

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

1 IDENTIFICATION

Name of Property: Shirley and Lucy Ferrell Kunkel Residence

Address: 2406 E. Bengal Boulevard

City, County: Cottonwood Heights, Salt Lake

Current Owner Name: Elizabeth M. Navetski

Current Owner Address: 2406 E. Bengal Boulevard

Cottonwood Heights, UT

Tax Number: 22-27-453-006-0000

Legal Description (include acreage): BEG S 3 FT FR NE COR LOT 1, AUBURN HEIGHTS SUB; S 107.27 FT; E 123.45 FT; N 88.68 FT; NWLY ALG CURVE TO L 109.65 FT; N 89°37'30" W 14.63 FT TO BEG. ALSO BEG 120 RDS W & N 893.05 FT FR SE COR SEC 27, T 2S R 1E, SLM; W 5.49 FT M OR L TO E LINE AUBURN HEIGHTS; N 1°38'20" E 283.17 FT M OR L ALG SD E LINE TO INTERSECTION OF AUBURN HEIGHTS & BRIGHTON VIEW #2; S 283.73 FT M OR L ALG W LINE OF BRIGHTON VIEW #2 TO BEG. 0.302 AC M OR L.

2 STATUS/USE

Property Category

☒ building(s)

structure

site

object

Evaluation

☒ eligible/contributing

ineligible/non-contributing

out-of-period

Current Use: single family dwelling

Original Use: single family dwelling

Use

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.

"The Deseret Gymnasium: Utah's Gateway to the Pro Ranks," Tim Hornbaker, Legacyofwrestling.com, "Cottonwood Heights History Questions," Kevin Cromar, September, 2010.

Interview with present owner, Elizabeth Navetski.

City Between the Canyons: A History of Cottonwood Heights, 1849-1953, Allen Dale Roberts, pre-publication manuscript, 369-370, 2018.

Researcher/Organization: Allen D. Roberts, John Ewanowski / History Projects

Date: 2018

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: craftsman bungalow residence

No. Stories: 1.0

Foundation Material: concrete

Wall Material(s): cobblestone, stucco

Additions: ☒ none ☐ minor ☐ major (describe below)

Number of associated outbuildings 1 and/or structures 1

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The Kunkel House is a small, 884 square foot, single story dwelling containing seven major rooms including two bedrooms and a bath. It sits on a 0.31-acre lot and is said to have been built in 1927 and renovated in 1992.

The 1927 date is consistent with its architectural style. It is a modest vernacular bungalow. Its character-defining features include its full-width, recessed front porch, medium-pitched gable-front roof, cobblestone chimney, porch posts and exterior wainscoting and stuccoed upper walls. These elements, and the simple curved and triangular trim pieces on the front gables, have their origins in the early 20th Century Craftsman architectural movement which emphasized the use of natural, rustic materials and hand-craftsmanship. The dwelling's exterior is mostly unaltered, including its rectangular fixed and double-hung windows and door openings. A small, detached, wood-frame lanai and patio at the home's rear, and a small, tree-significance. There is also a small, wood-frame storage shed at the northeast corner of the lot.

The present owner maintains that the interior of the home is largely intact after a renovation reversed earlier alterations.

5 HISTORY

Architect/Builder: unknown

Date of Construction: 1927

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

(see instructions for details)

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics
<input type="checkbox"/> S Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Invention	<input type="checkbox"/> Government
<input type="checkbox"/> Archaeology	<input type="checkbox"/> Engineering	<input type="checkbox"/> Landscape	<input type="checkbox"/> Religion
<input type="checkbox"/> Art	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Architecture	<input type="checkbox"/> Science
<input type="checkbox"/> Commerce	<input type="checkbox"/> Recreation	<input type="checkbox"/> Law	<input type="checkbox"/> Social History
<input type="checkbox"/> Communications	<input type="checkbox"/> Ethnic Heritage	<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation
<input type="checkbox"/> Community Planning	<input type="checkbox"/> Exploration	<input type="checkbox"/> Maritime History	<input type="checkbox"/> Other: Athletics
<input type="checkbox"/> & Development	<input type="checkbox"/> Settlement	<input type="checkbox"/> Military	
<input type="checkbox"/> Conservation	<input type="checkbox"/> Health/Medicine	<input type="checkbox"/> 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 house was built on lot carved out of the larger parcel homestead by Butlerville pioneer William M. Sanford, who received an ownership patent for it in 1878. Sanford was born in about 1840, the son of an English father and Ohioan mother. A farmer, he was the developer of the important Brown & Sanford Ditch Company, the leading builder of irrigation canals and ditches in the Butler area, taking water out of Big Cottonwood Creek after the Morse Decree was issued. The company's three major ditches were the two forks and a branch of the Brown & Sanford Ditch, each running east-to-west from the canyon across the Butler Bench and beyond. These ditches and their north-to-south lateral ditches made farming viable throughout the upper Butler and Poverty Flats area.

In 1878 Sanford homesteaded 160 acres on both sides of Bengal Boulevard between 23rd and 27th East. He lived there a few years before disappearing, "being driven out by his wife," Sarah, who filed for divorce in 1890. By 1880 they were living in the area with their eight children. While there Sanford farmed the land, which benefitted from his irrigation ditches, before selling off pieces to the Bowthorpe, Newman, Spillet and Maxfield families.

In 1882 Sanford sold this parcel to Joseph Maxfield, another Butlerville pioneer. Maxfield was born in about 1847 in Prince Edward Island, Canada, the son of John and Elizabeth Maxfield, two of the earliest settlers of Butlerville, now a part of Cottonwood Heights. In 1872 Joseph married and he and his wife, Matilda M. Maxfield, had at least nine children, one of

whom, John, would come to own the property later. Between 1882 and 1889, the Maxfields mortgaged the property three times, to John W. Clark in 1882, Christiana M. Pomeroy in 1887 and Emma N. Davis in 1889.

In 1920 the Maxfields sold the property to their son John, a farmer born in about 1879, for \$1,500. This amount suggests that the lot may have contained a house and the style of the present house suggests that it could have been built before 1920, it which event it was likely built for Joseph and Matilda Maxfield. The tax card is missing from the County Archives but another source places the construction date at 1927, in which event it would have been built for Mark Shirley and Lucy Ferrell Kunkel, who purchased it from John Maxfield in 1921. Assuming the house was built in 1927, it would be the Kunkel house, for the property stayed in that family from 1921 until 1970.

Mark Shirley Kunkel was born in 1882 to Ohio-born Solomon and Englishwoman Isabel Price Kunkel. In 1904 he married Lucy Ferrell, who came to the United States from her homeland of England in 1889. After Shirley died in 1947, Lucy became sole owner of the property. After her death in 1965, it went to her son Del, who owned it until 1970 when he sold it to David D. and Patricia A Moen.

Delbert Wallace Kunkel, Sr. (1905-1980) was a world-class wrestler. Del joined the Deseret Gymnasium as a young man and trained to become a wrestler. Described as a "naturally talented athlete," he started by winning at the 155-pound class. By 1933 he had turned professional (back when the sport was still true wrestling) and added weight to his body, winning championships at the welterweight (1933), middleweight (1935), light heavyweight (1936), junior heavyweight (1936) and "western heavyweight" (1940) classes. Wrestling out of the McCullough Arena in Salt Lake City, Del at one time held the title of Light Heavyweight Champion of the Pacific Coast and Canada. One of the high points of his career was described thusly:

"In Oregon in December of 1934, Kunkel defeated World Welterweight Champion Jack Reynolds. Reynolds has ruled as king of the welters for nearly 14 years. After a fight in which he used such moves as the Boston Crab, Kunkel lifted the champion sky-high in a terrific Australian Pile Drive that ended the match. Mat critics rate this bout as the greatest exhibition of grappling since a match in Albany in 1927."

At the height of his career in 1937, "Dynamite Del" Kunkel had several chances to win Delton's World Heavyweight Belt in matches in Salt Lake City. Despite the support of large crowds, it was not to be due to Del's smaller size. As described by one sports writer:

"A genuine shooter, Del was often a challenger to the heavyweight crown when the titleholder appeared in Utah, and many thought he would have gotten a stretch with the championship if he was bigger in size."

Still, in 1937, having beaten all of the ranked wrestlers under 200 pounds, Del Kunkel was named World Tigerweight Champion. When not wrestling, Del ran a plumbing business. He died in 1980.

Beyond the historic period, David D. and Patricia A. Moen owned the house from 1970 until 1984 when it was owned solely by Patricia. The next year she sold it to Benny I. Cantrell and Elizabeth Navetski. In 1988 husband Cantrell conveyed his share to his wife, Navetski, who continues to own it to this day.

2406 E. Bengal Boulevard.



2406 E. Bengal Boulevard.



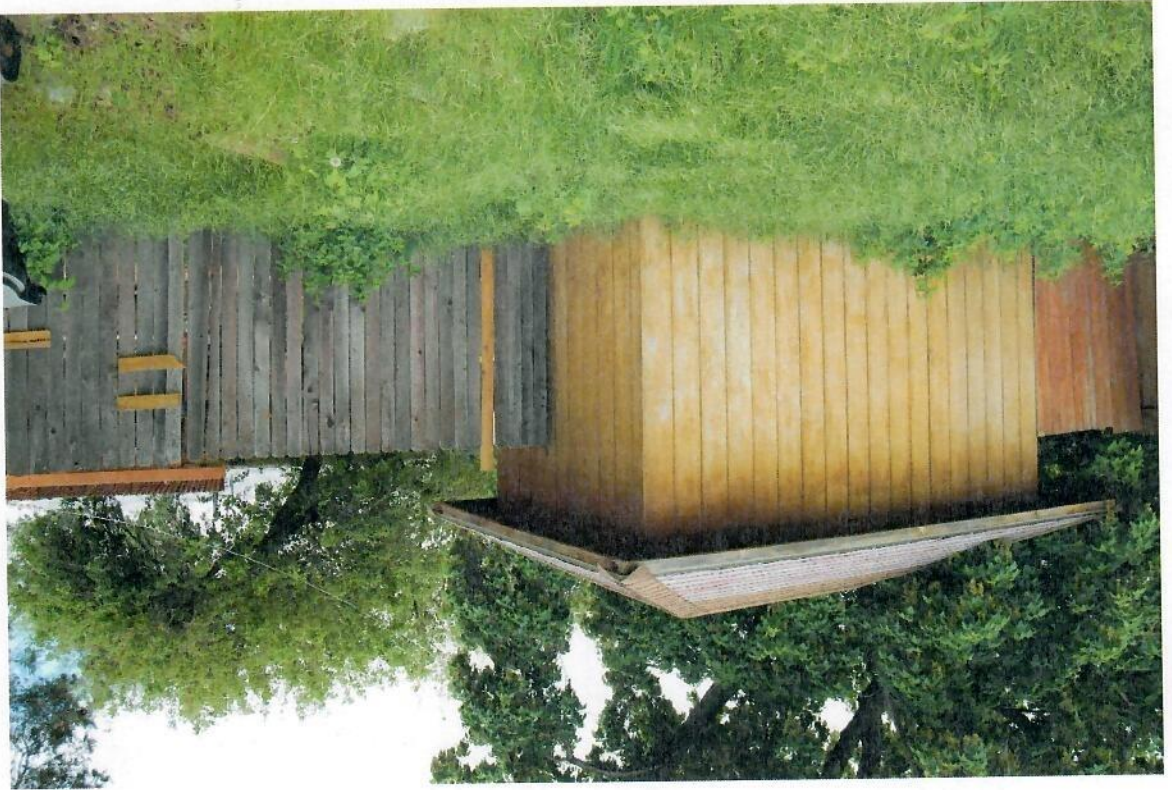
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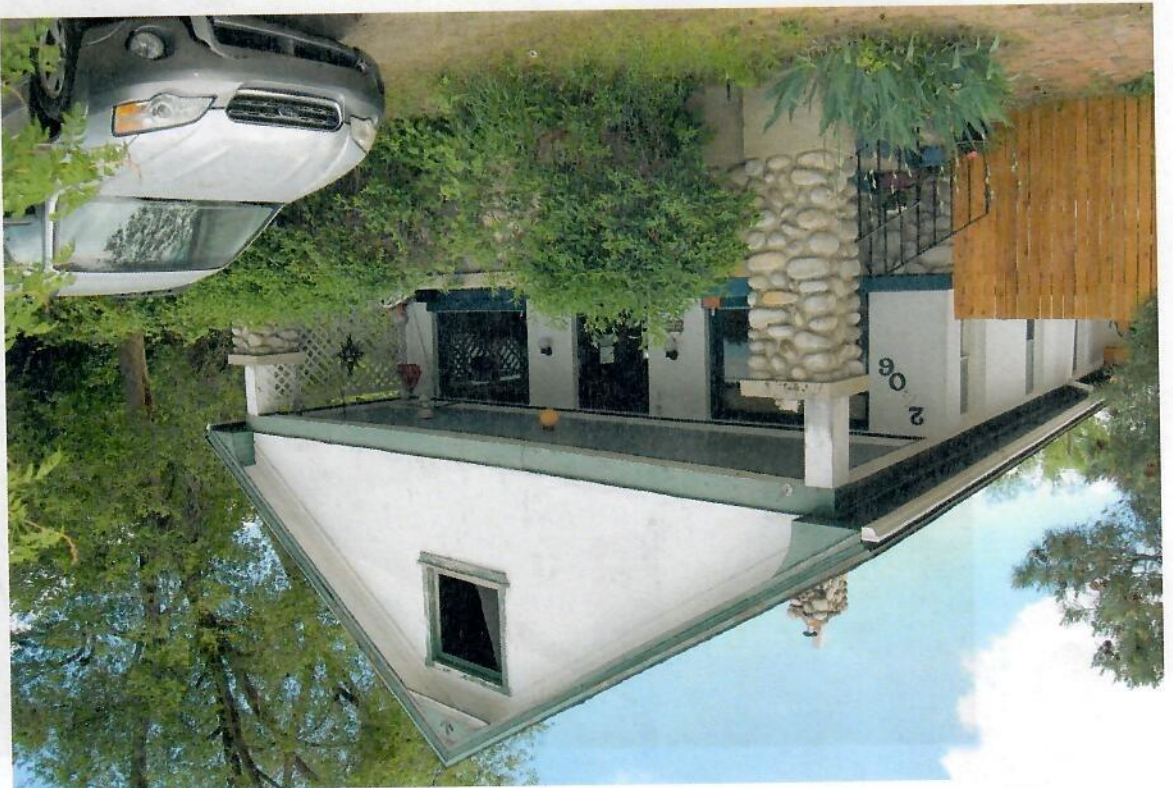
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TITLE SEARCH FORM

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

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TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
3/1/1878	United States of America	William M. Sanford	Patent (H'stead)	--	All SE1/4 Sec. 27
2/4/1882	William M. Sanford	Joseph Maxfield	W.D.	\$550.00	Com. 40R E of SW1/4 SE 1/4, E40R, N80R...
2/4/1882	Joseph Maxfield	John W. Clark	Mtge.	\$250.00	Com. 40R E of SW1/4 SE 1/4, E40R, N80R...
12/10/1887	Joseph Maxfield	Christiana M. Pomeroy	Mtge.	\$1.00	Com. 40R E of SW1/4 SE 1/4, E40R, N80R...
4/20/1889	Joseph & Matilda Maxfield	Emma N. Davis	Mtge.	\$350.00	Com. 40R E of SW1/4 SE 1/4, E40R, N80R...
1/15/1917	Joseph Maxfield, by Co. Treas	W.S. Hallout	Tax Sale	\$10.57	Com. 40R E & 40R N, E20R, N40R...
7/9/1920	Joseph & Matilda Maxfield	John Maxfield	W.D.	\$1,500.00	Com. 40R E & 40R N, E20R, N40R...
4/12/1921	John Maxfield	M. Shirley Kunkel	W.D.	\$1.00	Com. 40R E & 40R N, E20R, N40R...
10/29/1947	M. Shirley Kunkel	Lucy F. Kunkel	W.D.	\$10.00	Com. 40R E & 40R N, E20R, N40R...
2/25/1965	Lucy F. Kunkel	Deceased	Death Cert.	--	"Said party died Feb. 20, 1965"
12/31/1970	Delbert W. Kunkel, et al	David G. & Patricia A. Moen	W.D.	\$10.00	prop. similar as today, rest of form
2/2/1984	David Gene Moen	Patricia Ann Moen	Q.C.D.	\$10.00	
11/19/1985	Patricia Ann Moen	B. Cantrell & E. Navetski	W.D.	\$10.00	
1/7/1988	Benny I Cantrell	Elizabeth Navetski	Q.C.D.	\$10.00	

Researcher: John Ewanowski

Date: May 2018

2400 E. Bengal Blvd.

	1878	USA	to	William M. Sanford	patent	
same	1882	WSS	"	Joseph Maxfield	W.D.	
day	1882	JM	"	John W. Clark	mtg.	
1887	1887	JM	"	Christiana M. Pomroy	"	
	1889	J & Matilda M	to	Emme N. Davis	"	
	1917	JM & Co. Treas.	to	W.S. Mallon	tax note	
	1920	J & M M	to	John Maxfield	WD \$1500	
1887	1921	JM	to	M. Shirley Kunkel	WD	
	1947	MJK	to	Lucy F. Kunkel	WD	
	1965	LFK		death cert, died 2-20-1965		
	1970	Dwight W. Kunkel	to	David D. & Patricia A Moen	WD	
	1984	DG Moen	to	B. Cantrell & E. Navetski	W.D.	
	1985	PA Moen	→	Patricia Ann Moen	QCD	
	1988	Benny / Cantrell	to	Elizabeth Navetski	QCD	

7406 E. Bengal Blvd.

single home

This small 584 s.f., single-story house contains 7 rms, incl 2 bks & a bath. It sits on a 0.31 ac. lot and is said to have been built in 1927 and renovated in 1992. The 1927 constr. date is consistent w/ its architectural style. Its character - modest vernacular bungalow defining features include its full-width covered front porch, medium-pitched gable-front roof, ^{chamfered} cobblestone porch posts and exterior wainscoting, and stuccoed upper walls. These elements, and the simple curved and triangular trim pieces on the front gables, have their origin in the early 20th c. Craftsman architectural movement. The ^{exterior} exterior is mostly unaltered, including its rectangular fixed and double-hung windows and door openings. A small, wood-frame lanai & patio at the house's rear, SE corner, do not detract and a small, free-standing a/c structure from its architect's character or significance.

2404 E. Bengal Blvd

Mark

Fewell

M. Shirley & Lucy F. Fewell, b. SLG

1930 c: b. 1863⁸², res. Butler

fa: b. Ohio, mo. b. Engle, steamfitter

sp: Lucy, b. c. 1854, married 1904

he died 1947

fa Solomon & mo: Isabel Price

1910 c: res. SLG 1st wd., well digger

Dec b. c. 1906

1939 dir: res. Butlerville, sp. Lucy

Lucy died 1965

1930 c. to W. 1889, res. Butler, b. Engle

1940 c. res. 2420 E. 76th S.

Christiana M. Penney

1920 census: res. S.L. 3rd wd., b. c. 1852, Utah

sp. Char. E. Penney, b. c. 1844

both parents fr. Engle.

aka, Christiana Monroe Stuart

1910 c: b. c. 1853, S.L. 3rd wd, sp. Charles E. Penney

1880 c: 4 kids, res. SLG.

1900 c: similar, SLG.

or A.

Joseph & Matilda M. Maxfield

1880c. b. c. 1847, Prince Edward Island Can, res. So. Cottonwood

sp. Matilda, farmer

his fa. b. Eng., mo. Elizabeth, b. Canada

son, John, 1 (b. c. 1879)

1900 c: res. Canyon Creek, Morgan Co, WY.

sp. Matilda A. Maxfield, wd. 1872, farmer

son John, 21, 9 kids.

son of John & Elizabeth Maxfield b. 1801, 1811

For its first 100+ years, the Cottonwood Heights area was rural with its small, low-density communities scattered miles apart. Many homes were also a considerable distance from other homes, making it difficult for children to interact with their friends. The few ward meetinghouses also were miles apart and far away from many homes. Even in the 20th Century when cars shortened traveling distances, some families could not afford to buy gas or drive to church. The one place where children gathered to play on a regular basis was the local school yard. Here they exercised, used playground equipment and played games. In Butler, the elementary school kids were released from school an hour early on Tuesdays to go to Primary at the LDS church across the street. There were only a few non-LDS families in the neighborhood but their children would attend Primary too.

SPORTS

The sports of baseball, basketball and football have been popular in Cottonwood Heights since the early 20th Century. These and other American sports were sponsored by several groups, among them the public schools, LDS Church and private athletic organizations. The church sponsored an annual "All-Church" basketball tournament. Ward teams competed on a stake level with winners advancing to play at several higher levels, qualifying to play in the final game that determined the "All-Church Champion." Local teams also competed in softball on a stake level. Similarly the local high school and junior high teams competed within their districts in numerous sports for both boys and girls. In 1952, the Butler Ward softball team won the All-Church Softball Tournament.

Although illegal, some sporting men in the Creek Road area enjoyed competing in game cock fighting. Held in a barn west of Pepper's Hill and hidden away north of Creek Road, the event became a regular and popular occasion, despite consistent raids from the police. One night when the barn was empty, it was set afire by a person or persons unknown. After a "glorious, billowing blaze," it burned to the ground, the victim of suspected arson.

(L. B. Derrick, ibid, 18.)

NOTABLE ATHLETES

KUNKEL, Delbert Wallace

The Butler Bench produced a champion wrestler in Delbert Wallace Kunkel, Sr. (1905-1980). Del joined the Deseret Gymnasium as a young man and trained to become a wrestler. Described as a "naturally talented athlete," he started by winning at the 115-pound class. By 1933 he had turned professional (back when the sport was still true wrestling) and added weight to his body, winning championships at the welterweight (1933), middleweight (1935), light heavyweight (1936), junior heavyweight (1936) and "western heavyweight" (1940) weight classes. Wrestling out of the McCullough Arena in Salt Lake City, Del at one time held the title of Light Heavyweight Champion of the Pacific Coast and Canada. One of the high points of his career was described thusly:

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("The Deseret Gymnasium: Utah's Gateway to the Pro Ranks," Tim Hornbaker, Legacyofwrestling.com; Cottonwood Heights "History Questions, September, 2010.)

SHIMIZU, Ida Tateoka

Born in Preston, Idaho (thus her name Ida) in 1923, Ida Shimizu was instrumental in beginning the figure skating movement in Utah. While living in Los Angeles, she was inspired by skating great Sonja Henning to become a competitive figure skater. With her parents and brother Tom, she came to Butlerville in 1944 and skated at the Hygeia Iceland rink in Sugarhouse. In 1949-50 Ida helped found the state's first skating club, the Utah Figure Skating Club. She then served on its board for 38 years and as president for six years. Holding many positions with the United States Figure Skating Association, she served as Utah's first skating judge in 1953, as a national judge in 1963, and later as an international and world judge. She was a world judge of the men's competition during the 1984 Sarajevo Olympics when American Scott Hamilton won his gold medal. Other world-class skaters Ida judged were Katarina Witt, Michelle Kwan, Peggy Fleming, Dorothy Hamill, Tara Lipinski, Kristi Yamaguchi, Holly Cook, Sara Hughes and the pair Torvill and Dean. Ida also was active in helping bring two U.S. Figure Skating Championships and the 2002 Winter Olympics to Salt Lake City.

(Cottonwood Heights "Historical Questions," April, 2012.)

HUNTING

In the decades before Cottonwood Heights was populated with residential subdivisions, it contained scattered homes surrounded by vast fields, some planted and others fallow or wild. These fields were home to many pheasants, rabbits and other wildlife attractive to hunters. The locals hunted here for food. Wayne and Helen Staker were among them. When first married, they hunted rabbits on the hill

they had done. Its shares were allocated in proportion to the effort each had spent working on the ditches.

Water from Little Willow Creek flowing from the canyon of the same name was used as culinary water and to irrigate the farms along Danish Road, Wasatch Boulevard and the land north of Will Dyer's Road. Among the stockholders securing water rights there were Andrew Hansen, Thomas Dyer, Gustave Anderson, August Steingruber, Alva Butler, Reuben Green, Charles and Annie Taubman, Hyrum Covert, Charles Colebrook, David B. and F. B. Brinton, H.S. Jensen and August Hauptfleisch.

The initial ditch ran northwesterly to about 84th S. and Wasatch Blvd. and then divided into two branch ditches. The creek's water was also used for the short-lived mining enterprises in Gold and Jefferson Cities, located south of the mouth of the canyon, as well as in Emmaville and to power a creekside sawmill. The Big Willow Irrigation Company is still in operation today. It serves its shareholders in the Danish Road, Wasatch Boulevard and Memorial Estates Cemetery areas.

(Cottonwood Heights, "History Questions.")

TANNER DITCH

Still extant and in use, the Tanner Ditch is one of the oldest in Utah. The first section was dug in 1848 in conjunction with the Big Ditch to take water from Big Cottonwood Creek. The Morse Degree allotted it 19% of the creek's water.

JORDAN & SALT LAKE CANAL

Authorized in 1855, this canal was not dug until 1874-82. Dug by hand and with a go-devel, it is 28 miles long and reaches downtown Salt Lake City.



BROWN & SANFORD DITCH AND IRRIGATION COMPANY

The first section of this ditch was operating by 1874, providing both culinary and irrigation water to farms south and west of Big Cottonwood Canyon. Eventually the single ditch was expanded to create three major ditches, the Left and Right Forks and the Right Branch of the Right Fork. These three ditches all ran roughly westward in parallel lines about equidistant from one another, the smaller lateral ditches then supplying water to the land in between.

In 1900 the Brown and Sanford Irrigation Company was founded with capital stock of \$19,500 divided into 195 shares. William J. Panter was the company's president with Charles F. Boyce, vice-president. Charles Colebrook treasurer and secretary, and Charles R. Wootton and John W. Fowlkes as other directors. The object of its incorporation was to develop the waters of the Brown & Sanford Ditch, a branch of Big Cottonwood Creek. The company service area covered 1,000 acres, claiming one-fifth of the water from Big Cottonwood Creek. This ditch began operating in 1874, irrigating farmland south and west of Big Cottonwood Canyon.

("Information About William Sanford of Butlerville," Harry P. Bluhm, September 7, 2000.)

Because stream flow was diminished in late summers, dams were built on the Three Sisters Lakes (Blanche, Florence and Lillian) to provide water storage for late season irrigation. The dams were completed in 1910 and enlarged in 1934. Eventually the dams became structurally comprised and in 1972, the Brown and Sanford Company asked the Utah National Guard to demolish them. Their request was refused, leaving the irrigation company with the expensive task of breaching the dams. This they did at great cost, effectively putting an end to the company.

("Hidden Water: A Survey of Salt Lake Valley Surface Water," J. Willard Marriott Library, University of Utah; Cottonwood Heights "History Questions," Gayle Conger, May, 2016.)

The Brown and Sanford Ditch, Butler Ditch, Tanner Ditch, Upper Canal and other waterways were involved in thirty years of disputes during the late 19th and early 20th Centuries. A key settlement decision was rendered through the Morse Decree of 1909. Judge C.W. Morse resolved a suit between various companies filed in 1902. In his decision, Morse granted certain primary water rights to the North and South Despain, Greenwood, Brady Nos. 1 and 2, Bissinger and Van Valkenburg Ditches, each of which had initially gained their water rights prior to 1856. In addition, he allocated rights to the later Tanner, Richards, Cahoon and Maxfield, Union and Walker, Brown, Sandy, Nicol, Johnson/Little Nicol, Union and East Jordan, and Walker Ditches. The decree also granted secondary or excess water to the Steingruber, Thompson, Griffith, Last Chance, Lym, Hansen, and Baker Ditches. Similar legal decisions made in 1907 (Little Cottonwood Canyon) and 1914 (Big Cottonwood Canyon) and the the ensuing decades apportioned the precious waters of the two Cottonwood canyons to local and valley-wide irrigation and culinary water systems in an effort to balance the competing needs of the many interests requiring water.

LITTLE COTTONWOOD WATER COMPANY

In about 1903 the Little Cottonwood Water Company was created with George H. Watts, president, James A Muir as vice-president, W.W. Wilson secretary and directors James H. Oborn, Peter Van Valkenburg, Henry Walker, D.E. Greenwood, R.C. Towler and H.T. Godfrey. This represented a joint effort between men in the eventual Cottonwood Heights area and those in Sandy.

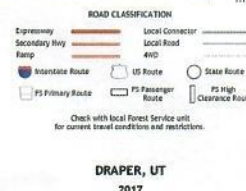
UPPER CANAL

This canal, now in a concrete trough, begins at the present Cottonwood Corporate Center in Cottonwood Heights and conveys Big Cottonwood Creek water to high bench irrigators. Its water now flows under 62nd South near I-215.

20TH CENTURY WATER DEVELOPMENT

For the first half of the 20th Century, agricultural continued to dominate the local economy. With the population increasing but the amount of available water remaining the same, the demand for water stressed existing systems and resulted in new canal companies and irrigation lines. Corresponding to this expansion, the courts were kept busy adjudicating battles over control of the water.

BIG COTTONWOOD CONDUIT



“X” MARKS PROPERTY LOCATION

realtor.com®

BUY SELL RENT

MORTGAGE

Find REALTORS®

MY HOME

NEWS & INSIGHTS

LOG IN SIGN UP

realtor.com® NETWORK

[Back](#) Salt Lake City, UT [X](#) [Q](#) Utah > Salt Lake County > Salt Lake City > Bengal Blvd

2399 Bengal Blvd
 Commwood Heights, Utah
[View on Google Maps](#)

Off Market



Map

2

beds

1

bath

884

sq ft

0.31

acres lot

Commute Time 2406 E Bengal Blvd, Salt Lake City, UT 84121

Est. \$282,700



Track Your Home Value

Get Up To 4 Free Moving Quotes

Refi Rates

Property Overview - 2406 E Bengal Blvd, Salt Lake City, UT 84121 is a single family home built in 1927. The \$282,700 estimated value is 35.74% less than the median listing price of \$439,900 for the Brighton area.

[Read More](#)

35.74%

Less expensive than nearby properties



\$439,900

Neighborhood Median Price



95.12%

Higher \$/sq ft than nearby properties

What is Your Home Worth?

Full Name

Email

Phone

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Please send me home market updates and sold price trends and market

Request a FREE Analysis

By sending a request you agree to our Privacy Policy

Professional advice by Re/late Real Estate

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Salt Lake City

Housing Market Schools

Popular Searches

Newest Listings

Price Reduced

Two Car Garage

RV/Boat Parking

Open Houses

Swimming Pool

Basement

Similar Homes For Sale

Comparison of 2406 E Bengal Blvd, Salt Lake City, UT 84121 with Nearby Homes:



\$269,900

3 bd, 2 ba, 1,230 sq ft
 990 E 5600 S

4% less expensive

346 sq ft larger

Smaller lot

29 years newer



\$299,000

3 bd, 2 ba, 1,230 sq ft
 2249 E 6675 S

5% more expensive

346 sq ft larger

Smaller lot

28 years newer



\$299,000

1 bd, 1 ba, 759 sq ft
 12090 E Blg Cottonwood Rd...

5% more expensive

125 sq ft smaller

Smaller lot

73 years newer



Interested in any of these homes? Have a local agent show you around.

Contact Agent

Property Details



Status
Off Market



Price/Sq Ft
\$320



Type
Single family



Built
1927

Public Records

- Beds: 2
- House size: 884 sq ft
- Lot size: 13504
- Cooling: Unknown
- Year renovated: 1992
- Style: Cottage
- Units: 1
- Rooms: 7
- Stories: 1
- Heating: Heat Pump
- Year built: 1927
- Property type: Single family
- Date updated: 07/05/2017
- Fireplace: Yes

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The attached inventory is an estimate only. Actual inventory may vary. For more information, please contact your local Veterans United Home Giveaway representative. *Not a VA or DOD asset. A government property. An Equal Opportunity Lender.

Nearby Schools

Rating*	School Name	Grades	Distance
9	Canyon View School	K-6	0.9 mi
6	Butler Middle School	6-8	0.3 mi
6	Brighton High School	10-12	0.2 mi

See More

* School data provided by National Center for Education Statistics, Pitney Bowes, and GreatSchools. Intended for reference only. GreatSchools Ratings compare a school's test performance to statewide results. To verify enrollment eligibility, contact the school or district directly.

Neighborhood

2406 E Bengal Blvd is located in Brighton neighborhood in the city of Salt Lake City, UT.

\$439,900

Median Listing Price

\$164

Price Per Sq Ft

Nearby Neighborhoods in Salt Lake City, UT

Median Listing: \$484,750

Median Listing: \$519,000

Median Listing: \$459,900

Median Listing: \$725,000

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Property History

Property Price

No price history available for this property.

Property Tax

Year	Taxes	Land	Additions	Total Assessment
2017	Price Not Available	\$146,500	+ \$68,600	= \$215,100
2016	\$1,585	\$132,000	+ \$63,700	= \$195,700
2015	\$1,722	Price Not Available	+ N/A	= \$189,600

About History & Taxes Data

The price and tax history data displayed is obtained from public records and/or MLS feeds from the local jurisdiction. Contact your REALTOR® directly in order to obtain the most up-to-date information available.

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\$\$\$ Nearby Home Values

Address	Estimate	Bed	Bath	Sq Ft	Lot (sq ft)
Homes near 84121	\$				
This Home : 2406 E Bengal Blvd	Est. \$282,700	2	1	884	13,504
3208 E Fort Union Blvd, Salt Lake City,...	Price Not Available	2	1	884	12,197
2181 E Bengal Blvd, Salt Lake City, UT 8...	\$381,100	4	4	1,606	13,504
3575 E Bengal Blvd, Salt Lake City, UT 8...	\$412,000	2	2	1,796	10,019
3625 E Bengal Blvd, Salt Lake City, UT 8...	\$358,700	2	2	1,866	4,356

3629 E Bengal Blvd, Salt Lake City, UT 8... \$362,800 2 2 1,866 6,098

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What is Your Home Worth?



Full Name

Email

Phone

Looking to sell in ... ▾

Please send me home values, sold price trends and market analysis for 2406 E Bengal Blvd, Salt Lake City, UT 84121

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Homes Around \$282,700

New



New



New



New

1989 E McCormick Way S, Cottonwood

5751 S Waterbury Way E, Murray, UT

990 E 5600 S, Murray, UT 84121

7736 S Avondale Dr, Int

\$329,900

\$259,900

\$269,900

\$324,900

1383 E McCormick Way S
5 bd • 2 ba • 2,272 sq ft

5751 S Waterbury Way E
2 bd • 2+ ba • 1,308 sq ft

990 E 5600 S
3 bd • 1+ ba • 1,230 sq ft

7736 S Avondale Dr
3 bd • 2+ ba • 2,074 sq ft

Homes near 2406 E Bengal Blvd have a median list price of \$309,000 and a median price per square foot of \$168.

Popular Homes Around 84121



8555 S Top of the World Cir, Cottonwood

7655 S Steffensen Dr E, Cottonwood

3577 E Summer Oaks Cir, Cottonwood

2324 E Cinnabar Dr S

\$498,000

\$310,000

\$499,900

\$374,900

8555 S Top of the World Cir
4 bd • 3 ba • 2,500 sq ft

7655 S Steffensen Dr E
4 bd • 1+ ba • 2,016 sq ft

3577 E Summer Oaks Cir
5 bd • 3+ ba • 3,989 sq ft

2324 E Cinnabar Dr S
4 bd • 3 ba • 2,458 sq ft

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Additional Information About 2406 E Bengal Blvd, Salt Lake City, UT 84121

2406 E Bengal Blvd, Salt Lake City, UT 84121 has a price per square foot of \$320, which is 89% greater than the Salt Lake City price per square foot of \$169. The median listing price in Salt Lake City is \$345,000, which is 25% greater than the Utah median listing price of \$275,000. Check out other properties near 2406 E Bengal Blvd - 3576 E Bengal Blvd, 3592 E Bengal Blvd, 3578 E Bengal Blvd, 3525 E Bengal Blvd, and 2598 E Bengal Blvd. You may also be interested in homes for sale in nearby neighborhoods like Cottonwood Heights, North Cottonwood Heights, Butler, and Willow Creek.

When looking for details on homes just like the one listed at 2406 E Bengal Blvd, Salt Lake City, UT 84121, you will find that we have included additional details like information about the neighborhood, number of bedrooms, number of bathrooms, property type, and approximate square footage. Moreover, this is just a few of the excellent real estate details that we have listed on realtor.com®. When you further explore realtor.com® you will find other important information like Utah real estate information and property details that will assist you in making your move to a new city as pleasurable as possible.

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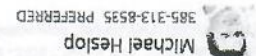
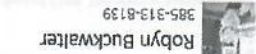
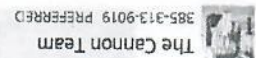
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Home Details

Bedroom(s)	2	MLS #	--
Bathroom(s)	1	Neighborhood	--
Square Footage	1,502	County	--
Price per Sqft	\$169 +	Monthly Est. Mortgage	\$1,312 +
Lot Size	0.31 acres	Monthly Est. Insurance	\$89 +
Stories	--	Monthly Property Tax	\$253.68 +
Property Type	House	Last Updated	--
Year Built	1927		

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With an expected re-financing cost of \$0 and a monthly savings of \$1,031 a month, someone refinancing 2406 E Bengal Blvd, Salt Lake City, UT should expect a break even point of 0 years 0 months. If you are planning on staying in your home for more than this period, financing may be an option. Enter your current mortgage information below and your new loan information to determine your new estimated payment and savings.

Current Mortgage Information: New Mortgage Information:

Remaining Loan Amount ② \$253,681 New Loan Term ② 20 years
Years Remaining ② 10 years New Interest Rate ② 4 %
Current Interest Rate ② 4 % Refinancing & Cash Out ② \$0

\$2,568

Current Estimated Payment




\$1,537

New Estimated Payment

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