

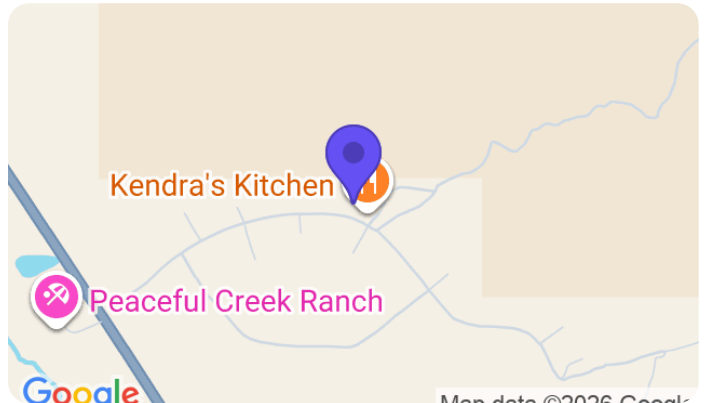
Single Family Residence

RESIDENTIAL

4825 E COUGAR RUN

FAIRVIEW, UT 84629

\$270,484 TopHap Estimate · \$153 / ft² · confidence 91 · as of Jun 23, 2026



3

BEDS

1.8

BATHS

1,768 ft²

LIVING AREA

1 ac

LOT SIZE

2025

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$270K

\$246K low

\$295K high

Last Sale

\$505,400 · Mar 17, 2026

Est. Owner Equity

\$0

Loan-to-Value

347%

TAX & ASSESSMENT

Property Tax	\$1,909 (2025)
Assessed Value	\$343,145
Previous Assessed	\$191,400
Assessor Market Value	\$623,900

PROPERTY FACTS

Property Type	Single Family Residence
County	UTAH
Lot (acres)	1.00
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

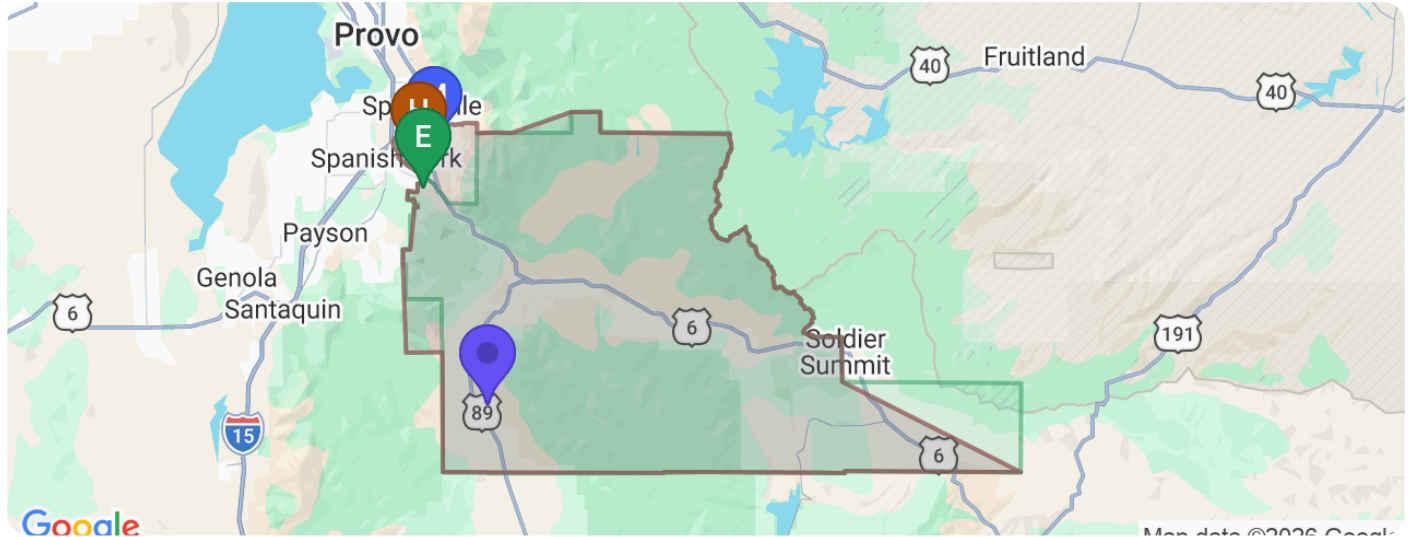
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 12, 2026	Financing	Intrafamily Transfer			\$380K
Jan 27, 2025	Financing	Intrafamily Transfer			\$558K
Oct 24, 2023	Financing	Warranty Deed			\$104K
May 27, 2022	Financing	Warranty Deed			
Jun 1, 2022	Financing	Warranty Deed			
Aug 30, 2018	Financing	Trustees Deed			\$1.9M
Jul 31, 2017	Financing	Loan Modification			\$2.6M
Feb 16, 2017	Financing	Loan Modification			\$2.2M
May 28, 2015	Financing	Grant Deed			\$1.2M
May 4, 2015	Non-arms-length	Trustees Deed	\$1,000,000	\$566	
Feb 11, 2009	Financing	Mortgage			\$1.8M
Jun 23, 2006	Financing	Grant Deed			\$1.3M
Mar 9, 2005	Non-arms-length	Trustees Deed	\$2,000,000	\$1131	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spanish Oaks Elementary School	Elementary	PK–5	15.1 mi
Maple Mountain High School	High	10–12	16.7 mi
Maple Grove Middle School	Middle	6–7	17.6 mi

District: Nebo School District



Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 84629

146 CRIME INDEX	94 AIR POLLUTION	3,921 POPULATION	\$77K MEDIAN IN-COME	42°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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