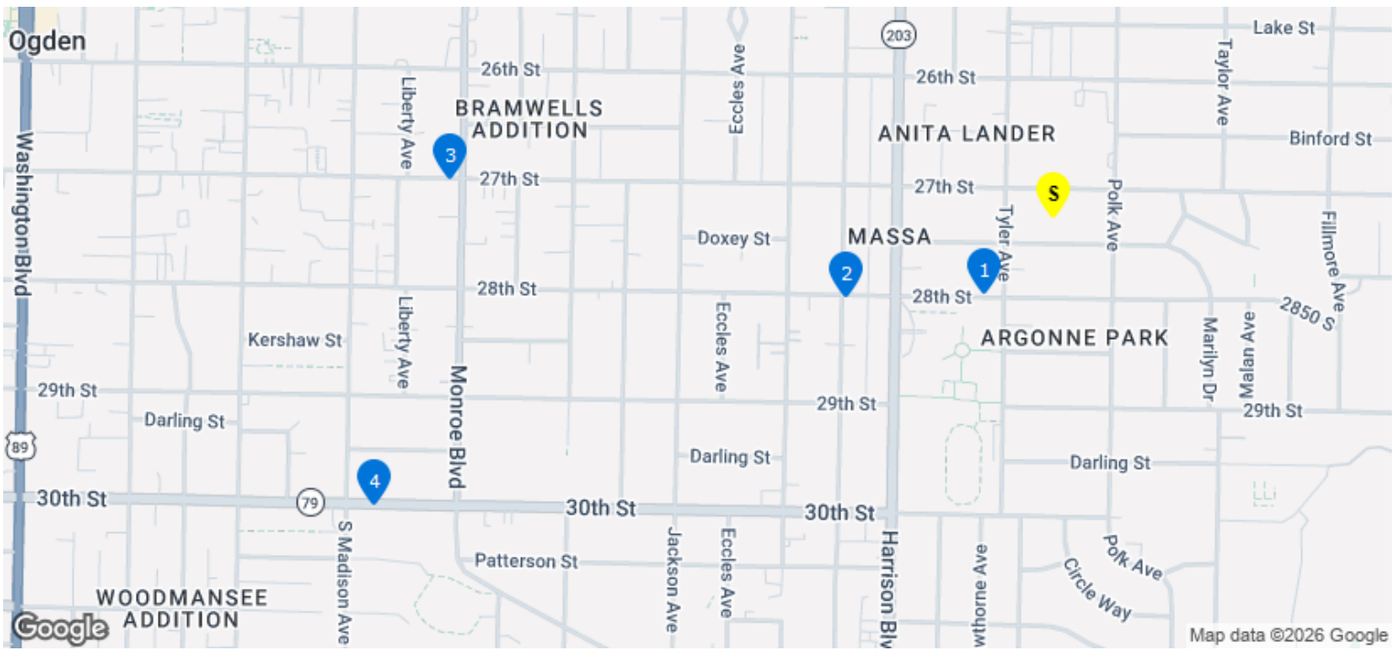
ICE SiteX Report

OrderID: 98761614

SiteX Property Information Report



Subject Property Location

1325 27TH ST, OGDEN, UT 84403-0407

County:	**WEBER UT**	Census Tract:	2014.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	14-088-0028	Thomas Bros Pg-Grid:	

Valuation

Value:	**$389,000**	FSD:	18	Common Confidence Score:	39
Value Range:	$318,980 - $459,020	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	0025
Assd Land Value:	$151,742	Market Land Value:	$151,742	Tax Year:	2026
Assd Improvement:	$219,803	Market Improvment Value:	$219,803	Total Taxable Value:	$2,835
Total Assessed Value:	$371,545	Total Assessor Market Value:	$371,545	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7-8 Block: 2 Sec/Twnship/Range: SEC 34 TWN 6N RNG 1W

Abbreviated Description: ALL OF LOTS 7 AND 8, BLOCK 2, AMENDED PLAT, HIGHLAND ADDITION, OGDEN CITY, WEBER COUNTY, UTAH. TOGETHER WITH THE NORTH 1/2 OF

Property Characteristics

Lot Size:	6,970 SF	Bedrooms:	4	Pool:	
Building Area:	1052 SF	Baths:	1	Fireplace:	
Year Built:	1937	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:	1	Garage Type:		Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:		Basement:	Basement (not specified)	Roof Cover:	Shingle (Not Wood)
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/31/2003	Sales Price:	N/A
Document #:	1925571 BK-PG 2342-0035	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/14/2003		
Document Type:	Deed		

Legal Description:

Block: 2 Subdivision: AMENDED PLAT HIGHLAND ADDITION
City/Muni/Twp: OGDEN

Prior Transfer

Recording Date:	03/31/2003	Sales Price:	N/A
Document #:	1925569 BK-PG 2342-0026	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/19/2003		
Document Type:	Deed		

Legal Description:

Subdivision: AMENDED PLAT HIGHLAND ADDITION
City/Muni/Twp: OGDEN

Prior Transfer

Recording Date:	05/02/2001	Sales Price:	N/A
Document #:	1767923 BK-PG 2135-2757	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/27/2001		

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Document Type: Deed
Legal Description:
Block: 2 Subdivision: AMENDED PLAT HIGHLAND ADDITION
City/Muni/Twp: OGDEN

Mortgage Record

Recording Date:	04/30/2001	Loan Amount:	N/A
Document #:	1767285 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/27/2001		
TD Due Date:	05/01/2031	Type Finance:	

Legal Description:
Block: 2 Subdivision: AMENDED PLAT HIGHLAND ADDITION
City/Muni/Twp: OGDEN

Prior Transfer

Recording Date:	04/30/2001	Sales Price:	N/A
Document #:	1767284 BK-PG 2134-2911	Type of Sale:	Arms-Length Transfer
Contract Date:	04/27/2001		
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: AMENDED PLAT HIGHLAND ADDITION
City/Muni/Twp: OGDEN

Prior Transfer

Recording Date:	12/10/1996	Sales Price:	N/A
Document #:	1444598 BK-PG 1838-2026	Type of Sale:	Non Arms-Length Transfer
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: AMENDED PLAT HIGHLAND ADDITION
City/Muni/Twp: OGDEN

Area Sales Analysis

Total Area Sales	$1,062,240	Median # of Bedrooms	3
Median Lot Size	5,228 SF	Median # of Baths	1
Median Living Area	1,049 SF	Median Year Built	1933
Price Range - 2 Yrs	$211,000 to $341,100	Age Range	76 years to 134 years
Median Value	$255,070	Median Age	93 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**1357 MARILYN DR** **OGDEN, UT 84403-0424**	09/08/2026			1354	8/2/1.5	1926	6,970 SF	
		APN: 14-088-0008 Document #: 3433225 Document Type: Personal Representatives Deed Price Code: Land Use: Single Family Residential Legal: Lot: 17&18 Block: 1 Subdivision: HIGHLAND ADDITION Sec/Twnship/Range: NE4 S34T6NR1W Abbreviated Description: Lot:17&18 Block:1 Subdivision:HIGHLAND ADDITION Sec/Twnship/Range:NE4 S34T6NR1W								
2	.19Mi.	**1430 BINFORD ST** **OGDEN, UT 84401-2938**	10/23/2026			890	7/3/1	1937	6,970 SF	
		APN: 02-016-0010 Document #: 3438968 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: LINCK AND GRIFFINS FIRST ADDITION Abbreviated Description: Lot:9 Block:2 Subdivision:LINCK AND GRIFFINS FIRST ADDITION								
3	.22Mi.	**1404 26TH ST** **OGDEN, UT 84401-2934**	07/31/2026			1229	10/3/1.5	1922	5,227 SF	
		APN: 02-071-0013 Document #: 3428057 Document Type: Personal Representatives Deed Price Code: Land Use: Single Family Residential Legal: Lot: 22-26 Block: 1 Subdivision: LINCK AND GRIFFINS FIRST ADDITION Abbreviated Description: Block:1 Subdivision:LINCK AND GRIFFINS FIRST ADDITION Abbreviated Description:PORTION LOTS22-26 City/Muni/Twp:OGDEN CITY City/Muni/Twp: OGDEN CITY								
4	.25Mi.	**1465 26TH ST** **OGDEN, UT 84401-2933**	08/10/2026			1289	13/4/2	1924	6,970 SF	
		APN: 02-016-0024 Document #: 3429328 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: 2 Subdivision: LINCK AND GRIFFINS FIRST ADDITION Abbreviated Description: Lot:23 Block:2 Subdivision:LINCK AND GRIFFINS FIRST ADDITION City/Muni/Twp:OGDEN CITY City/Muni/Twp: OGDEN CITY								
5	.28Mi.	**1153 28TH ST** **OGDEN, UT 84403-0351**	10/05/2026			1092	9/3/2	1922	5,227 SF	
		APN: 02-008-0013 Document #: 3436611 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12-14 Block: 1 Subdivision: DUNDEE PLACE Abbreviated Description: Lot:12-14 Block:1 Subdivision:DUNDEE PLACE City/Muni/Twp:OGDEN CITY City/Muni/Twp: OGDEN CITY								
6	.29Mi.	**1341 29TH ST** **OGDEN, UT 84403-0434**	10/19/2026			1240	8/3/1.8	1949	8,276 SF	
		APN: 14-099-0005 Document #: 3438209 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 11-13 Block: 1 Subdivision: UNIVERSITY HEIGHTS ADDITION Abbreviated Description: Lot:11-13 Subdivision:UNIVERSITY HEIGHTS ADDITION Abbreviated Description:WEST13.5FT LOT11&E16.5FT LOT13 City/Muni/Twp:OGDEN CITY City/Muni/Twp: OGDEN CITY								
7	.3Mi.	**2536 HARRISON BLVD** **OGDEN, UT 84401-2813**	10/26/2026				//		6,098 SF	
		APN: 02-025-0025 Document #: 3439187 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 4 Block: 28 Subdivision: OGDEN CITY SURVEY Abbreviated Description: Block:28 Subdivision:OGDEN CITY SURVEY Abbreviated Description:PORTION LOT4								
8	.3Mi.	**2920 TYLER AVE** **OGDEN, UT 84403-0337**	08/21/2026			1128	10/4/1.8	1950	6,534 SF	

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APN: 14-098-0004 Document #: 3430985
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 19&20 Block: 1 Subdivision: UNIVERSITY HEIGHTS ADDITION Sec/Twnship/Range: SW4 S34T06NR01W SLM Abbreviated Description: Subdivision:UNIVERSITY HEIGHTS ADDITION Sec/Twnship/Range:SW4 S34T06NR01W SLM Abbreviated Description:PORTION LOTS19&20 City/Muni/Twp:OGDEN CITY City/Muni/Twp: OGDEN CITY

9	.33Mi.	**2570 TAYLOR AVE** **OGDEN, UT 84401-2958**	09/17/2026	1292	6/2/1	1923	5,227 SF

APN: 14-085-0022 Document #: 3434461
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1-4 Block: 4 Subdivision: DENVER PLACE ADDITION Abbreviated Description: Subdivision:DENVER PLACE ADDITION Abbreviated Description:PORTION LOTS1-4 City/Muni/Twp:OGDEN City/Muni/Twp: OGDEN

10	.33Mi.	**1549 BINFORD ST** **OGDEN, UT 84401-2939**	08/17/2026	785	9/3/1.8	1942	6,970 SF

APN: 14-084-0023 Document #: 3430160
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 37&38 Block: 2 Subdivision: DENVER PLACE ADDITION Abbreviated Description: Lot:37&38 Block:2 Subdivision:DENVER PLACE ADDITION

11	.37Mi.	**2459 TYLER AVE** **OGDEN, UT 84401-2832**	09/09/2026	1161	13/5/1.8	1924	4,792 SF

APN: 02-026-0008 Document #: 3433399
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 29 Subdivision: OGDEN CITY SURVEY Abbreviated Description: Block:29 Subdivision:OGDEN CITY SURVEY Abbreviated Description:PORTION LOT1

12	.37Mi.	**2641 VAN BUREN AVE** **OGDEN, UT 84401-2732**	08/18/2026	1968	7/4/2	1919	5,663 SF

APN: 02-020-0025 Document #: 3430358
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 39-41 Block: 23 Subdivision: BICHSELS SUBDIVISION Abbreviated Description: Lot:39-41 Block:23 Subdivision:BICHSELS SUBDIVISION Abbreviated Description:NORTH5FT LOTS39&40&S10FTLOT41 City/Muni/Twp:OGDEN CITY City/Muni/Twp: OGDEN CITY

13	.38Mi.	**2550 VAN BUREN AVE** **OGDEN, UT 84401-2722**	09/11/2026	1026	5/3/2	1887	6,534 SF

APN: 02-024-0036 Document #: 3433849
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15-17 Block: 27 Subdivision: COREYS SUBDIVISION Abbreviated Description: Lot:15-17 Block:27 Subdivision:COREYS SUBDIVISION City/Muni/Twp:OGDEN City/Muni/Twp: OGDEN

14	.38Mi.	**2564 VAN BUREN AVE** **OGDEN, UT 84401-2722**	09/10/2026	1008	8/2/2	1925	11,326 SF

APN: 02-024-0037 Document #: 3433675
Document Type: Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 17-20 Subdivision: COREYS SUBDIVISION Abbreviated Description: Lot:17-20 Subdivision:COREYS SUBDIVISION

15	.39Mi.	**2544 VAN BUREN AVE** **OGDEN, UT 84401-2722**	09/10/2026	1614	9/3/1	1902	6,534 SF

APN: 02-024-0035 Document #: 3433674
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 13&14 Block: 27 Subdivision: COREYS SUBDIVISION Abbreviated Description: Lot:13&14 Block:27 Subdivision:COREYS SUBDIVISION City/Muni/Twp:OGDEN City/Muni/Twp: OGDEN

16	.4Mi.	**1147 25TH ST** **OGDEN, UT 84401-2713**	09/11/2026	1022	6/3/1	1932	2,614 SF

APN: 02-024-0055 Document #: 3433842
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 51&52 Block: 27 Subdivision: COREYS SUBDIVISION Abbreviated Description: Block:27 Subdivision:COREYS SUBDIVISION Abbreviated Description:PORTION LOTS51&52

17	.41Mi.	**2524 VAN BUREN AVE** **OGDEN, UT 84401-2722**	10/07/2026	2634	8/4/1.8	1894	6,534 SF

APN: 02-024-0032 Document #: 3436948
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7&8 Subdivision: SUBDIVISION Abbreviated Description: Lot:7&8 Subdivision:SUBDIVISION

18	.42Mi.	**1571 LAKE ST** **OGDEN, UT 84401-2927**	08/14/2026	843	8/5/1	1948	7,405 SF

APN: 14-085-0036 Document #: 3430085
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 31&32 Block: 4 Subdivision: DENVER PLACE ADDITION Abbreviated Description: Lot:31&32 Block:4 Subdivision:DENVER PLACE ADDITION

19	.43Mi.	**2557 FILLMORE AVE** **OGDEN, UT 84401-3047**	10/22/2026	1568	9/2/2	1947	6,970 SF

APN: 14-085-0034 Document #: 3438810
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 27-30 Block: 4 Subdivision: DENVER PLACE ADDITION Abbreviated Description: Block:4 Subdivision:DENVER PLACE ADDITION Abbreviated Description:PORTION LOTS27-30

20	.45Mi.	**2856 ECCLES AVE** **OGDEN, UT 84403-0323**	10/02/2026	991	7/4/1.5	1924	4,356 SF

APN: 02-009-0065 Document #: 3436409
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Subdivision: ONEILL SUBDIVISION Abbreviated Description: Lot:26 Subdivision:ONEILL SUBDIVISION Abbreviated Description:PORTION BLK12 City/Muni/Twp:OGDEN City/Muni/Twp: OGDEN

The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1325 27TH ST**		$371,545	$371,545	1,052	8/4/1	1937	6,970 SF	
.01Mi.	**1331 27TH ST**		$388,696	$388,696	1,027	10/3/1.8	1950	7,405 SF	
.02Mi.	**1345 27TH ST**		$375,294	$375,294	1,037	7/3/1	1937	9,583 SF	
.03Mi.	**1322 MARILYN DR**		$519,940	$519,940	2,206	13/6/2.3	1947	7,841 SF	
.03Mi.	**1332 MARILYN DR**		$483,279	$483,279	2,244	11/4/3	1947	7,841 SF	
.03Mi.	**2714 TYLER AVE**		$462,454	$462,454	1,253	10/3/2.3	1937	3,920 SF	
.03Mi.	**1305 27TH ST**		$532,473	$532,473	1,872	13/5/2.3	1937	5,227 SF	
.03Mi.	**1310 MARILYN DR**		$627,522	$627,522	2,728	14/6/3.3	1953	11,326 SF	G
.03Mi.	**1349 27TH ST**		$458,807	$458,807	1,140	11/4/1.5	1936	8,712 SF	
.03Mi.	**2726 TYLER AVE**		$398,864	$398,864	1,080	7/3/2	1956	3,485 SF	
.04Mi.	**1340 MARILYN DR**		$694,473	$694,473	2,430	14/6/1.5	1936	10,890 SF	
.04Mi.	**1351 27TH ST**		$367,795	$367,795	1,114	7/3/1	1933	8,712 SF	
.04Mi.	**1344 MARILYN DR**		$457,661	$457,661	1,242	10/4/1.8	1938	7,405 SF	
.04Mi.	**2744 TYLER AVE**		$415,572	$415,572	1,096	11/4/1	1956	6,534 SF	
.05Mi.	**1350 MARILYN DR**		$426,718	$426,718	1,148	9/4/1.8	1939	6,970 SF	
.05Mi.	**1363 27TH ST**		$380,993	$380,993	1,021	8/4/1.5	1932	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	35.4 years old	Households:	14,076
Median Household Income:	$84,258	Households w/Family:	70%
Household Income Per Capita:	$38,988	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Ogden School District	Students:	10,244
Number of Schools:	23	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.78Mi.	**Mount Ogden Junior High School** Number of Students: 803 Student-Teacher Ratio: 22.16	D+	Public	7 - 9
0.12Mi.	**Polk Elementary School** Number of Students: 541 Student-Teacher Ratio: 21.64	C+	Public	KG - 6
0.26Mi.	**Ogden High School** Number of Students: 1,127 Student-Teacher Ratio: 19.42	D-	Public	10 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	132%	NOTABLY HIGHER
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	122%	HIGHER
FORCIBLE RAPE	114%	HIGHER
MURDER	116%	HIGHER
OVERALL	108%	SIMILAR

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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