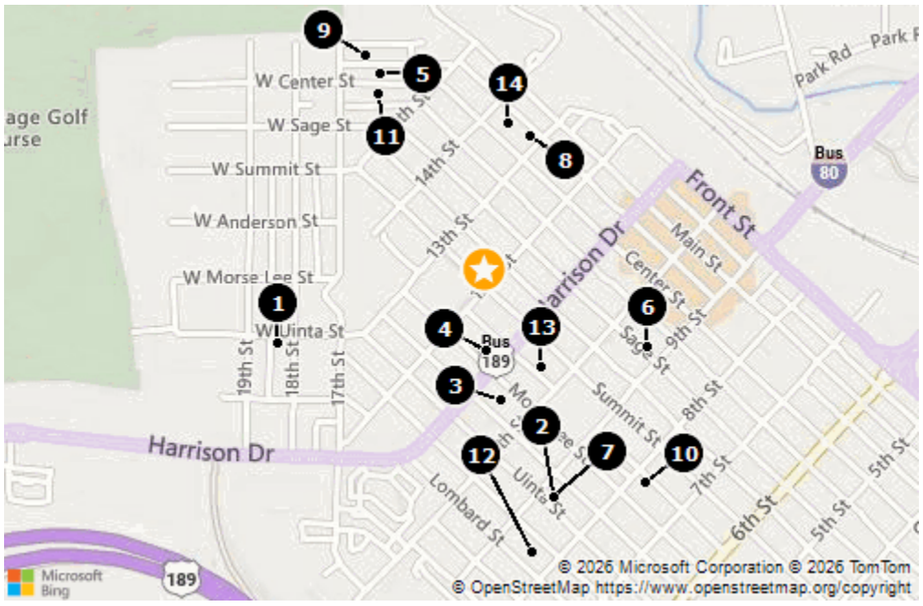
ICE SiteX Report

OrderID: 97790697

SiteX Property Information Report



Subject Property Location

442 12TH ST, EVANSTON, WY 82930-3331

County:	**UINTA WY**	Census Tract:	560419754.013033
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15202012900500	Thomas Bros Pg-Grid:	

Valuation

Value:	**$328,000**	FSD:	11	Common Confidence Score:	63
Value Range:	$291,920 - $364,080	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0150
Assd Land Value:	$2,510	Market Land Value:	$39,003	Tax Year:	2025
Assd Improvement:	$16,740	Market Improvment Value:	$234,577	Total Taxable Value:	$1,745
Total Assessed Value:	$19,250	Total Assessor Market Value:	$273,580	Delinquent Year:	
				Tax Account ID:	R0003890
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10,PT9 Block: 30 Subdivision: ORIGINAL TOWN OF EVANSTON
Abbreviated Description: ORIGINAL TOWN OF EVANSTON BLK 30 PT LTS 9 & 10

Property Characteristics

Lot Size:	8,400 SF	Bedrooms:	3	Pool:	
Building Area:	1269 SF	Baths:	2	Fireplace:	Yes
Year Built:	1979	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Masonry
Number of Units:		Garage Type:	Attached	Heating:	Hot Water
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:	Ranch	Basement:	Finished	Roof Cover:	Metal
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/01/2026	Sales Price:	$284,747
Document #:	R1189896 BK-PG 2049-846	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/20/2023	Sales Price:	N/A
Document #:	R1135440 BK-PG 2049 -842	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/05/2023		
Document Type:			

Legal Description:
Lot: 9&10 Block: 30 Subdivision: ORIGINAL TOWN OF EVANSTON
Abbreviated Description: PORTION LOTS9&10

Prior Transfer

Recording Date:	01/20/2023	Sales Price:	N/A
Document #:	BK-PG 2049 -842	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10,PT9 Block: 30 Subdivision: ORIGINAL TOWN OF EVANSTON
Abbreviated Description: ORIGINAL TOWN OF EVANSTON BLK 30 PT LTS 9 & 10

ICE SiteX Report

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Prior Transfer

Recording Date:	03/19/2012	Sales Price:	N/A
Document #:	158526 BK-PG 0978 -0250	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/14/2012		
Document Type:			

Legal Description:
Lot: 9&10
City/Muni/Twp: EVANSTON

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	2
Median Lot Size	5,425 SF	Median # of Baths	1
Median Living Area	1,152 SF	Median Year Built	1920
Price Range - 2 Yrs		Age Range	46 years to 159 years
Median Value		Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**1809 W UINTA ST** **EVANSTON, WY 82930-3231**	05/15/2026			1209	5/3/2	1951	5,750 SF	
		APN: 15202014400100 Document #: R1189158 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6&7 Block: 6 Subdivision: THE HILLCREST PARK ADDITION MapRef: DOC 56104 Abbreviated Description: Lot:6&7 Block:6 Subdivision:THE HILLCREST PARK ADDITION Map Ref:DOC 56104Abbreviated Description:PORTION LOTS6&7 City/Muni/Twp:EVANSTON City/Muni/Twp: EVANSTON								
2	.29Mi.	**633 9TH ST** **EVANSTON, WY 82930-3402**	05/12/2026			1164	5//1	1928	4,080 SF	
		APN: 15202040601300 Document #: R1188911 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6&7 Block: 3 Subdivision: WHITES ADDITION Abbreviated Description: Lot:6&7 Block:3 Subdivision:WHITES ADDITION Abbreviated Description:PORTION LOTS6&7 City/Muni/Twp:EVANSTON City/Muni/Twp: EVANSTON								
3	.17Mi.	**1025 MORSE LEE ST** **EVANSTON, WY 82930-3411**	04/27/2026			1241	7/2/1	1910	8,400 SF	
		APN: 15202015100300 Document #: R1188182 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: THE M V MORSE FOURTH ADDITION Abbreviated Description: Lot:3 Block:2 Subdivision:THE M V MORSE FOURTH ADDITION City/Muni/Twp:EVANSTON City/Muni/Twp: EVANSTON								
4	.1Mi.	**538 HARRISON DR** **EVANSTON, WY 82930-3301**	04/15/2026			1362	5//1	1912	7,695 SF	
		APN: 15202014000800 Document #: R1187612 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9&10 Block: 1 Subdivision: THE M V MORSE THIRD ADDITION Abbreviated Description: Lot:9&10 Block:1 Subdivision:THE M V MORSE THIRD ADDITION Abbreviated Description:PORTION LOTS9&10 City/Muni/Twp:EVANSTON City/Muni/Twp: EVANSTON								
5	.27Mi.	**1616 W CENTER ST** **EVANSTON, WY 82930-3129**	03/10/2026			934	4/4/2	1949	5,875 SF	
		APN: 15202010301300 Document #: R1185844 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13&14 Block: 2 Subdivision: ANDERSON HEIGHTS FIRST ADDITION MapRef: DOC 48226 Abbreviated Description: Lot:13&14 Block:2 Subdivision:ANDERSON HEIGHTS FIRST ADDITION Map Ref:DOC 48226Abbreviated Description:PORTION LOT14 City/Muni/Twp:EVANSTON City/Muni/Twp: EVANSTON								
6	.22Mi.	**344 9TH ST** **EVANSTON, WY 82930-3418**	02/27/2026			1034	4/2/1	1920	3,485 SF	
		APN: 15202121300900 Document #: R1185398 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9&10 Block: 22 Subdivision: THE ORIGINAL TOWN OF EVANSTON Abbreviated Description: Lot:9&10 Block:22 Subdivision:THE ORIGINAL TOWN OF EVANSTON Abbreviated Description:PORTION LOTS9&10 City/Muni/Twp:EVANSTON City/Muni/Twp: EVANSTON								
7	.29Mi.	**637 9TH ST** **EVANSTON, WY 82930-3402**	02/17/2026			1078	/1/1	1920	4,320 SF	
		APN: 15202040601100 Document #: R1184907 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6&7 Block: 3 Subdivision: WHITES ADDITION Abbreviated Description: Lot:6&7 Block:3 Subdivision:WHITES ADDITION Abbreviated Description:PORTION LOTS6&7 City/Muni/Twp:EVANSTON City/Muni/Twp: EVANSTON								
8	.17Mi.	**228 13TH ST** **EVANSTON, WY 82930-3309**	02/13/2026			1398	/3/1	1919	4,065 SF	
		APN: 15202011200600 Document #: R1184846 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 11 Abbreviated Description: Lot:17 Block:11 Abbreviated Description:PORTION LOT17 City/Muni/Twp:EVANSTON City/Muni/Twp: EVANSTON								
9	.3Mi.	**1625 W MAIN ST** **EVANSTON, WY 82930-3132**	01/30/2026			1140	5/3/1	1920	9,400 SF	
		APN: 15202010300500 Document #: R1184137 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5&6 Block: 2 Subdivision: THE ANDERSON HEIGHTS FIRST ADDITION MapRef: DOC 48226 Abbreviated Description: Lot:5&6 Block:2 Subdivision:THE ANDERSON HEIGHTS FIRST ADDITION Map Ref:DOC 48226City/Muni/Twp:EVANSTON City/Muni/Twp: EVANSTON								
10	.32Mi.	**525 8TH ST** **EVANSTON, WY 82930-3516**	11/25/2025			873	4/2/1	1867	2,614 SF	
		APN: 15202130501400 Document #: R1181446 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6&7 Block: 1 Subdivision: BECKWITHS 1ST ADDITION Abbreviated Description: Lot:6&7 Block:1 Subdivision:BECKWITHS 1ST ADDITION Abbreviated Description:PORTION LOTS6&7 City/Muni/Twp:EVANSTON City/Muni/Twp: EVANSTON								
11	.24Mi.	**1617 W CENTER ST** **EVANSTON, WY 82930-3128**	11/14/2025			864	4/1/1	1925	5,100 SF	
		APN: 15202011000500 Document #: R1180982								

ICE SiteX Report

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 3 Subdivision: THE ANDERSON HEIGHT FIRST ADDITION MapRef: DOC 48226 Abbreviated Description: Lot:6 Block:3 Subdivision:THE ANDERSON HEIGHT FIRST ADDITION Map Ref:DOC 48226City/Muni/Twp:EVANSTON City/Muni/Twp: EVANSTON

12	.35Mi.	**814 LOMBARD ST** **EVANSTON, WY 82930-3720**	10/21/2025	1128	/2/1	1961	3,030 SF

APN: 15202040801100 Document #: R1179856
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 7 Subdivision: THE WHITES ADDITION MapRef: DOC R165158 Abbreviated Description: Lot:9 Block:7 Subdivision:THE WHITES ADDITION Map Ref:DOC R165158Abbreviated Description:PORTION LOT9 City/Muni/Twp:EVANSTON City/Muni/Twp: EVANSTON

13	.14Mi.	**1025 SUMMIT ST** **EVANSTON, WY 82930-3452**	09/19/2025	2816	8/5/2	1887	12,740 SF

APN: 15202014800300 Document #: R1178439
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2&3 Block: 1 Subdivision: M V MORSE SECOND ADDITION Abbreviated Description: Lot:2&3 Block:1 Subdivision:M V MORSE SECOND ADDITION Abbreviated Description:PORTION LOTS2&3; SECOND ADDITION City/Muni/Twp:EVANSTON City/Muni/Twp: EVANSTON

14	.18Mi.	**1326 CENTER ST** **EVANSTON, WY 82930-3307**	09/19/2025	1488	//2	1980	8,400 SF

APN: 15202011201000 Document #: R1178411
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 11 Subdivision: ORIGINAL TOWN OF EVANSTON Abbreviated Description: Lot:14 Block:11 Subdivision:ORIGINAL TOWN OF EVANSTON

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.	**442 12TH ST**	**01/20/2023**	$273,580	$19,250	1,269	6/3/2	1979	8,400 SF	
.01Mi.	**430 12TH ST**		$322,799	$23,246	1,244	4/2/3	1982	8,400 SF	
.02Mi.	**1224 SUMMIT ST**	**04/01/2019**	$339,155	$24,554	1,658	/4/3	1920	8,400 SF	
.03Mi.	**1236 SUMMIT ST**		$280,009	$19,723	1,180	5/3/2	1918	7,000 SF	
.03Mi.	**1148 SUMMIT ST**		$157,262	$11,050	1,026	/2/2	1892	4,860 SF	
.04Mi.	**425 12TH ST**	**02/03/2017**	$389,086	$27,649	1,718	6/3/3	1936	4,215 SF	
.04Mi.	**416 12TH ST**		$468,263	$33,124	2,560	4/6/4	2005	11,901 SF	
.04Mi.	**1225 SAGE ST**		$347,644	$24,485	1,874	/3/2	2012	9,100 SF	
.04Mi.	**1248 SUMMIT ST**		$284,866	$20,499	1,536	/4/2	1915	9,800 SF	
.04Mi.	**1237 SAGE ST**		$281,286	$20,492	1,896	7/4/2	1920	10,500 SF	
.04Mi.	**1149 SUMMIT ST**		$256,860	$12,902	1,056	4/2/1	1936	5,500 SF	
.04Mi.	**1136 SUMMIT ST**		$233,052	$16,705	1,274	/3/1	1880	7,725 SF	
.05Mi.	**1149 SAGE ST**		$369,114	$26,321	1,280	/3/2	1900	12,600 SF	Spa Only
.05Mi.	**1249 SAGE ST**		$337,581	$23,749	2,138	6/3/1	1920	10,500 SF	
.05Mi.	**519 12TH ST**		$230,172	$16,274	1,536	/4/3	1954	2,200 SF	
.05Mi.	**1135 SUMMIT ST**		$189,726	$13,265	3,051	//6	1900	9,100 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	37.7 years old	Households:	4,905
Median Household Income:	$72,378	Households w/Family:	64%
Household Income Per Capita:	$32,652	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

ICE SiteX Report

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School District

School District Zone:	Uinta County School District 1	Students:	2,612
Number of Schools:	8	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.89Mi.	**North Evanston Elementary School** Number of Students: 268 Student-Teacher Ratio: 9.57	B-	Public	KG - 5
0.89Mi.	**Evanston High School** Number of Students: 771 Student-Teacher Ratio: 17.34 Advanced Placement: Yes	C+	Public	9 - 12
0.44Mi.	**Davis Middle School** Number of Students: 309 Student-Teacher Ratio: 10.91	B-	Public	6 - 8
0.06Mi.	**Clark Elementary School** Number of Students: 194 Student-Teacher Ratio: 10.21	B-	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	141%	NOTABLY HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	142%	NOTABLY HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	119%	HIGHER
MURDER	139%	NOTABLY HIGHER
OVERALL	126%	HIGHER

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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