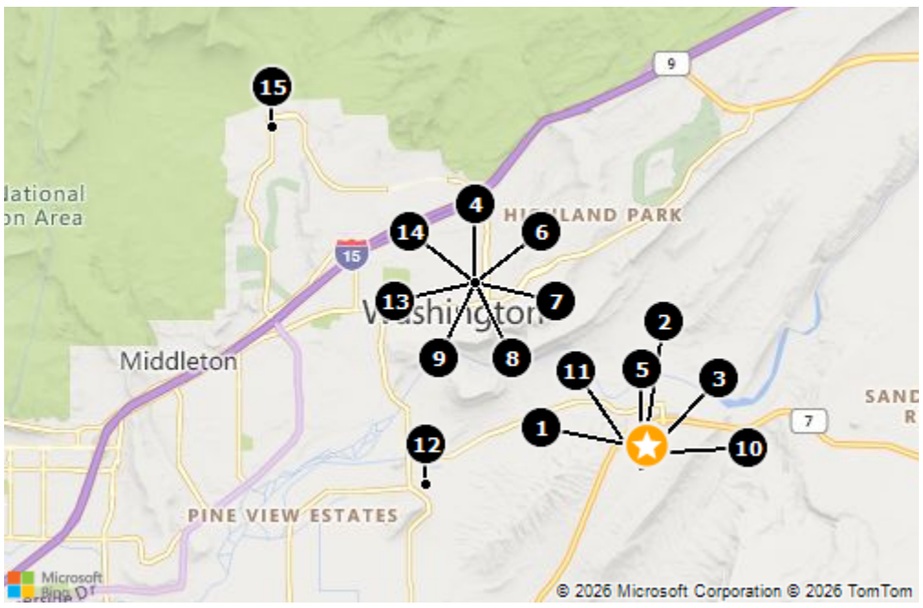
ICE SiteX Report

OrderID: 98738679

SiteX Property Information Report



Subject Property Location

1512 S WAGON BOX WAY, WASHINGTON, UT 84780-3635

County:	**WASHINGTON UT**	Census Tract:	490532708.032005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	W-SPLV-1-72	Thomas Bros Pg-Grid:	

Valuation

Value:	**$500,000**	FSD:	7	Common Confidence Score:	77
Value Range:	$465,000 - $535,000	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	13
Assd Land Value:		Market Land Value:	$120,000	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$382,500	Total Taxable Value:	$1,825
Total Assessed Value:	$276,375	Total Assessor Market Value:	$502,500	Delinquent Year:	
				Tax Account ID:	1125718
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: STARR SPRINGS AT LONG VALLEY 1
Abbreviated Description: SUBDIVISION: STARR SPRINGS AT LONG VALLEY 1 (W) LOT: 72

Property Characteristics

Lot Size:	4,356 SF	Bedrooms:	4	Pool:	
Building Area:	2305 SF	Baths:	2.5	Fireplace:	
Year Built:	2023	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/11/2025	Sales Price:	$486,024
Document #:	20250027144 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/10/2024	Loan Amount:	N/A
Document #:	20240010894 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			

Lot: 72 Subdivision: STARR SPRINGS AT LONG VALLEY PHASE 1

Prior Transfer

Recording Date:	07/03/2023	Sales Price:	N/A
Document #:	20230019813 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/05/2023		
Document Type:			
Legal Description:			

Lot: 72 Subdivision: STARR SPRINGS AT LONG VALLEY PHASE 1

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	20230019813 BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Subdivision: STARR SPRINGS AT LONG VALLEY 1
Abbreviated Description: SUBDIVISION: STARR SPRINGS AT LONG VALLEY 1 (W) LOT: 72

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	4,792 SF	Median # of Baths	2.5
Median Living Area	2,084 SF	Median Year Built	2025
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	1 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**1508 S RIPPLE ROCK DR** **WASHINGTON, UT 84780-3685**	10/09/2026			2128	8/4/2.5	2024	4,356 SF	
		APN: W-SPLV-3-12 Document #: 20260037422 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Subdivision: STARR SPRINGS AT LONG VALLEY PHASE 3 AMENDED Abbreviated Description: Lot:12 Subdivision:STARR SPRINGS AT LONG VALLEY PHASE 3 AMENDED								
2	.21Mi.	**1726 S WOLVERINE WAY** **WASHINGTON, UT 84780-3694**	06/03/2026			2783	11/5/3.5	2025	5,227 SF	
		APN: W-SPLV-3-174 Document #: 20260021677 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 174 Subdivision: STARR SPRINGS AT LONG VALLEY PHASE 3 AMENDED Abbreviated Description: Lot:174 Subdivision:STARR SPRINGS AT LONG VALLEY PHASE 3 AMENDED								
3	.08Mi.	**1542 S STAR SPRINGS DR** **WASHINGTON, UT 84780-3636**	05/21/2026			2362	8/4/2.5	2023	5,663 SF	
		APN: W-SPLV-1-122 Document #: 20260020097 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 122 Subdivision: STARR SPRINGS AT LONG VALLEY PHASE 1 Abbreviated Description: Lot:122 Subdivision:STARR SPRINGS AT LONG VALLEY PHASE 1								
4	.37Mi.	**1875 S QUEENS GARDEN DR** **WASHINGTON, UT 84780-8659**	04/02/2026			2031	8/3/3.5	2026	6,534 SF	
		APN: W-SRWLV-1-4253 Document #: 20260012714 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4253 Subdivision: STANDING ROCK WEST AT LONG VALLEY PHASE 1 Abbreviated Description: Lot:4253 Subdivision:STANDING ROCK WEST AT LONG VALLEY PHASE 1								
5	.05Mi.	**1455 S RIPPLE ROCK DR** **WASHINGTON, UT 84780-3683**	03/16/2026			2131	8/4/2.5	2023	3,920 SF	
		APN: W-SPLV-2-52 Document #: 20260009773 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 52 Subdivision: STARR SPRINGS AT LONG VALLEY PHASE 2 Abbreviated Description: Lot:52 Subdivision:STARR SPRINGS AT LONG VALLEY PHASE 2								
6	.38Mi.	**1883 S QUEENS GARDEN DR** **WASHINGTON, UT 84780-8659**	03/04/2026			1705	7/3/2	2026	4,792 SF	
		APN: W-SRWLV-1-4254 Document #: 20260008505 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4254 Subdivision: STANDING ROCK WEST AT LONG VALLEY PHASE 1 Abbreviated Description: Lot:4254 Subdivision:STANDING ROCK WEST AT LONG VALLEY PHASE 1								
7	.35Mi.	**1853 S QUEENS GARDEN DR** **WASHINGTON, UT 84780-8659**	02/26/2026			2031	8/3/3.5	2026	6,970 SF	
		APN: W-SRWLV-1-4252 Document #: 20260007423 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4252 Subdivision: STANDING ROCK WEST AT LONG VALLEY PHASE 1 Abbreviated Description: Lot:4252 Subdivision:STANDING ROCK WEST AT LONG VALLEY PHASE 1								
8	.34Mi.	**1833 S QUEENS GARDEN DR** **WASHINGTON, UT 84780-8659**	02/25/2026			1102	7/3/2	2025	4,792 SF	
		APN: W-SRWLV-1-4250 Document #: 20260007224 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4250 Subdivision: STANDING ROCK WEST AT LONG VALLEY PHASE 1 Abbreviated Description: Lot:4250 Subdivision:STANDING ROCK WEST AT LONG VALLEY PHASE 1								
9	.34Mi.	**1841 S QUEENS GARDEN DR** **WASHINGTON, UT 84780-8659**	01/22/2026			1705	9/4/2	2026	4,792 SF	
		APN: W-SRWLV-1-4251 Document #: 20260002508 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4251 Subdivision: STANDING ROCK WEST AT LONG VALLEY PHASE 1 Abbreviated Description: Lot:4251 Subdivision:STANDING ROCK WEST AT LONG VALLEY PHASE 1								
10	.1Mi.	**1604 S CEDAR MESA DR** **WASHINGTON, UT 84780-3637**	01/13/2026			2547	8/4/2.5	2023	6,098 SF	
		APN: W-SPLV-1-152 Document #: 20260001426 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 152 Subdivision: STARR SPRINGS AT LONG VALLEY PHASE 1 Abbreviated Description: Lot:152 Subdivision:STARR SPRINGS AT LONG VALLEY PHASE 1								
11	.19Mi.	**1554 S RIPPLE ROCK DR** **WASHINGTON, UT 84780-3685**	01/07/2026			2132	8/4/2.5	2024	4,356 SF	
		APN: W-SPLV-3-20 Document #: 20260000727 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Subdivision: STARR SPRINGS AT LONG VALLEY PHASE 3 AMENDED Abbreviated Description: Lot:20 Subdivision:STARR SPRINGS AT LONG VALLEY PHASE 3 AMENDED								
12	.44Mi.	**1858 S CYCLONE DR** **WASHINGTON, UT 84780-3773**	01/07/2026			2084	9/3/2.5	2025	5,663 SF	
		APN: W-CHLV-3-257 Document #: 20260000625								

ICE SiteX Report

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 257 Subdivision: CORRAL HOLLOW AT LONG VALLEY PHASE 6 Abbreviated Description: Lot:257 Subdivision:CORRAL HOLLOW AT LONG VALLEY PHASE 6

13 .32Mi. **1813 S QUEENS GARDEN DR WASHINGTON, UT 84780-8659** 01/06/2026 1708 8/4/2 2025 4,792 SF
APN: W-SRWLV-1-4248 Document #: 20260000521
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4248 Subdivision: STANDING ROCK WEST AT LONG AVLLEY PHASE 1 Abbreviated Description: Lot:4248 Subdivision:STANDING ROCK WEST AT LONG AVLLEY PHASE 1

14 .33Mi. **1825 S QUEENS GARDEN DR WASHINGTON, UT 84780-8659** 12/29/2025 1618 7/3/3 2025 4,792 SF
APN: W-SRWLV-1-4249 Document #: 20250045099
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4249 Subdivision: STANDING ROCK WEST AT LONG VALLEY PHASE 1 Abbreviated Description: Lot:4249 Subdivision:STANDING ROCK WEST AT LONG VALLEY PHASE 1

15 .45Mi. **1902 S SWAMP MESA DR WASHINGTON, UT 84780-3800** 11/13/2025 2350 9/4/2.5 2025 6,534 SF
APN: W-CHLV-3-244 Document #: 20250039347
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 244 Subdivision: CORRAL HOLLOW AT LONG VALLEY PHASE 3 Abbreviated Description: Lot:244 Subdivision:CORRAL HOLLOW AT LONG VALLEY PHASE 3

Comparable Sales Chart



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.	**1512 S WAGON BOX WAY**		$502,500	$276,375	2,305	8/4/2.5	2023	4,356 SF	
.01Mi.	**1506 S WAGON BOX WAY**		$473,200	$473,200	2,131	8/4/2.5	2023	4,356 SF	
.02Mi.	**1522 S WAGON BOX WAY**		$484,900	$266,695	2,150	8/4/2.5	2023	4,356 SF	
.02Mi.	**1504 S WAGON BOX WAY**		$455,700	$250,635	1,937	8/3/2.5	2023	4,356 SF	
.03Mi.	**1526 S WAGON BOX WAY**		$488,700	$268,785	2,278	8/4/2.5	2023	4,356 SF	
.03Mi.	**1517 S WAGON BOX WAY**		$484,900	$266,695	2,150	8/4/2.5	2023	4,792 SF	
.03Mi.	**1500 S WAGON BOX WAY**		$473,200	$473,200	2,131	8/4/2.5	2023	4,356 SF	
.03Mi.	**1521 S WAGON BOX WAY**		$500,300	$275,165	2,278	8/4/2.5	2023	4,792 SF	
.03Mi.	**1530 S WAGON BOX WAY**		$484,900	$266,695	2,150	8/4/2.5	2023	4,356 SF	
.04Mi.	**1527 S WAGON BOX WAY**		$463,800	$255,090	1,905	8/3/2.5	2023	4,792 SF	
.04Mi.	**1498 S WAGON BOX WAY**		$490,800	$269,940	2,305	8/4/2.5	2023	4,356 SF	
.04Mi.	**1534 S WAGON BOX WAY**		$453,400	$249,370	1,905	8/3/2.5	2023	4,356 SF	
.05Mi.	**1531 S WAGON BOX WAY**		$500,300	$500,300	2,278	8/4/2.5	2023	4,792 SF	
.05Mi.	**1447 S RIPPLE ROCK DR**		$473,200	$260,260	2,131	8/4/2.5	2023	4,356 SF	
.05Mi.	**1494 S WAGON BOX WAY**		$469,700	$258,335	2,131	8/4/2.5	2023	4,356 SF	
.05Mi.	**1451 S RIPPLE ROCK DR**		$455,700	$250,635	1,937	8/3/2.5	2023	3,920 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	36.8 years old	Households:	10,329
Median Household Income:	$91,441	Households w/Family:	79%
Household Income Per Capita:	$37,963	Households w/Family Married:	74%
Most Common Education Level:	Some College	Households w/Family Children:	40%

School District

School District Zone:	Washington School District	Students:	36,961
Number of Schools:	55	Rating:	B+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.23Mi.	**Desert Hills Middle School** Number of Students: 909 Student-Teacher Ratio: 24.11	A+	Public	8 - 9
5.74Mi.	**Sunrise Ridge Intermediate School** Number of Students: 802 Student-Teacher Ratio: 22.54	A	Public	6 - 7
1.94Mi.	**Horizon Elementary School** Number of Students: 626 Student-Teacher Ratio: 21.59	A	Public	KG - 5
7.40Mi.	**Desert Hills High School** Number of Students: 1,241 Student-Teacher Ratio: 26.76 Advanced Placement: Yes	A	Public	10 - 12
7.19Mi.	**Utah Online 7-12** Number of Students: 1,547 Student-Teacher Ratio: 18.91	B	Public	6 - 12
7.19Mi.	**Utah Online K8** Number of Students: 2,693 Student-Teacher Ratio: 234.17	C+	Public	KG - 8
7.19Mi.	**Out of State School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	PK - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	86%	LOWER
BURGLARY	63%	NOTABLY LOWER
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	83%	LOWER
MURDER	74%	NOTABLY LOWER
OVERALL	74%	NOTABLY LOWER

Disaster Alerts

6/19/2025 - Forsyth Fire

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