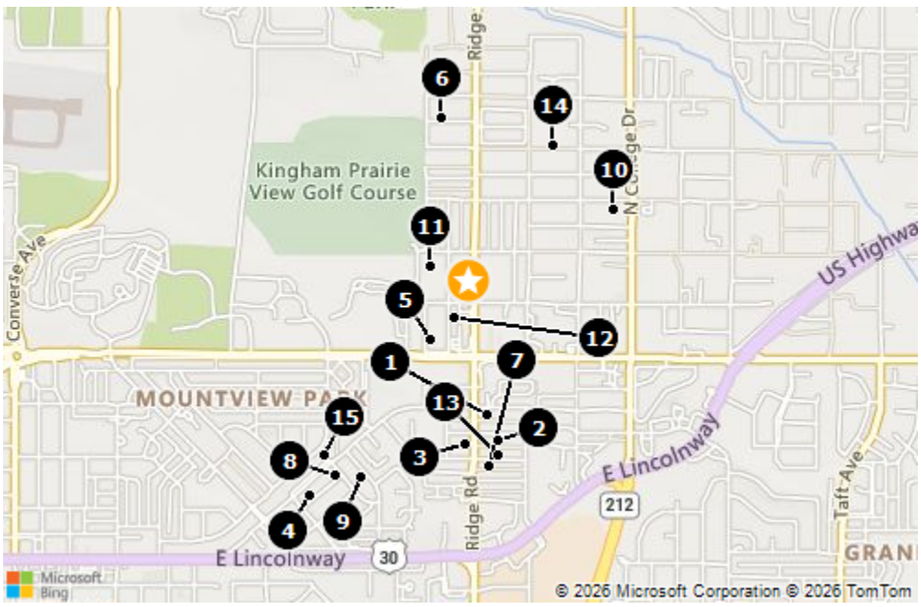
ICE SiteX Report

OrderID: 98190671

SiteX Property Information Report



Subject Property Location

3424 RIDGE RD, CHEYENNE, WY 82001-1736

County:	**LARAMIE WY**	Census Tract:	560210015.022048
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	17637000100070	Thomas Bros Pg-Grid:	

Valuation

Value:	**$428,000**	FSD:	21	Common Confidence Score:	40
Value Range:	$338,120 - $517,880	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	0150
Assd Land Value:	$3,287	Market Land Value:	$34,596	Tax Year:	2025
Assd Improvement:	$46,650	Market Improvment Value:	$519,385	Total Taxable Value:	$2,547
Total Assessed Value:	$49,937	Total Assessor Market Value:	$553,981	Delinquent Year:	
				Tax Account ID:	R0020519
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 Subdivision: RIDGE HOMES

Abbreviated Description:	RIDGE HOMES: LOT 7
City/Muni/Twp:	CHEYENNE

Property Characteristics

Lot Size:	5,700 SF	Bedrooms:		Pool:	
Building Area:	2589 SF	Baths:	3	Fireplace:	Yes
Year Built:	1945	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	3	A/C:	
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/15/2025	Sales Price:	N/A
Document #:	891130 BK-PG 2765-1411	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/20/2021	Sales Price:	N/A
Document #:	827125 BK-PG 2545-2116	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/30/2021	Sales Price:	N/A
Document #:	825486 BK-PG 2765-1410	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/23/2021		
Document Type:			
Legal Description:			

Lot: 7 Subdivision: RIDGE HOMES Map Ref: CAB 2 SL 235

Prior Transfer

Recording Date:	06/27/2017	Sales Price:	N/A
Document #:	710498 BK-PG 2419-0499	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date: 06/02/2017
Document #: 708943 BK-PG 2545-2115
Contract Date: 05/25/2017
Document Type:
Legal Description:
Lot: 7 Subdivision: RIDGE HOMES

Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 01/05/2015
Document #: 652375 BK-PG 2103-1311
Document Type:
Legal Description:

Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 12/05/2014
Document #: 650725 BK-PG 2419-0498
Contract Date: 12/04/2014
Document Type:
Legal Description:
Lot: 7 Subdivision: RIDGE HOMES Tract No: 5&6
City/Muni/Twp: CHEYENNE

Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 06/13/2012
Document #: 593018 BK-PG 2103-1311
Document Type:
Legal Description:

Sales Price: $200,854
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 04/21/2009
Document #: 520863 BK-PG 1984-0059
Document Type:
Legal Description:

Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 04/01/2009
Document #: 519451 BK-PG 2103-1310
Contract Date: 03/24/2009
Document Type:
Legal Description:
Lot: 7 Subdivision: RIDGE HOMES
City/Muni/Twp: CHEYENNE

Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 01/16/2007
Document #: 465830 BK-PG 1938-0378
Document Type:
Legal Description:

Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 12/19/2006
Document #: 463861 BK-PG 1984-0059
TD Due Date: 01/01/2037
Legal Description:
Lot: 7 Subdivision: RIDGE HOMES

Loan Amount: N/A
Loan Type: Stand Alone Second
Type Finance:

Prior Transfer

Recording Date: 03/21/2006
Document #: 442476 BK-PG 1938-0378
Document Type:
Legal Description:

Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 03/21/2006
Document #: 442475 BK-PG 1938-0378
TD Due Date: 04/01/2036
Legal Description:
Lot: 7 Subdivision: RIDGE HOMES
Abbreviated Description: TRACTS#5&6 SUNNYSIDE ADD
City/Muni/Twp: CHEYENNE

Loan Amount: N/A
Loan Type: Stand Alone Second
Type Finance:

Prior Transfer

Recording Date: 03/21/2006
Document #: 442473 BK-PG 1938-0364
Contract Date: 03/20/2006
Document Type:
Legal Description:
Lot: 7 Subdivision: RIDGE HOMES
Abbreviated Description: TRACTS#5&6 SUNNYSIDE ADD
City/Muni/Twp: CHEYENNE

Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 01/09/2006

Sales Price: $137,500

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Document #:	437044 BK-PG 1926-0910	Type of Sale:	Full Amount on Deed
Contract Date:	01/09/2006		
Document Type:			

Legal Description:
Lot: 7 Subdivision: RIDGE HOMES
Abbreviated Description: SUBDIVISION TR#5&6 SUNNYSIDE ADD
City/Muni/Twp: CHEYENNE

Prior Transfer

Recording Date:	01/16/2003	Sales Price:	N/A
Document #:	341308 BK-PG 1697-1649	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/08/2003		
Document Type:			

Legal Description:
Lot: 7 Subdivision: RIDGE HOMES

Prior Transfer

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

Legal Description:
Lot: 7 Subdivision: RIDGE HOMES
Abbreviated Description: RIDGE HOMES: LOT 7
City/Muni/Twp: CHEYENNE

Area Sales Analysis

Total Area Sales	$230,000	Median # of Bedrooms	
Median Lot Size	7,378 SF	Median # of Baths	2
Median Living Area	1,215 SF	Median Year Built	1961
Price Range - 2 Yrs	to $230,000	Age Range	20 years to 94 years
Median Value		Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**3413 HOLMES ST** **CHEYENNE, WY 82001-5957**	07/23/2026			2104	//3	1963	9,435 SF	
		APN: 16232000100091 Document #: 917562 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8&9 Block: 1 Subdivision: MYERS SUBDIVISION MapRef: CAB 2 SL 221 Abbreviated Description: Lot:8&9 Block:1 Subdivision:MYERS SUBDIVISION Map Ref:CAB 2 SL 221								
2	.4Mi.	**3425 MYERS CT** **CHEYENNE, WY 82001-5909**	06/23/2026	$230,000	$199	1152	//2	1965	7,395 SF	
		APN: 16232000200060 Document #: 915864 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Subdivision: MYERS SUBDIVSION Abbreviated Description: Lot:6 Block:2 Subdivision:MYERS SUBDIVSION								
3	.39Mi.	**3319 MYERS CT** **CHEYENNE, WY 82001-5801**	05/29/2026			960	//1	1961	7,650 SF	
		APN: 15280000200020 Document #: 914332 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: LICKING HOMESITES MapRef: CAB 2 SL 237 Abbreviated Description: Lot:2 Block:2 Subdivision:LICKING HOMESITES Map Ref:CAB 2 SL 237								
4	.65Mi.	**3212 ACACIA DR** **CHEYENNE, WY 82001-5806**	05/12/2026			1260	//2	1956	6,000 SF	
		APN: 16167003800080 Document #: 913153 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 38 Subdivision: MOUNTVIEW PARK Abbreviated Description: Lot:8 Block:38 Subdivision:MOUNTVIEW PARK City/Muni/Twp:CHEYENNE City/Muni/Twp: CHEYENNE								
5	.17Mi.	**3315 GROVE DR** **CHEYENNE, WY 82001-1755**	05/11/2026			924	//2	1976	6,728 SF	
		APN: 13671000200130 Document #: 913085 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 2 Subdivision: FARRAGHER SUBDIVISION Abbreviated Description: Lot:13 Block:2 Subdivision:FARRAGHER SUBDIVISION								
6	.41Mi.	**3218 MORRISON CT** **CHEYENNE, WY 82001-1728**	05/08/2026			1009	//2	1978	7,874 SF	
		APN: 16032000100080 Document #: 912950 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 1 Subdivision: MORRISON SUBDIVISION Abbreviated Description: Block:1 Subdivision:MORRISON SUBDIVISION Abbreviated Description:LOT: EAST 62 FT OF LOT 8 City/Muni/Twp:CHEYENNE City/Muni/Twp: CHEYENNE								
7	.46Mi.	**3413 FRONTIER ST** **CHEYENNE, WY 82001-5934**	05/05/2026			1242	//2	1960	6,000 SF	
		APN: 19345000100080 Document #: 912724 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 1 Subdivision: WILL SUBDIVISION MapRef: CAB 2 SL 319 Abbreviated Description: Lot:8 Block:1 Subdivision:WILL SUBDIVISION Map Ref:CAB 2 SL 319								
8	.57Mi.	**3248 ACACIA DR** **CHEYENNE, WY 82001-5806**	04/21/2026			1215	//1	1956	6,000 SF	
		APN: 16167003800010 Document #: 911874 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 38 Subdivision: MOUNTVIEW PARK 6TH FILING MapRef: CAB 2 SL 244 Abbreviated Description: Lot:1 Block:38 Subdivision:MOUNTVIEW PARK 6TH FILING Map Ref:CAB 2 SL 244								
9	.55Mi.	**1716 PINION DR** **CHEYENNE, WY 82001-5867**	04/21/2026			967	//2	1988	5,035 SF	
		APN: 18050000100060 Document #: 911898 Document Type: Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Subdivision: SILVERGATE ADDITION MapRef: CAB 5 SL 108 Abbreviated Description: Lot:6 Block:1 Subdivision:SILVERGATE ADDITION Map Ref:CAB 5 SL 108

10	.39Mi.	**3911 LARAMIE ST** **CHEYENNE, WY 82001-1815**	03/02/2026	1344	//2	2006	7,325 SF

APN: 17739000100021 Document #: 909005
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: ROBITAILLE SUBDIVISION MapRef: CAB 2 SL 376 Abbreviated Description: Block:1 Subdivision:ROBITAILLE SUBDIVISION Map Ref:CAB 2 SL 376Abbreviated Description:LOT: WEST 57 FT OF LOT 2

11	.1Mi.	**3427 GROVE DR** **CHEYENNE, WY 82001-1716**	03/02/2026	864	//1	1932	7,850 SF

APN: 18540000800015 Document #: 908966
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Subdivision: SUNNYSIDE ADDITION Tract No: 8 Abbreviated Description: Subdivision:SUNNYSIDE ADDITION Tract No:8 City/Muni/Twp:GHEYENNE City/Muni/Twp: GHEYENNE

12	.09Mi.	**3339 BIRCH PL** **CHEYENNE, WY 82001-1756**	03/02/2026	1336	//2	1957	6,670 SF

APN: 13671000100180 Document #: 908929
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 1 Subdivision: FARRAGHER SUBDIVISION Abbreviated Description: Lot:18 Block:1 Subdivision:FARRAGHER SUBDIVISION

13	.43Mi.	**3424 FRONTIER ST** **CHEYENNE, WY 82001-5922**	02/27/2026	1615	//2	1958	7,378 SF

APN: 16232000200150 Document #: 908858
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 2 Subdivision: MYERS SUBDIVISION MapRef: CAB 2 SL 221 Abbreviated Description: Lot:15 Block:2 Subdivision:MYERS SUBDIVISION Map Ref:CAB 2 SL 221

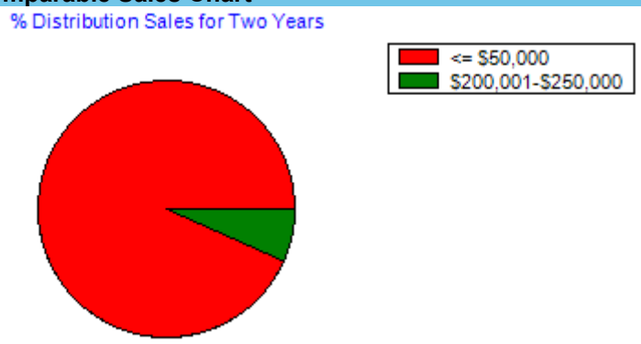
14	.39Mi.	**3622 RAWLINS ST** **CHEYENNE, WY 82001-1822**	01/14/2026	1611	//1	1965	7,579 SF

APN: 18540033600012 Document #: 906384
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: COULSON ADDITION Tract No: 336 Abbreviated Description: Subdivision:COULSON ADDITION Abbreviated Description:LOT: PORTION OF LOT6; EAST 60FT OF SOUTH 120FT OF TRACK336

15	.55Mi.	**3243 FOREST DR** **CHEYENNE, WY 82001-5772**	12/01/2025	1214	//1	1955	10,124 SF

APN: 16165003600060 Document #: 904301
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 36 Subdivision: MOUNTVIEW PARK ADDITION MapRef: CAB 2 SL 208 Abbreviated Description: Lot:6 Block:36 Subdivision:MOUNTVIEW PARK ADDITION Map Ref:CAB 2 SL 208

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.

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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.	**3424 RIDGE RD**		$553,981	$49,937	2,589	//3	1945	5,700 SF	
.01Mi.	**3428 RIDGE RD**		$273,285	$24,798	832	//2	1959	5,700 SF	
.01Mi.	**3416 RIDGE RD**		$196,818	$9,051	882	//1	1943	11,400 SF	
.02Mi.	**3434 RIDGE RD**		$474,136	$42,756	2,137	//2	1963	5,700 SF	
.02Mi.	**3417 BIRCH PL**		$242,835	$15,169	1,003	//1	1957	5,700 SF	
.03Mi.	**3438 RIDGE RD**		$173,262	$7,911	768	//1	1930	5,700 SF	
.03Mi.	**3410 RIDGE RD**		$129,494	$10,072	1,386	//2	1971	5,700 SF	
.03Mi.	**3413 BIRCH PL**		$203,926	$18,510	1,064	//1	1957	5,700 SF	
.03Mi.	**3423 BIRCH PL**		$174,450	$15,925	886	//1	1957	5,700 SF	
.04Mi.	**3427 BIRCH PL**		$158,115	$10,577	885	//1	1959	5,700 SF	
.04Mi.	**3406 RIDGE RD**		$161,772	$14,754	930	//1	1956	5,700 SF	
.04Mi.	**3442 RIDGE RD**		$160,070	$14,614	936	//1	1954	5,700 SF	
.04Mi.	**3405 BIRCH PL**		$353,950	$24,536	1,500	//1	1956	11,400 SF	
.05Mi.	**3446 RIDGE RD**		$122,668	$11,203	912	//1	1947	5,700 SF	
.05Mi.	**3316 CHEYENNE ST**	**10/31/2024**	$241,970	$21,952	1,104	//2	1956	5,700 SF	
.05Mi.	**3300 CHEYENNE ST**		$349,781	$31,673	2,011	//3	1958	5,700 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	37.5 years old	Households:	16,629
Median Household Income:	$72,248	Households w/Family:	55%
Household Income Per Capita:	$40,199	Households w/Family Married:	41%
Most Common Education Level:	Some College	Households w/Family Children:	30%

School District

School District Zone:	Laramie County School District 1	Students:	13,426
Number of Schools:	39	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.22Mi.	**Carey Junior High School** Number of Students: 800 Student-Teacher Ratio: 14.09	C-	Public	7 - 8
0.47Mi.	**East High School** Number of Students: 1,566 Student-Teacher Ratio: 15.77 Advanced Placement: Yes	C-	Public	9 - 12
0.26Mi.	**Baggs Elementary School** Number of Students: 336 Student-Teacher Ratio: 12.24	B	Public	KG - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	133%	NOTABLY HIGHER
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	104%	SIMILAR
MURDER	115%	HIGHER
OVERALL	107%	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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