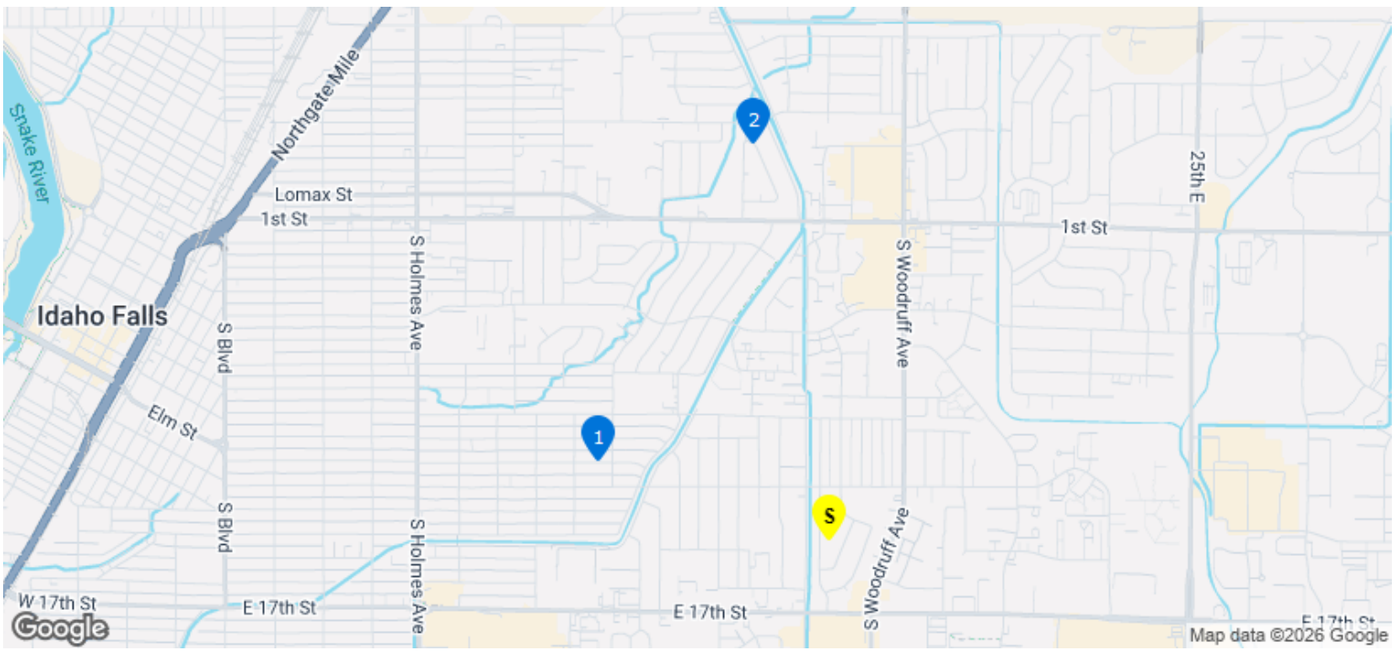
ICE SiteX Report

OrderID: 98775377

SiteX Property Information Report



Subject Property Location

1354 AUSTIN AVE, IDAHO FALLS, ID 83404-5565

County:	**BONNEVILLE ID**	Census Tract:	9706.02
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	RPA1802011007O	Thomas Bros Pg-Grid:	

Valuation

Value:	**$354,000**	FSD:	15	Common Confidence Score:	45
Value Range:	$300,900 - $407,100	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	001-0020
Assd Land Value:	$76,815	Market Land Value:	$76,815	Tax Year:	2026
Assd Improvement:	$302,170	Market Improvment Value:	$302,170	Total Taxable Value:	$2,158
Total Assessed Value:	$378,985	Total Assessor Market Value:	$378,985	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 7 Block: 11 Subdivision: PACKER # 3 Sec/Twnship/Range: SEC 21 TWN 02N RNG 38E
Abbreviated Description: LOT 7, BLOCK 11, PACKER # 3 SW1/4, SEC 21, T 2N, R 38

Property Characteristics

Lot Size:	8,760 SF	Bedrooms:	4	Pool:	
Building Area:	2557 SF	Baths:	3	Fireplace:	Yes
Year Built:	1966	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	1	A/C:	Packaged Unit
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	Shingle (Not Wood)
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/12/2024	Loan Amount:	N/A
Document #:	1780270 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/02/2024		
TD Due Date:	08/01/2041	Type Finance:	

Legal Description:
Block: 11 Subdivision: PACKER ADDITION Map Ref: 0
City/Muni/Twp: IDAHO FALLS

Prior Transfer

Recording Date:	04/04/2024	Sales Price:	$126,704
Document #:	1765130 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	01/23/2024	Loan Amount:	N/A
Document #:	1761099 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/16/2024		
TD Due Date:	08/01/2041	Type Finance:	

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Legal Description:
Block: 11 Subdivision: PACKER ADDITION Map Ref: 0
City/Muni/Twp: IDAHO FALLS

Mortgage Record

Recording Date:	12/19/2022	Loan Amount:	N/A
Document #:	1738551 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	12/09/2022		
TD Due Date:	01/01/2033	Type Finance:	

Legal Description:
Block: 11 Subdivision: PACKER ADDITION Map Ref: 0
City/Muni/Twp: IDAHO FALLS

Prior Transfer

Recording Date:	03/03/2021	Sales Price:	$126,704
Document #:	1676620 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	11/05/2019	Sales Price:	$126,704
Document #:	1624232 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	07/27/2011	Loan Amount:	N/A
Document #:	1395717 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/26/2011		
TD Due Date:	08/01/2041	Type Finance:	

Legal Description:
Block: 11 Subdivision: PACKER ADDITION DIVISION NO 3 Map Ref: DOC 283106
City/Muni/Twp: IDAHO FALLS

Prior Transfer

Recording Date:	07/27/2011	Sales Price:	N/A
Document #:	1395716 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/26/2011		
Document Type:	Deed		

Legal Description:
Block: 11 Subdivision: PACKER ADDITION DIVISION NO 3 Map Ref: DOC 283106
City/Muni/Twp: IDAHO FALLS

Prior Transfer

Recording Date:	07/27/2011	Sales Price:	N/A
Document #:	1395715 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/21/2011		
Document Type:	Deed		

Legal Description:
Block: 11 Subdivision: PACKER ADDITION DIVIION NO 3 Map Ref: DOC 283106
City/Muni/Twp: IDAHO FALLS

Prior Transfer

Recording Date:	10/26/2005	Sales Price:	N/A
Document #:	1203977 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/26/2005		
Document Type:	Deed		

Legal Description:
Block: 11 Subdivision: PACKER 3

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**1288 AUSTIN AVE** **IDAHO FALLS, ID 83404-5566**	06/18/2026			2476	7/4/3	1965	8,760 SF	
		APN: RPA1802011004O Document #: 1814962 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 11 Subdivision: PACKER ADDITION Abbreviated Description: Lot:4 Block:11 Subdivision:PACKER ADDITION Abbreviated Description:DIVISION NO 3 City/Muni/Twp:IDAHO FALLS City/Muni/Twp: IDAHO FALLS								
2	.07Mi.	**1372 FAIRMONT DR** **IDAHO FALLS, ID 83404-5510**	06/18/2026			2092	8/4/3	1964	7,793 SF	
		APN: RPA1802012015B Document #: 1814996 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 15&16 Block: 12 Subdivision: PACKER ADDITION Abbreviated Description: Lot:15&16 Block:12 Subdivision:PACKER ADDITION Abbreviated Description:PORTION LOTS15&16; DIVISION NO 3 City/Muni/Twp:IDAHO FALLS City/Muni/Twp: IDAHO FALLS								
3	.11Mi.	**1545 12TH ST** **IDAHO FALLS, ID 83404-5576**	09/18/2026			2298	9/4/2	1960	7,937 SF	
		APN: RPA1800002013O Document #: 1821607 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential								

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Legal: Lot: 13 Block: 2 Subdivision: PACKER ADDITION Abbreviated Description: Lot:13 Block:2 Subdivision:PACKER ADDITION Abbreviated Description:DIVISION NO 1

4	.13Mi.	**1341 HOMER AVE** **IDAHO FALLS, ID 83404-5517**	08/10/2026	2392	9/5/3	1964	9,357 SF

APN: RPA1802014006C Document #: 1818711
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 14 Subdivision: PACKER ADDITION Abbreviated Description: Lot:6&7 Block:14 Subdivision:PACKER ADDITION Abbreviated Description:PORTION LOT6 City/Muni/Twp:IDAHO FALLS City/Muni/Twp: IDAHO FALLS

5	.14Mi.	**1135 AUSTIN AVE** **IDAHO FALLS, ID 83404-5506**	10/07/2026	2546	9/5/2	1958	6,900 SF

APN: RPA1800002011O Document #: 1822836
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 2 Subdivision: PACKER ADDITION Abbreviated Description: Lot:11 Block:2 Subdivision:PACKER ADDITION Abbreviated Description:DIVISION NO 1 City/Muni/Twp:IDAHO FALLS City/Muni/Twp: IDAHO FALLS

6	.16Mi.	**1507 STANGER DR** **IDAHO FALLS, ID 83404-5526**	05/29/2026	2504	10/6/1	1958	8,050 SF

APN: RPA0800004016O Document #: 1813601
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 4 Subdivision: FAIRMONT PARK ADDITION MapRef: DOC 263051 Abbreviated Description: Lot:16 Block:4 Subdivision:FAIRMONT PARK ADDITION Map Ref:DOC 263051Abbreviated Description:DIVISION NO 1

7	.18Mi.	**1448 S WOODRUFF AVE** **IDAHO FALLS, ID 83404-5542**	07/20/2026	1112	3/2/2	1977	1,647 SF

APN: RPA8872000138O Document #: 1817096
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THREE FOUNTAINS Phase No: 3 Legal Unit: 138 MapRef: DOC 497655 Abbreviated Description: Subdivision:THREE FOUNTAINS Phase No:3 Legal Unit:138 Map Ref:DOC 497655Abbreviated Description:BUILDING E-8 City/Muni/Twp:IDAHO FALLS City/Muni/Twp: IDAHO FALLS

8	.21Mi.	**1330 MERRETT DR** **IDAHO FALLS, ID 83404-5456**	09/25/2026	2133	7/5/2	1959	8,250 SF

APN: RPA1440003011B Document #: 1821991
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: 3 Subdivision: LYNHAVEN ADDITION Abbreviated Description: Lot:11&12 Block:3 Subdivision:LYNHAVEN ADDITION Abbreviated Description:PORTION LOTS11&12

9	.21Mi.	**1025 TERRY DR** **IDAHO FALLS, ID 83404-5122**	06/25/2026	2240	9/5/3	1958	8,538 SF

APN: RPA1761011005B Document #: 1815439
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 11 Subdivision: ORLIN PARK ADDITION Abbreviated Description: Lot:5&6 Block:11 Subdivision:ORLIN PARK ADDITION Abbreviated Description:PORTION LOT5; DIVISION NO 2 City/Muni/Twp:IDAHO FALLS City/Muni/Twp: IDAHO FALLS

10	.23Mi.	**1245 BOWER DR** **IDAHO FALLS, ID 83404-5404**	08/21/2026	2028	8/5/1	1957	6,599 SF

APN: RPA1760006010O Document #: 1819660
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 6 Subdivision: ORLIN PARK ADDITION Abbreviated Description: Lot:10 Block:6 Subdivision:ORLIN PARK ADDITION Abbreviated Description:DIVISION NO 1

11	.23Mi.	**1375 BOWER DR** **IDAHO FALLS, ID 83404-5405**	06/18/2026	1966	8/4/2	1975	8,250 SF

APN: RPA1440003004B Document #: 1815022
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4&5 Block: 3 Subdivision: LYNHAVEN ADDITION Abbreviated Description: Lot:4&5 Block:3 Subdivision:LYNHAVEN ADDITION Abbreviated Description:PORTION LOTS4&5

12	.26Mi.	**995 KOSTER AVE** **IDAHO FALLS, ID 83404-5518**	07/10/2026	1703	7/4/2	1959	6,795 SF

APN: RPA1800004004O Document #: 1816458
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 4 Subdivision: PACKER ADDITION Abbreviated Description: Lot:4 Block:4 Subdivision:PACKER ADDITION Abbreviated Description:DIVISION NO 1

13	.26Mi.	**1075 STANGER AVE** **IDAHO FALLS, ID 83404-5522**	05/29/2026	2525	13/5/3	1958	6,743 SF

APN: RPA1800005008O Document #: 1813652
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 5 Subdivision: PACKER ADDITION Abbreviated Description: Lot:8 Block:5 Subdivision:PACKER ADDITION Abbreviated Description:DIVISION NO 1

14	.27Mi.	**1373 S WOODRUFF AVE** **IDAHO FALLS, ID 83404-5531**	08/10/2026	1212	4/2/2	1977	1,647 SF

APN: RPA8874000085O Document #: 1818704
Document Type: Warranty Deed Price Code:
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THREE FOUNTAINS PHASE NO 5 Legal Unit: 85 MapRef: DOC 523586 Abbreviated Description: Subdivision:THREE FOUNTAINS PHASE NO 5 Legal Unit:85 Map Ref:DOC 523586Abbreviated Description:BUILDING E-3

15	.28Mi.	**1479 THREE FOUNTAINS DR** **IDAHO FALLS, ID 83404-5626**	08/21/2026	1520	6/2/3	1977	1,559 SF

APN: RPA8870000053O Document #: 1819641
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Subdivision: THREE FOUNTAINS Phase No: 1 Legal Unit: 53 Abbreviated Description: Subdivision:THREE FOUNTAINS Phase No:1 Legal Unit:53 Abbreviated Description:BUILDING T-3 City/Muni/Twp:IDAHO FALLS City/Muni/Twp: IDAHO FALLS

16	.32Mi.	**1085 CATHRYN AVE** **IDAHO FALLS, ID 83404-5112**	09/09/2026	962	6/3/1	1950	6,177 SF

APN: RPA0520007005O Document #: 1820872
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 7 Subdivision: COLUMBIA HEIGHTS ADDITION Abbreviated Description: Lot:5 Block:7 Subdivision:COLUMBIA HEIGHTS ADDITION

17	.33Mi.	**1460 BENTON ST** **IDAHO FALLS, ID 83401-4221**	08/25/2026	22108	//	1966	22,799 SF

APN: RPA1422007001A Document #: 1819825
Document Type: Warranty Deed Price Code:
Land Use: Apartments (generic)

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Legal: Lot: 1-3 Block: 7 Subdivision: LINDEN PARK ADDITION Abbreviated Description: Lot:1-3 Block:7 Subdivision:LINDEN PARK ADDITION Abbreviated Description:PORTION LOT3; DIVISION NO 2 City/Muni/Twp:IDAHO FALLS City/Muni/Twp: IDAHO FALLS

18	.33Mi.	**1322 9TH ST** **IDAHO FALLS, ID 83404-5157**	08/19/2026	2745	/4/2	1957	7,754 SF

APN: RPA1760004003D Document #: 1819399
Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3&4 Block: 4 Subdivision: ORLIN PARK ADDITION Abbreviated Description: Lot:3&4 Block:4 Subdivision:ORLIN PARK ADDITION Abbreviated Description:PORTION LOTS3&4

19	.34Mi.	**1006 WESTERGARD AVE** **IDAHO FALLS, ID 83404-5638**	08/24/2026	2129	7/4/3	1959	7,148 SF

APN: RPA1801007018O Document #: 1819750
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 7 Subdivision: PACKER ADDITION Abbreviated Description: Lot:18 Block:7 Subdivision:PACKER ADDITION Abbreviated Description:DIVISION NO 2 City/Muni/Twp:IDAHO FALLS City/Muni/Twp: IDAHO FALLS

20	.38Mi.	**1120 SUSANNE AVE** **IDAHO FALLS, ID 83404-5140**	07/10/2026	947	6/3/1	1950	6,177 SF

APN: RPA0520005003O Document #: 1816424
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 5 Subdivision: COLUMBIA HEIGHTS ADDITION Abbreviated Description: Lot:3 Block:5 Subdivision:COLUMBIA HEIGHTS ADDITION

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.

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.	**1354 AUSTIN AVE**	**07/27/2011**	$378,985	$378,985	2,557	8/4/3	1966	8,760 SF	
.15Mi.	**1390 12TH ST**	**02/06/2017**	$217,071	$217,071	2,080	/3/1	1955	8,712 SF	
.27Mi.	**1090 S WOODRUFF AVE**	**09/29/2021**	$271,092	$271,092	1,650	5/4/2	1958	6,957 SF	
.27Mi.	**1149 S WOODRUFF AVE**	**08/25/2023**	$320,490	$320,490	2,913	9/5/3	1963	7,710 SF	
.29Mi.	**1101 S WOODRUFF AVE**	**05/19/2022**	$288,795	$288,795	1,648	7/4/1	1961	7,479 SF	
.33Mi.	**900 S WOODRUFF AVE**	**12/29/2017**	$284,739	$284,739	2,516	12/6/2	1960	8,141 SF	
.39Mi.	**1812 JEPPSON AVE**	**12/30/2022**	$318,996	$318,996	1,300	6/3/2	1959	8,207 SF	
.41Mi.	**1300 JUNIPER DR**	**08/08/2024**	$260,235	$260,235	925	5/3/1	1951	9,393 SF	
.44Mi.	**1960 VAN CIR**	**05/14/2012**	$374,787	$374,787	2,586	7/4/2	1979	9,217 SF	
.54Mi.	**995 12TH ST**	**03/28/2014**	$269,176	$269,176	1,764	9/5/1	1949	6,882 SF	
.55Mi.	**983 12TH ST**	**02/24/2020**	$314,888	$314,888	1,800	8/4/1	1948	6,229 SF	
.55Mi.	**2111 BALBOA DR**	**05/02/2022**	$405,523	$405,523	2,732	9/5/3	1968	8,512 SF	
.56Mi.	**994 10TH ST**	**11/05/2012**	$189,958	$189,958	676	4/2/1	1949	5,750 SF	
.58Mi.	**942 11TH ST**	**07/14/2023**	$298,162	$298,162	1,941	6/4/2	1953	5,750 SF	
.63Mi.	**912 10TH ST**	**09/19/2025**	$191,504	$191,504	676	5/2/1	1949	5,750 SF	
.65Mi.	**2040 SANTALEMA DR**	**05/26/2023**	$339,928	$339,928	1,450	7/3/1	1957	7,418 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	37.4 years old	Households:	10,397
Median Household Income:	$84,107	Households w/Family:	73%
Household Income Per Capita:	$39,038	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	38%

School District

School District Zone:	Idaho Falls School District 91	Students:	9,903
Number of Schools:	22	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.17Mi.	**Theresa Bunker Elementary School** Number of Students: 297 Student-Teacher Ratio: 18.56	C	Public	KG - 6
2.16Mi.	**Taylorview Middle School** Number of Students: 753 Student-Teacher Ratio: 16.83	B	Public	7 - 8
1.09Mi.	**Idaho Falls High School** Number of Students: 1,298 Student-Teacher Ratio: 20.48 Advanced Placement: Yes	B-	Public	9 - 12

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Flood Report

The Subject Property of **1354 AUSTIN AVE, IDAHO FALLS, ID 83404-5565** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	104%	SIMILAR
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	78%	LOWER
MURDER	78%	LOWER
OVERALL	81%	LOWER

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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