

**Sullivan (082)**  
**Tax Year 2026 | Reappraisal 2025**

Jan 1 Owner  
 ERMATINGER BRYAN & DONNA  
 3275 MONROE BLVD  
 OGDEN UT 84403

Current Owner

**WONDER VALLEY RD 164**

Ctrl Map: 038I    Group: A    Parcel: 006.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$21,600  
**Improvement Value:** \$393,400  
**Total Market Appraisal:** \$415,000  
**Assessment Percentage:** 25%  
**Assessment:** \$103,750

**Subdivision Data**

**Subdivision:** BELLE BROOK EST SEC 4  
**Plat Book:** 2    **Plat Page:** 220    **Block:**    **Lot:** 95

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 090  
**Special Service District 1:** 000  
**District:** 02  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:** BRISTOL  
**Special Service District 2:** 000  
**Neighborhood:** B01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 0    **Calculated Acres:** .42    **Total Land Units:** 0.42

Land Code	Soil Class	Units
01 - RES		0.42

**Residential Building #: 1**

**Improvement Type:** 01 - SINGLE FAMILY  
**Exterior Wall:** 12 - BRICK/WOOD  
**Heat and AC:** 7 - HEAT AND COOLING SPLIT  
**Quality:** 1 - AVERAGE  
**Square Feet of Living Area:** 3617  
**Foundation:** 02 - CONTINUOUS FOOTING  
**Roof Framing:** 02 - GABLE/HIP  
**Cabinet/Millwork:** 03 - AVERAGE  
**Interior Finish:** 07 - DRYWALL  
**Bath Tiles:** 00 - NONE  
**Shape:** 02 - L-SHAPED

**Building Sketch**



**Stories:**

1.00

**Actual Year Built:**

1977

**Plumbing Fixtures:**

16

**Condition:**

AV - AVERAGE

**Floor System:**

04 - WOOD W/ SUB FLOOR

**Roof Cover/Deck:**

03 - COMPOSITION SHINGLE

**Floor Finish:**

11 - CARPET COMBINATION

**Paint/Decor:**

03 - AVERAGE

**Electrical:**

03 - AVERAGE

**Structural Frame:**

00 - NONE

**Building Areas**

Areas	Square Feet
BAS - BASE	2,229
BSF - BASE SEMI FINISHED	1,388
OPF - OPEN PORCH FINISHED	100
BMU - BASEMENT UNFINISHED	841
OPU - OPEN PORCH UNFINISHED	240

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	PTO - PATIO	28X8	224
1	PTO - PATIO	9X24	216
1	WDK - WOOD DECK	8X28	224

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
10/1/2013	\$264,500	3096	1827	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/9/2008	\$253,500	727	437	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/27/2005	\$203,000	629	344	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
11/30/2004	\$195,000	614	299	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED