kids

1900 c: b. 1858, N.Y. res. Murray, Md. 1896

Jane M.C. nurseryman,

Edward

Martin<sup>1</sup> E. Callahan

Donnelly

1970: res. I.L. 4th Wd. sp. Jane M. - her  
parents fr. Ireland, occ: mechanic, repair  
shop, 7 Kids. d.

1910 c: mm. to 1920.

1962 div. res. Murray, occ: Treas. & Mgr. Pioneer  
Nurseries.

Thomas

Henry T. & Margaret McEwen

b. 1899. md. Margaret Ann Sharp, 1896, SLG  
another sp: Lussanah J. M.

1910 c: res. SL 4th Wd., parents: Scotland,  
banker, 6/7 Kids, sp. Margaret.

1900 b. 1860, SL 4th. " S.

occ: bank paying teller d. 1937

Maggie O. Thomson/Thompson

sp. Earl H. <sup>Harold</sup> Thompson, b. c. 1883

b. c. 1853, 1910 c: res. SL 2nd Wd.

parents b. Engl. 2 Kids

1920 c: mm: 3 Kids.

Maiden name: Evelyn. B.

1909 div. MBT, sp. James Thomson

res SLG

1927 same

1900. MBT: b. 1857, <sup>Engl</sup> res. SL 2nd Wd

sp. James Thompson, parents: England 1878

8 Kids, 2 others, no Maggie Kid. md. 1879

Knowlton

Patricia Kimball

Emily

1920 c: b. 4. 1867, Utah, res. SLG, fa. b. Virginia

occ: investor in mining, sp. Mary E. b. c. 1867

1910 c: res. Benson, AZ grocery merchant,

sp. Mary E. 5 Kids incl. Golden, 2

1900 c: res. Logan, Mary E. miner, 4 Kids.

md. 1890. He died 11 Sep. 1949, Sacramento

which?  
surnames  
others

for David Patten/Symbolell  
no Caroline Marie

Quince



1475 E. 7200 S.

Lyana A. Holdaway (Riddle) / & one in Provo

1924 div. res. Montfield Apt, SLC 1929: same

1914: Hotel Shelton

1910 c: b. c. 1868, res. Provo

sp. Andrew H. Holdaway

res. fa. fr. NY, mo: Engl. 3 Kids

1900 c: b. 1866, res.: Vineyard, sp. A. W. H. Kids

death cert. d. 11 Apr, 1931, SLC, born. Beaver

fa. Isaac Riddle, mo: Mary Ann Kneio b. 1868

sp. Parmur Peterson (d. 1926, LA, CA)

Quince K. Kimball md. to Mary Emily Merrill

1930 c: b. c. 1867, Ut. res. SLC, sp. Quince K.

fa. fr. NY, mo: Indiana, apartment mgr.

1910 c: res. Benson, AZ, 5 Kids

b. Smithfield, UT.

1929 b.m. res. SLC. 1927: same 1940: SLC.

Worthing

Charles W. Gibb

1920 c: b. c. 1886, res. SLC, sp. Florence / mgr.

fa. b. Wales, mo. b. UT. real estate cashier, 2 Kids.

1930 c: b. c. (1885), res. SLC, 4 Kids, & others

1940 c: " " " " "

d. 10 Jan. 1968, SLC, fa. George Premice, mo. Sarah  
Emaline.

Louis

James L. & Sarah White

3 Kids

1940 c: b. c. 1895, UT, res. SLC, lawyer, sp. Sarah

1930 c. " " " " "

parents fr. Austria. lawyer, sp.: Sarah

d. 17 Apr. 1957, b. 1894, sp. Sarah E.

Augustus

George A. & Amy F. Faust

1944 dir. : Res. SLG, Judge, Amy F. Co. Gov't Asst.

1930 C: b. c. 1891, <sup>son</sup> res. Cottonwood, attorney 4 kids

1940 C: " " ? 23rd E, 62nd S. occ: <sup>Amy F.</sup> surgeon

md. 1917, Amy Finlayson (prob. lawyer) 5 kids

fa: James N. Faust, mo: Maude Wetzel F.

d. 14 Dec. 1955

son occid: James F. Faust ( LDS GA ? ) b. c. 1921

Valdemar / Valdemar

Leo V. & Fern A. Larson

1959 dir. : Res. SLG, driver, sp: Fern

~~death cert. b. 1907, d. Feb. 1975~~

" " b. 1916, d. 14 Oct. 2004

md 1936, Fern Almira Anderson

Ancestry, com: Leo Valdemar Larson,

sp: Julia Letha "Peg" Hatch Ballara Larson

fa: Valdemar Johanson L.

mo: Almira Elizabeth Wright L.

b. 1916 Pingree, ID.

d. 2004 SLG. 1940 Res: Neola, VT.

Boyle

Theron D. & Lydia L. Barron

1952 dir. Res. SLG

death cert. : b. 1926, SLG. to James Clifford B.

mo: Jessie Lucinda B., sp: Lydia Jean B.

d. 22 May, 1992, Mendocino Co., CA.

~~5 kids~~

Hopkins

Stodgill (?)

Gordon S. & Carol Wilson

1940 dir. Res. SLG. "Patr. Appr."

1940 C: b. c. 1919, CA, gov't military pers

fa: Joseph R. W., mo: Frances G. J. W. 10 & 4 kids

Jacobsen



245. X  
232. Y

1475 E. 7200 E.

Hyrum H.?

7-room

1,364 sq ft

?

The Forbush Res. is a one-story, single family home on a 8,276 sq. ft. (.19 ac.) lot. The rectangular floor plan contains a living room, dining room, Rm, 3 (?) Bth & 2 bath rooms. (?) Real estate records say that the house was built in 1950 and renovated in 1992. The 1950 date corresponds to the year the Census 1st Ward of the LDS Church Records issued a "Special Warranty Deed" for the house, about nearly two years after obtaining ownership thru an "Executor's Deed" from the estate of Hyrum Forbush. Judging by its appearance, however, the house could be a decade or two older. Visually, the exterior is reminiscent in design and roughly bungalow-like in shape, with its boxlike shape situated under a medium-pitched gable roof with cantilevered eaves. The exterior walls are built of conc. block, stuccoed and painted. All of its windows are rectangular, either fixed or double-hung, plus a (unusu?) projecting bay window extending from the \_\_\_\_\_. The plain exterior is devoid of ornament. The roof would be simple flat wood trim. Views of the exterior are obscured by trees shrubs and fences on this overgrown lot. The dwelling is not architecturally distinctive.

The tax card for this house shows a smaller, cross-wing house-planned bldg., around which is built to the right and rear a 15' wide addn. As a result the original porch is now in the center of the floor plan. The tax card shows the orig. res. was built in 1950 & the addn in 1955. ~~The walls are noted to be of conc. block. The ext. walls are stuccoed. This is possible, altho the style & materiality suggest as~~

apparently stuccoed



earlier time, perhaps the 1930s or 40s  
The old photo does not resemble the present  
house.

1533 E. Creek Road:

History. This house was built was built on a 0.19  
ac. parcel once part of a larger one eighth section piece  
homesteaded and received by patent in 1886  
by Sanford Forbush, one of the founders &  
of Union, (more on R.F.) Leaders  
In 1902 the estate of " " granted to successor  
13x14 odd piece of that parcel to son Hyrum  
Henry Forbush. (more on Union) in 1948,  
" " 's estate conveyed the present lot  
to the Union 1st Ward of the LDS Church.  
The ward ~~was~~ <sup>was</sup> if the house was built  
in 1950, it was built by the Union 1st  
Ward, as it owned the property from 1950  
until 1971 when it was conveyed the Bldg,  
the present owners. What is not apparent is why  
the 1st ward would build a house and why the Bldg  
would obtain it and continue to own it to this day.

(above apt for 1425 E. Creek Rd.)

established a homestead in a "secluded little valley" east of Union. It was described as "a beautiful spot, a clear mountain stream wound through it and large cottonwood trees grew along its banks." Here Foster cleared the land, dug irrigation ditches and planted productive peach and apple orchards. Foster remained a single widower until Thomas married, leaving him alone. Then Foster married Madeleine Beus/Magdalena Rosen and they had four sons. Two of them, Orson and Frank Greenwood, grew to manhood in Union. Foster became a single parent again when his wife died shortly after the death of their last boy.

("William, Foster & Thomas Greenwood," and "Thomas Greenwood Life Story," FamilySearch.org; "Pioneers and Prominent Men of Utah," *ibid*, 900; "Early Histories of Union Fort," *ibid*, 146-150.)

#### SOUTH, Wid and family

Wid South bought from Don and Lanore Searle a parcel of open land that had been owned by the Fetchner family. He built a house back in from 72<sup>nd</sup> S. and then built the Aitken's home and lived in it while his mother, "Grandma South," lived in the earlier, smaller dwelling. Later the homes of the Nelson, Rumel and Booth families also were built on the South property.

(Chris Lane,: *ibid*, 48.)

#### VANCE, Joseph Stephen and Lydia Ann Van Valkenburg

Another original land patent holder in Poverty Flats was Joseph Vance, son of Little Cottonwood pioneers Isaac Young and Martha Eleanor Yeager Vance. Joseph was born in Union Fort in 1854 and as a child, went to the North Bend/Moroni area of Sanpete County with his parents and other Union residents. He returned to Union, marrying local woman Lydia Ann Van Valkenburg. They remained long enough to receive their patent in 1882 but by 1890, they had moved to Idaho, apparently selling their property to Charles Denney. They spent their last decades in California. Joseph died there in Monrovia in 1938.

("Biography of Isaac Vance," E. Vance Larsen, D.U.P manuscript, 1945; Family Pursuit Community Family Tree; censuses.)

#### GENERAL CHAPTER SOURCES

"Chris Lane, A "Bit" O' History," Melt Stelter, 2004.

"Memories of "Poverty Flat" Around 1924," Helen Thorpe Staker, July, 1992.

Poverty Flats interviews with Melt Stelter, Fred Buxton, Adrian Gates, Lester Gene Whiting, Rudy Price, Lael Cowley Lundeen, et al, summer, 2015.

Poverty Flats Research File, Cottonwood Heights Historic Committee, through 2016.



Otis L. Terry, Jr. was the third generation of Otis Terrys to live in Union. He was born in MillCreek in 1852 while his father was running the Gardner Flour Mill there. In 1876 he married Sarah Lovenia Howell, born in 1859 to Unionites Elias Willis and Martha Jane Rigby Howell. Their children were Otis Lysander III, Phylinda, Willis Elias, Martha Lovenia and Charles Delos.

Otis, Jr. served in the bishopric of the Union Ward under Bishop Ishmael Phillips until moving to Fairview in 1886. After leaving Union, Otis, Jr. married three more wives and fathered additional children. He died in 1932 after being hit by an automobile while crossing a street. Sarah had died in 1898.

(Union, Utah: Our Heritage of Pioneers, 345.)

#### \* VANCE, Isaac Young and Martha Eleanor Yager

Vance arrived in Utah in 1847 and was one of the original settlers of Little Cottonwood. He was born in 1818 in Clay County, Tennessee. Vance was one of only four family heads to stay in the area beyond 1853, helping to build Union Fort in '54. His experience must not have been fully satisfying, however, as he was in the group (with James Naylor Jones, Elisha Jones and Union's Jehu Cox and Warren and Lindsay Brady) to obtain Brigham Young's permission to establish the settlement of North Bend (later, Fairview) in 1859. Vance, Cox and the others made the move to Sanpete County and there Vance was involved as a militiaman in the two Indian-Mormon wars. After helping to build Union Fort, he again became a fort-builder in Fairview and Mt. Pleasant, also living in Milburn. The adobe house he constructed in 1870 in Fairview remains extant. Isaac Vance died in Sanpete in 1898 and was buried in Mt. Pleasant.

("Biography of Isaac Young Vance, Mary E. Vance Larsen, 1945, D.U.P Manuscript.)

#### WEBB, Charles Young and Laura A. Smith, Margaret Allen and Adeline Freeman

Charles Y. Webb is shown as a property owner in Union in the 1850s. He was born in 1819 in Malone, New York to Samuel and Polly Webb. He converted to Mormonism in 1844 and lived in Nauvoo with his first wife, Laura A. Smith, who died of childbirth in 1846. Webb then married Margaret Allen and joined the Mormon Battalion, eventually retrieving his family and bringing them to Utah in 1849. He was an early settler in Little Cottonwood but responded to a call to colonize in Parowan and moved there in 1850-51. Webb took a third wife, Adeline Freeman, and by his three wives had 17 children, most of whom lived to adulthood. Why he still owned land in Union after he had moved south is an open question. He may have left one family in Union while taking a second one to the Parowan/Paragonah area where he settled.

("Charles Young Webb, Mormon Pioneer," Carolyn Webb, 1999, L.D.S. History Library; "Charles Young Webb (1819-1890)," Geni-Genealogy website; "Charles Y. Webb," Ancestry.com.)

#### WILLIS, William Wesley, Sr. and Jane Willis and Frances Long Reeves Sweat

Ann Poulson (1839-1909) of Provo. His final marriage was to Caroline Delight Allen (1838-1879). Altogether Elisha fathered 25 children in the 45 years between 1832 and 1877. Two of them, Jacob Absalom (born 1851) and Margaret Ellen (born 1853) were born in Little Cottonwood but by 1854 Elisha had moved his family to Provo and by 1857, they were in Mt. Pleasant and shortly thereafter, in North Bend/Fairview. He ended his life in Heber City where he served as bishop of its East Ward. An Indian War veteran, Elisha Jones also served as a justice of the peace. He died in Heber City in 1880.

(Pioneers and Prominent Men of Utah, 252, 573-574; "Elisha Jones," website; "Pioneer History of John Hammond," Hilda Watkins Gaucher, great-great-granddaughter, Brigham City, 1974.)

KELSEY, Samuel Alexander Pagan/Pagon and Jennet Averett

A "S.A.P. Kelsey" is shown as a lot owner on the 1857 plat map of Union Fort. He was Samuel Alexander Pagan or Pagon Kelsey, son of Irish parents Samuel and Elenor Gill Kelsey. He was born in 1805 in Chester County, South Carolina. His wife, Jennet Averitt, was born in 1808 in Maury County, Tennessee. Converted to Mormonism in about 1835, the Kelseys lived in Nauvoo where their first four children were born and died. Those they brought with them to Utah in 1852 were Thomas, Diannah, Matilda Elmira, Elenor Jennet and John Averitt. With other Unionites, the family moved to Cache County in 1860 where they helped colonize Smithfield. A blacksmith by profession, Samuel died there in 1894, while Jennet had passed on in 1887. (It is not clear whether S.A. P. Kelsey was related to Union pioneer Easton Kelsey, who arrived in Utah at the head of his own company a year earlier.)

("Samuel Alexander Pagon Kelsey," Laura Everton Wagstaff, Spokane, Washington, D.U.P. History, 2000.)

\*

MAXFIELD, Richard Dunwell and Artemisia Ann Harris and Ellen Diadema Thompson

One of the sons of John Ellison and Sarah Maxfield to settle in the Union/Butler area was Richard D. Maxfield. He was born in 1831 in Wilmont Creek, Bedeque, Prince Edward Island, Canada and came to Utah with his parents in 1851. By his two wives he fathered 20 children, 9 with Artemesia Harris and 11 with Ellen Thompson. When living in Union Fort in 1870, Richard was a man of considerable wealth, claiming a total of \$5,000 in land and personal assets. The land was likely the 160 acres he obtained in 1878 at the northwest corner of Section 27. The parcel ran south from today's 70<sup>th</sup> South between 20<sup>th</sup> and 23<sup>rd</sup> East.

Richard Maxfield farmed his land. He supplemented that income by cutting lumber for the roof of the Salt Lake Tabernacle, owning four sawmills up Big Cottonwood Canyon and being a partner with his brother Robert in the Maxfield Mine in the same canyon. He and his two families were still living in Union in 1880. In about 1900 they moved to Spring City, Utah where he was a lumberman. By 1910 he was widowed and living in Salt Lake City.



("The Maxfields in Big Cottonwood Canyon," Wayne Crawford, 2015; "Comprehensive Description of the Famous Old Maxfield Mine, Producers of Millions and Ready to Repeat on Demand," Lloyd W. Hoskins, E.M., The Salt Lake Mining Review, 1927.)

MERRILL, Horatio Harris and Jeannette Webb

Born in 1834 in Alden, New York, Horatio Merrill arrived in Utah in 1850 with his parents Austin Taylor and Laura Wilder Harris Merrill. With the rest of his family, he lived in Little Cottonwood and then Union Fort where he became a wheelwright and carpenter. In the early 1860s, Horatio joined other Unionites who moved to Smithfield in Cache County. In 1861 he married Jeanette Webb, born in 1846 to Union residents Charles Young and Margaret Allen Webb. They had two children, Laura Margaret and Horatio Epaphras, before Laura died in 1865, the year of her last child's birth. In Smithfield Horatio later married Danish-born, fifteen-year-old, Martha Mouritsen and then Sarah Ann Smith, fathering another eight children between them from 1868-1891. Late in life Horatio Merrill joined the Mormon colonization effort in Arizona. In 1894 he was killed in an Indian ambush near Pima.

(Pioneers and Prominent Men of Utah, 1034.)

MERRILL, Ira Elias and Lucinda Jane Olmstead

The January, 1857 plat map of Union Fort shows that one of its lot-owners was Ira E. Merrill. Born in 1835 in Alden, New York to Union pioneers Austin S. and Laura Wilder Harris Merrill, Ira came to Utah in 1848 with Brigham Young's second company. The family located in Little Cottonwood in 1849, farming their land two miles south of the fort. In 1851 they obtained another farming parcel a mile further south in what is now Sandy.

In 1856 Ira married Lucinda Jane Olmstead in Union Fort. Although the daughter of Hyrum and Eliza Winter Olmstead, she was given to and raised in the family of Union pioneer Alexander M. Shoemaker. Their first two children, Lucinda Jane (born 1857) and Ira William (born 1858) were born at Union Fort but in 1859, the Merrills joined with other Union families who responded to a call to colonize Smithfield, five miles north of Logan in Cache County.

("Life Sketch of Austin Shepherd Merrill and his wife Laura Wilder Harris," Noreen Nelson Larkin, D.U.P History, 2012.)

PENDELTON, Benjamin Franklin and Lavina Patten, Alice Jeffery

Born in 1818 in Cansteo, New York, Benjamin Pendleton married Lavina Patten in 1840, converted to Mormonism in 1842 and moved to Nauvoo where he set up his blacksmith shop. The parents of eight children, they traveled west with Brigham Young's second/return company in 1848. He set up another blacksmith shop and a home in the heart of the city, also maintaining a lot in Union Fort. It may have provided a household for his second family after marrying Alice Jeffery in 1861 and fathering eight more children. A very useful man, Pendleton used his skills to make and repair machinery for molasses, grist and saw mills and to repair weapons. In 1861 he

1475 E. 7200 St.

22-28-101-018



33-481



33-481

DESC.

Dase, 28

Fardner S. Wilson

14 Sac. 28- 25 IE

Res. St. No. 1475 E 7200 So.

Rms. 5 + Bath Type 1 2 3 4 Cost \$ 1756 x 103 %

Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
x		1142		\$ 1809
x				
x				

c Flr. Walls Roof

Description of Building Additions

ie Conc. None

one Block

s Walls Clgs.

5 + Flat Mtl. 2 Shp. + Trs.

Med. Large

Med. Large

51 @ 80 41

17 @ 60 10

@

@

1/3 1/2 3/4 Full 2 Floor

Rooms Fin. Unfin.

Unfin.

s 1 Tub Trays 350

n 1 Sink Toilets 80

Ftns. Shr.

washer Garbage Disp.

H.A. Steam Stkr. Blr.

Coal Pipeless Radiant

Hd. Wd.

Hd. Wd. Other

Mantels 1 Blt. In 90

Wainscot Floors

s Fixt.

od Metal Doors Sash

Location

Kind of Bldg. Res. St. No. 1475 E 7200 So.

Class 3 Type 1 2 3 4 Cost \$ 2111 x 104 %

Stories Dimensions Cu. Ft. Sq. Ft. Factor Totals

1 x x 1142 \$ 2238

x x

x x

Gar.-Carport x Flr. Walls Cl.

Description of Buildings Additions

Foundation-Stone Conc. None

Ext. Walls Concrete

Insulation-Floors Walls Clgs.

Roof Type Gable + Flat Mtl. Put Shap. 22

Dormers-Small Med. Large

Bays-Small Med. Large

Porches-Front 51 @ 100

Rear 17 @ 75

Porch @

Metal Awnings Mtl. Rail

Basement Entr. @

Planters @

Cellar-Bsmt. 1/4 1/2 3/4 Full 2 Floor

Bsmt. Apt. Rooms Fin. Unfin.

Attic Rooms Fin. Unfin.

Class 1 Tub 1 Trays 1

Basin 2 Sink 1 Toilets 2

Wtr. Sfrtr. Shr. St. 1 O.T.

Dishwasher Garbage Disp. 470

Built-in-Appliances

Heat-Stove H.A. Steam Stkr. Blr.

Oil Gas Coal Pipeless Radiant 156

Air Cond.

Finish-Fir Hd. Wd.

Floor-Fir Hd. Wd. Other

Cabinets 1 Mantels 1 140

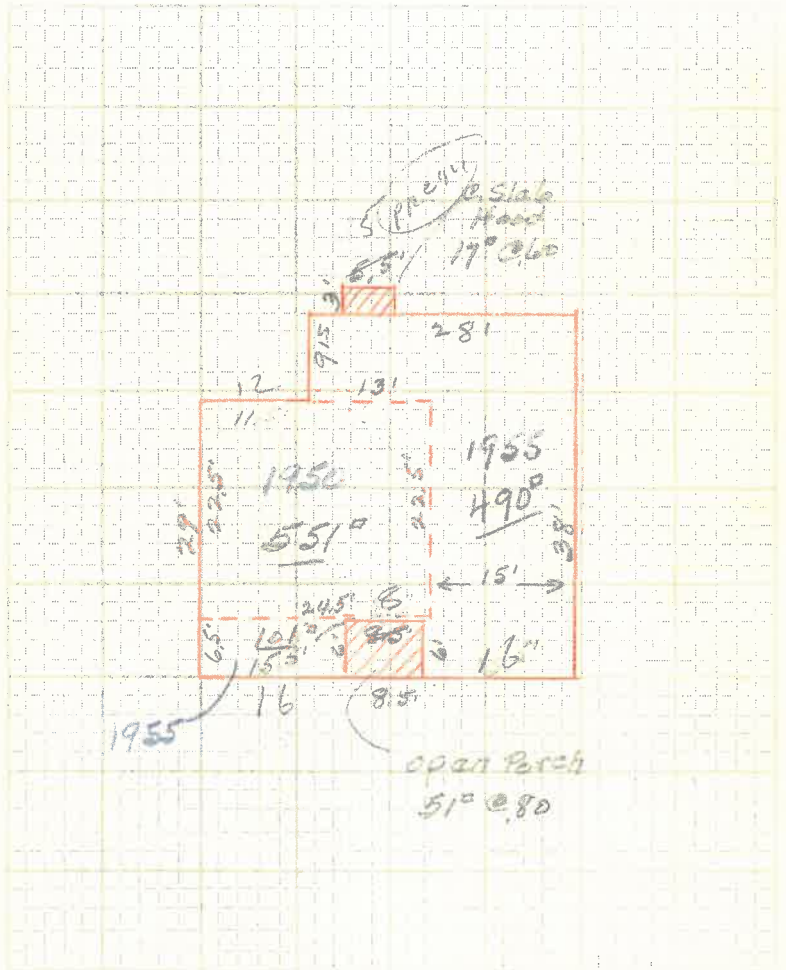
Tile-Walls Wainscot Floors

Storm Sash-Wood D. S. Metal D. S.

1475 E. 7000 S.

551" X 6 years = 3306  
591" X 0 = 591  
1142 3897

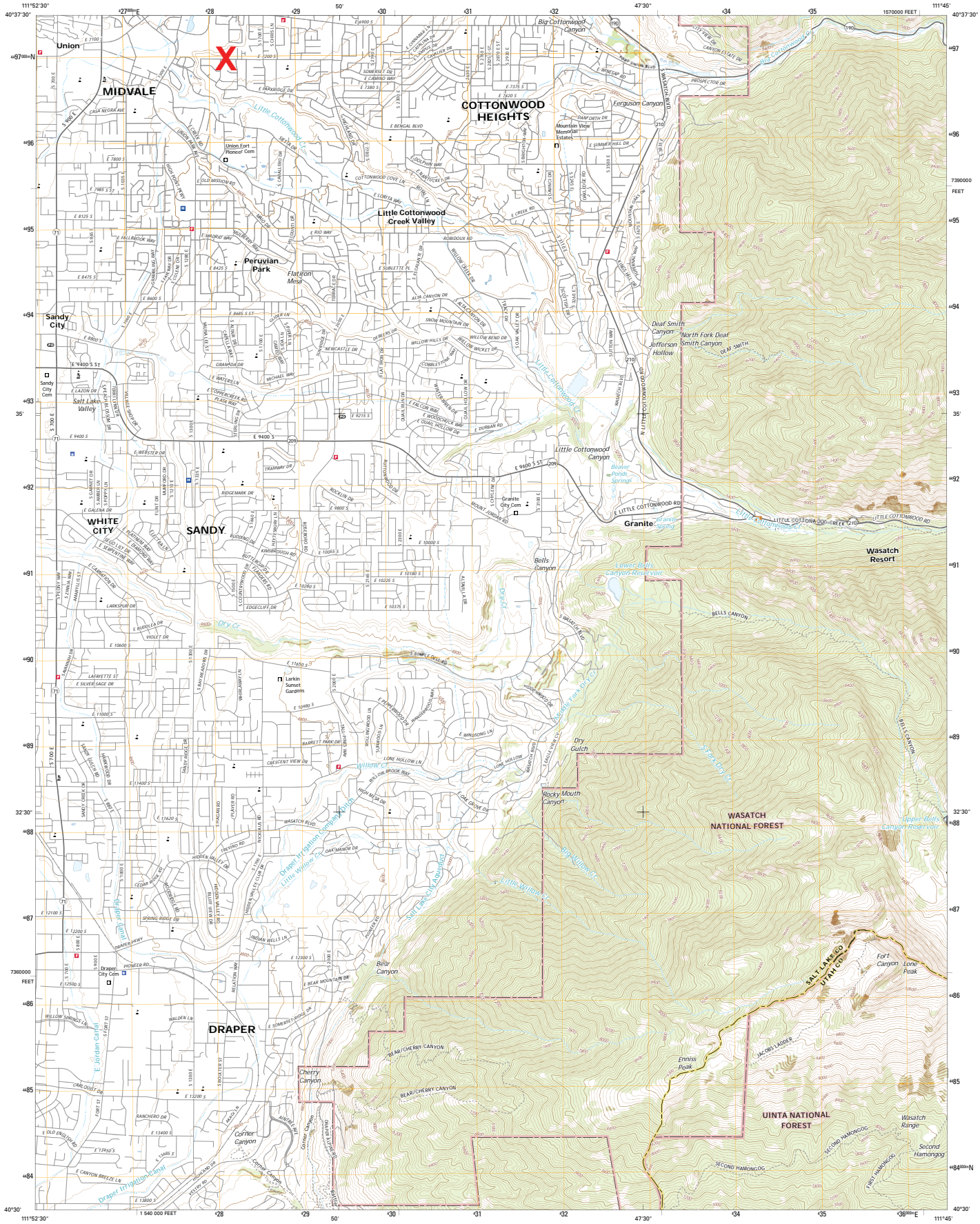
$$3897 \div 1146 =$$



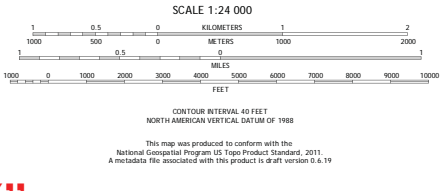
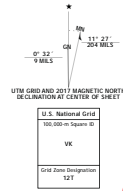
Remarks:







Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84) Projection and  
1 000-meter grid. Universal Transverse Mercator, Zone 12  
30 000-foot ticks. Utah Coordinate System of 1983 (central  
zone)  
This map is not a legal document. Boundaries may be  
generalized for this map scale. Private lands within government  
reservations may not be shown. Obtain permission before  
entering private lands.  
Map, October 2014  
U.S. Census Bureau, 2010 - 2016  
Roads within U.S. Forest Service Lands, 2012 - 2014  
Name: National Hydrography Dataset, 2014  
Hydrography: National Hydrography Dataset, 2014  
Contours: National Elevation Dataset, 2014  
Boundaries: Multiple sources; see metadata file 1972 - 2014  
Public Land Survey System: BLM, 2014  
Wetlands: FWS National Wetlands Inventory 1977 - 2014



ROAD CLASSIFICATION

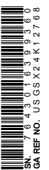
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
FS Primary Route	FS Passenger Route
	FS High Clearance Route

Check with local Forest Service unit for current travel conditions and restrictions.

DRAPER, UT  
2017

1	2	3	1 Salt Lake City South
4	5	6	2 Sugar House
7	8	9	3 Mount Aire
			4 Midvale
			5 Draper Canyon
			6 Jordan Narrows
			7 Lark
			8 Timpanogos Cave

**"X" MARKS PROPERTY LOCATION**







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## 1475 E 7200 S

Cottonwood Heights, UT 84121

1.5 baths • 1,364 sqft • 8,276 sqft lot size • Single-Family Home

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See the local terrain and how close this home is to parks and

#### Street View

Take a virtual walk around the neighborhood.

#### Schools

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32 Middle Schools  
26 High Schools

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Lowest crime relative to the rest of Salt Lake county.

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94% of resider commute by ca

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**\$369,900**

🏠 4bd 🛏 3ba 2,500 sqft

1702 E Village Green Rd

Cottonwood Heights, UT



## Home Details

### Overview

Single-Family Home

8,276 sqft lot size

1.5 Baths

1,364 sqft

Built in 1950

### Description

This Single-Family Home is located at 1475 E 7200 S, Cottonwood Heights, UT. 1475 E 7200 S is in Cottonwood Heights, UT and in ZIP Code 84121. 1475 E 7200 S has 1.5 baths, approximately 1,364 square feet and was built in 1950.

[▼ See More](#)

### Property Taxes and Assessment

Year

N/A

Tax

N/A

Assessments

Land

N/A

Improvements

N/A

Total

N/A

Market Value

N/A

## Affordability

Call

Email

## Price Trends

### Real Estate Trends ⓘ

Average Listing Price for 84121

\$829,397

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## Sold Homes

Address	Distance	Property Type	Sold Price	Sold Date	Bed	Bath	Sqft
659 E 3585 S, South Salt Lake UT	5.19	Single-Family Home	-	-	5	1.5	1,015
9834 S Tiger Eye Dr, Sandy UT	3.33	Single-Family Home	-	-	6	2.5	1,300
7930 S 2700 W, West Jordan UT	5.8		-	Email	4	2	1,613



Address	Distance	Property Type	Sold Price	Sold Date	Bed	Bath	Sqft
		Single-Family Home					
3227 S Ivy Park Dr, West Valley Ci...	8.51	Single-Family Home	-	-	3	2	1,316
4126 S Sunnypark Ln, West Valle...	7.48	Single-Family Home	-	-	3	2	840
1403 W Stone Meadow Dr, West J...	4.82	Single-Family Home	-	-	3	2.5	1,681
3156 E Old Mill Cir, Cottonwood...	2.46	Single-Family Home	-	-	5	3	3,109
2197 S 500 E, Salt Lake City UT	7.22	Single-Family Home	-	-	3	1	966
6504 S 2300 E, Cottonwood Heig...	1.52	Single-Family Home	-	-	2	1	1,500
2511 E 2900 S, Salt Lake City UT	6.26	Single-Family Home	-	-	4	1.5	875

## Contact Info




I'm interested in selling my home at 1475 E 7200 S, Cottonwood Heights, UT 84121

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**1475 7200 S**

Cottonwood Heights, UT 84121

**\$264,616**

Redfin Estimate

**1,364** Sq. Ft.

\$194 / Sq. Ft.

**Unknown**

Last Sold Price

**3**

Beds

**1.75**

Baths

Built: 1950

Status: Not For Sale Source: Public Records



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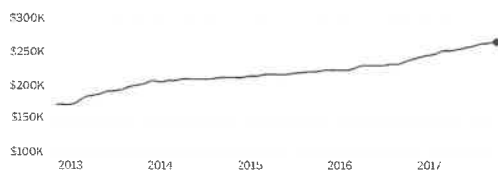
Edit Home Facts to improve accuracy.

**\$264,616**

October 2017

**Track This Estimate**

1 year

5 years

Estimate based on these recent sales.



A SOLD 10/02/17

B SOLD 7/12/17

Local rules require you to be signed in to see more photos.

**Sign in for price** **3 1.5 1,104**

1754 E Cloverdale R... Beds Baths Sq. Ft.

Cottonwood Heights, UT 84121 Source: Public Records

Local rules require you to be signed in to see more photos.

**Sign in for price** **3 1.75 975**

1472 E Greenfield Ave Beds Baths Sq. Ft.

Murray, UT 84121 Source: Public Records

Does something look off? [Edit Home Facts](#)

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\$264,616

Outstanding Mortgage

\$212,000

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1475 7200 S is a house in Cottonwood Heights, UT 84121. This 1,364 square foot house sits on a 8,276 square foot lot and features 3 bedrooms and 1.75 bathrooms. This property was built in 1950. Based on Redfin's Cottonwood Heights data, we estimate the home's value is \$264,616. It has gained \$29,161 (+12.4%) in the past year. Its estimated price per square foot is \$194, which is \$30 higher than the

average of \$164 in 84121. Comparable nearby homes include 1754 E Cloverdale Rd S, 1472 E Greenfield Ave, and 1788 E Cloverdale Dr. Based on size, layout, and other factors, Tendril estimates that this home spends \$132 per month on energy consumption.

1475 7200 South, Cottonwood Heights, Utah 84121 is in the Canyons District. Nearby schools include Bella Vista School, Ridgecrest School and Salt Lake School for the Performing Arts. The closest grocery stores are Trader Joe's, Walmart Supercenter and Whole Foods Market. Nearby coffee shops include Starbucks, Starbucks and Einstein Bros Bagels. Nearby restaurants include Pizza Hut Express, The Habit Burger Grill and Jersey Mike's Subs. 1475 7200 S is near Mountview Park, Crestwood Park and Antczak Park.

 Map Nearby Homes For Sale

 Expand Map

 Street View

 Directions

## Public Facts for 1475 7200 South

### Taxable Value

Land	\$157,900
Additions	\$67,700
Total	\$225,600

Taxes (2016)

**\$1,591**

### Home Facts

 Edit Facts

Beds	3	Lot Size	8,276 Sq. Ft.
Baths	1.75	Style	Single Family Residential
Finished Sq. Ft.	1,364	Year Built	1950
Unfinished Sq. Ft.	—	Year Renovated	1992
Total Sq. Ft.	1,364	County	Salt Lake County
Floors	1	APN	22281010280000

Home facts updated by county records on Jul 9, 2017.

## Property Details for 1475 7200 South

## Interior Features

## Unit Information

- # of Units: 1

## Room Information

- # of Rooms: 7

## Fireplace Information

- Fireplace Type: Yes

## Heating Information

- Heat Type: Has Heating

## Bathroom Information

- # of Baths (Total): 2
- # of Full Baths: 1
- # of 3/4 Baths: 1

## Bedroom Information

- # of Bedrooms: 3

## Exterior Features, Taxes / Assessments

## Exterior Information

- Roof Type: Asphalt
- Structural Style: Cottage
- Property Condition: Fair
- Exterior Material: Stucco

## Assessor Information

- Year of Last Land Appraisal: 2017

## Property / Lot Details

## Property Value Information

- Improvements Market Value: \$30

## Lot Information

- Primary Lot Number: 1
- Lot Size (Sq. Ft.): 8,276

## Property Information

- Property Legal Description: LOT 1, BRANCH SUB. 8363-5836
- Building/Structure Sq. Ft.: 1,364
- Total number of Stories: 1
- Total Sq. Ft. of All Structures: 1,364
- Total Sq. Ft. of All Structures Description: Living Area
- Total Finished Sq. Ft. of All Buildings on Property: 1,364
- Total Assessor Sq. Ft. of Buildings: 1,364
- Permitted Remodel Year: 1992
- Ground Floor Sq. Ft.: 1,364
- # of Structures on Property: 1

## Property History for 1475 7200 South

## No Records Yet

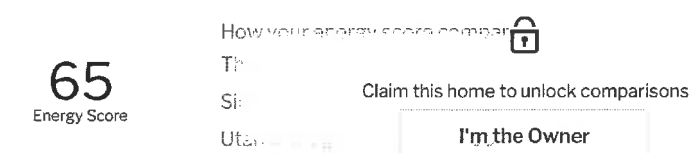
We have no records for this home. As the MLS and public records start to fill up, we'll list the details here.

For completeness, Redfin often displays two records for one sale: the MLS record and the public record. [Learn More.](#)

## Activity for 1475 7200 S



## Energy Report for 1475 7200 S





Energy data and content provided by Tendril, Inc. [Learn More](#)

## Schools

Serving This Home Elementary Middle High

School Name & GreatSchools Rating	Distance
 Ridgecrest School	0.5 mi
 Butler Middle School	1.8 mi
 Brighton High School	1.3 mi

School data provided by GreatSchools. School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.

## Neighborhood Info for 1475 7200 S

Utah Cottonwood Heights 84121

### Transportation in 84121



Walk Score®

27

This area is car dependent — most errands require a car.

### 84121 Real Estate Sales (Last 30 days)

Median List Price	<b>\$580,000</b>	Avg. # Offers	—
Median \$ / Sq. Ft.	<b>\$169</b>	Avg. Down Payment	—
Median Sale / List	<b>98%</b>	# Sold Homes	<b>68</b>







### Median Real Estate Values

Location	List Price	\$ / Sq. Ft.	Sale / List
Union View	\$319,000	\$151	97.8%
84121	\$569,950	\$164	98.5%
Cottonwood Heights	\$550,000	\$155	98.8%
Salt Lake County	\$382,958	\$136	99.4%

### \$/Sq. Ft. Houses in 84121




Similar Homes to 1475 7200 S

### Nearby Homes for Sale

		
<b>\$439,000</b> 7120 S Towncrest Dr E Cottonwood Heights, UT 84121	<b>\$369,000</b> 6494 S Vinecrest Dr E Salt Lake City, UT 84121	<b>\$329,900</b> 1383 E McCormick Wa... Cottonwood Heights, UT 84121
<b>1.1</b> mi.	<b>1.0</b> mi.	<b>0.2</b> mi.
<b>4</b> Beds	<b>4</b> Beds	<b>5</b> Beds
<b>3</b> Baths	<b>2</b> Baths	<b>2</b> Baths
<b>2,338</b> Sq. Ft.	<b>1,644</b> Sq. Ft.	<b>2,272</b> Sq. Ft.
		
<b>\$347,000</b> 8615 S 1185 St E Sandy, UT 84094	<b>\$369,900</b> 1702 E Village Green... Cottonwood Heights, UT 84121	<b>\$329,900</b> 7890 S Manzano Dr Sandy, UT 84093
<b>1.8</b> mi.	<b>0.5</b> mi.	<b>0.9</b> mi.
<b>5</b> Beds	<b>4</b> Beds	<b>3</b> Beds
<b>3</b> Baths	<b>3</b> Baths	<b>2</b> Baths
<b>2,291</b> Sq. Ft.	<b>2,500</b> Sq. Ft.	<b>1,839</b> Sq. Ft.

Homes similar to 1475 7200 S are listed between \$330K to \$849K at an average of \$160 per square foot.

### Nearby Sold Homes

<b>SOLD 8/22/17</b>  Local rules require you to be signed in to see more photos. <b>Sign in for price</b> 1380 E 8555 S Sandy, UT 84093	<b>1.5</b> mi. <b>3</b> Beds <b>1.5</b> Baths <b>1,900</b> Sq. Ft. Source: Public Records	<b>SOLD 10/02/17</b>  Local rules require you to be signed in to see more photos. <b>Sign in for price</b> 1788 E Cloverdale Dr Cottonwood Heights, UT 84121	<b>0.5</b> mi. <b>3</b> Beds <b>1</b> Bath <b>1,104</b> Sq. Ft. Source: Public Records	<b>SOLD 9/06/17</b>  Local rules require you to be signed in to see more photos. <b>Sign in for price</b> 580 E 7570 S Midvale, UT 84047	<b>1.0</b> mi. <b>3</b> Beds <b>2</b> Baths <b>936</b> Sq. Ft. Source: Public Records
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Nearby homes similar to 1475 7200 S have recently sold between \$215K to \$350K at an average of \$195 per square foot.

### Nearby Properties

1523 7200 South, Cottonwood Heights, UT  
6 Beds | 3.5 Baths | 3339 Sq. Ft.

1534 7200 South, Cottonwood Heights, UT  
4 Beds | 1.75 Baths | 1464 Sq. Ft.

7152 S 1495 East, Cottonwood Heights, UT  
3 Beds | 2.5 Baths | 1667 Sq. Ft.

1439 7200 South, Cottonwood Heights, UT  
5 Beds | 2.5 Baths | 2322 Sq. Ft.

7224 S 1440 East, Cottonwood Heights, UT  
3 Beds | 1.5 Baths | 984 Sq. Ft.

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## More Real Estate Resources

## Neighborhoods

Cottonwood Real Estate

Finlandia Real Estate

Willow Stream Estates Real Estate

Creek Road Terrace Real Estate

Cotton View Cove Real Estate

Foxwood Real Estate  
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### Nearby Cities

Park City  
Sandy  
Lehi  
Murray  
Draper  
Bountiful  
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### Zip Codes

84093 Real Estate

### Popular Searches

Cottonwood Heights Land  
Cottonwood Heights Luxury Homes  
Cottonwood Heights Homes with Parking  
Cottonwood Heights Recently Sold Homes  
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