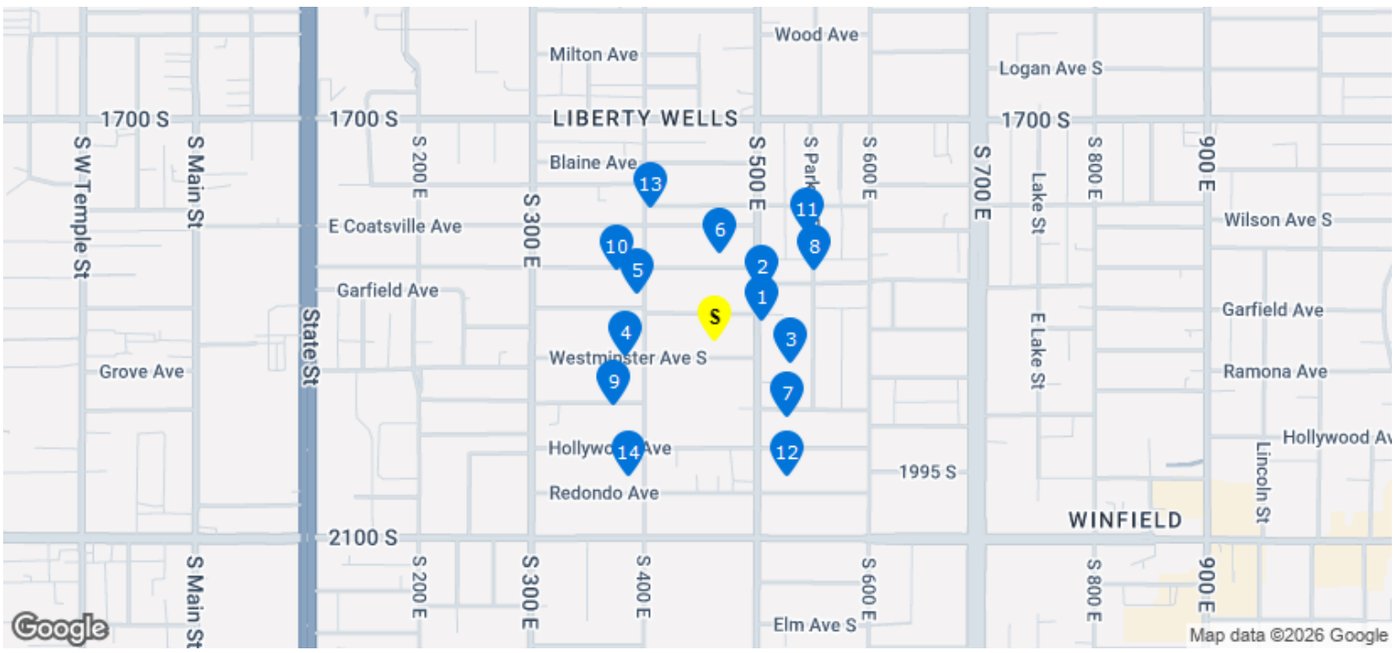
ICE SiteX Report

OrderID: 98775426

SiteX Property Information Report



Subject Property Location

442 E GARFIELD AVE, SALT LAKE CITY, UT 84115-2214

County:	**SALT LAKE UT**	Census Tract:	1032.00
Property Use:	Single Family Residential	Zoning:	1105
Parcel Number:	16-18-456-009	Thomas Bros Pg-Grid:	

Valuation

Value:	**$447,000**	FSD:	21	Common Confidence Score:	33
Value Range:	$353,130 - $540,870	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	13
Assd Land Value:	$127,380	Market Land Value:	$231,600	Tax Year:	2025
Assd Improvement:	$100,155	Market Improvment Value:	$182,100	Total Taxable Value:	$2,126
Total Assessed Value:	$227,535	Total Assessor Market Value:	$413,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 45-46 Block: 3 Subdivision: EAST WATERLOO
Abbreviated Description: LOT 45 & W 1/2 OF LOT 46 BLK 3 EAST WATERLOO 5216-1018 8418-4374 8422-8090 10250-3575 10259-6790 10259-6793

Property Characteristics

Lot Size:	4,792 SF	Bedrooms:	3	Pool:	
Building Area:	1128 SF	Baths:	1	Fireplace:	
Year Built:	1901	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	
Style:	Bungalow	Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/24/2025	Sales Price:	$305,157
Document #:	14481075 BK-PG 11354-8938	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	09/29/2023	Loan Amount:	N/A
Document #:	14157991 BK-PG 11447-7570	Loan Type:	Credit Line (Revolving)
Contract Date:	09/26/2023		
TD Due Date:		Type Finance:	VAR

Legal Description:
Block: 3 Subdivision: EAST WATERLOO Map Ref: 0
Abbreviated Description: PORTION LOT46

Prior Transfer

Recording Date:	07/19/2022	Sales Price:	N/A
Document #:	13987037 BK-PG 11149-1006	Type of Sale:	
Document Type:	Release		
Legal Description:			

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Mortgage Record

Recording Date:	07/08/2022	Loan Amount:	N/A
Document #:	13982054 BK-PG 11354-8938	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	07/01/2022		
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Block: 3 Subdivision: EAST WATERLOO ADDITION Map Ref: 0
Abbreviated Description: PORTION LOT46
City/Muni/Twp: EAST WATERLOO ADDITION

Prior Transfer

Recording Date:	04/08/2021	Sales Price:	N/A
Document #:	13625250 BK-PG 11153-714	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/02/2021	Loan Amount:	N/A
Document #:	13618779 BK-PG 11149-1006	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/25/2021		
TD Due Date:	04/01/2046	Type Finance:	

Legal Description:
Block: 3 Subdivision: EAST WATERLLO ADDITION Map Ref: 0
Abbreviated Description: PORTION LOT46
City/Muni/Twp: SALT LAKE CITY

Mortgage Record

Recording Date:	10/19/2016	Loan Amount:	N/A
Document #:	12393155 BK-PG -	Loan Type:	Conventional
Contract Date:	10/18/2016		
TD Due Date:	11/01/2046	Type Finance:	

Legal Description:
Block: 3 Subdivision: EAST WATERLOO ADDITION Map Ref: MB4
City/Muni/Twp: SALT LAKE CITY

Prior Transfer

Recording Date:	10/19/2016	Sales Price:	N/A
Document #:	12392957 BK-PG 10489-8246	Type of Sale:	Arms-Length Transfer
Contract Date:	10/18/2016		
Document Type:	Deed		

Legal Description:
Block: 3 Subdivision: EAST WATERLOO ADDITION Map Ref: MB4
City/Muni/Twp: SALT LAKE CITY

Prior Transfer

Recording Date:	09/12/2014	Sales Price:	N/A
Document #:	11912234 BK-PG 10259-6790	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/12/2014		
Document Type:	Deed		

Legal Description:
Lot: MP Block: 3 Subdivision: EAST WATERLOO ADDITION Map Ref: PL A
Abbreviated Description: W2 LOT 46
City/Muni/Twp: SALT LAKE CITY

Prior Transfer

Recording Date:	12/28/1995	Sales Price:	N/A
Document #:	6245881 BK-PG 0000007299-0000002210	Type of Sale:	Non Arms-Length Transfer
Contract Date:	12/20/1995		
Document Type:	Deed		

Legal Description:
Lot: M Block: 3 Subdivision: EAST WATERLOO
Abbreviated Description: BEING S2 OF LOT 4

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	.09Mi.	**1828 S 500 E** **SALT LAKE CITY, UT 84105-2932**	08/18/2026			1040	10/4/2	1924	3,920 SF	
		APN: 16-18-410-027 Document #: 14584478 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
2	.1Mi.	**1891 S 500 E** **SALT LAKE CITY, UT 84105-2931**	09/29/2026			1053	6/2/1	1914	7,841 SF	
		APN: 16-18-476-010 Document #: 14601481 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 17&18 Block: 2 Subdivision: EAST BOULEVARD ADDITION MapRef: MB E PG 10 Abbreviated Description: Lot:17&18 Block:2 Subdivision:EAST BOULEVARD ADDITION Map Ref:MB E PG 10								
3	.12Mi.	**361 E WESTMINSTER AVE** **SALT LAKE CITY, UT 84115-2227**	10/02/2026			1022	7/3/1	1922	6,970 SF	
		APN: 16-18-451-026 Document #: 14603661								

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Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal:

4	.12Mi.	**368 E DOWNINGTON AVE** **SALT LAKE CITY, UT 84115-2208**	09/29/2026	880	5/2/1	1922	4,356 SF

APN: 16-18-405-013 Document #: 14601626
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal:

5	.14Mi.	**1933 S 500 E** **SALT LAKE CITY, UT 84105-2917**	09/10/2026	1295	12/4/1	1922	4,792 SF

APN: 16-18-476-019 Document #: 14594339
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2&3 Block: 2 Subdivision: EAST BOULEVARD ADDITION Abbreviated Description: Subdivision:EAST BOULEVARD ADDITION Abbreviated Description:PORTION LOTS2&3

6	.2Mi.	**1755 S 500 E** **SALT LAKE CITY, UT 84105-2901**	10/15/2026	1200	6/2/1	1923	3,920 SF

APN: 16-18-426-009 Document #: 14608409
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal:

7	.24Mi.	**426 E REDONDO AVE** **SALT LAKE CITY, UT 84115-2226**	10/09/2026	2128	11/4/2	2023	6,098 SF

APN: 16-18-460-005 Document #: 14606025
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 39&40 Block: 7 Subdivision: EAST WATERLOO SUBDIVISION Abbreviated Description: Lot:39&40 Block:7 Subdivision:EAST WATERLOO SUBDIVISION

8	.25Mi.	**351 E REDONDO AVE** **SALT LAKE CITY, UT 84115-2223**	09/04/2026	862	6/2/1	1922	4,792 SF

APN: 16-18-454-020 Document #: 14592622
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 16&17 Block: 4 Subdivision: THORNDYKE SUBDIVISION Abbreviated Description: Lot:16&17 Block:4 Subdivision:THORNDYKE SUBDIVISION Abbreviated Description:PORTION LOT16

9	.25Mi.	**559 E WILSON AVE** **SALT LAKE CITY, UT 84105-2940**	08/24/2026	1000	12/5/2	1956	6,098 SF

APN: 16-18-428-008 Document #: 14586785
Document Type: Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal:

10	.28Mi.	**536 E REDONDO AVE** **SALT LAKE CITY, UT 84105-2927**	09/22/2026	991	8/3/1	1914	4,792 SF

APN: 16-18-480-008 Document #: 14598736
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 49&50 Block: 3 Subdivision: HACKETTS ADDITION Abbreviated Description: Lot:49&50 Block:3 Subdivision:HACKETTS ADDITION Abbreviated Description:PORTION LOT50

11	.29Mi.	**350 E 1700 S** **SALT LAKE CITY, UT 84115-1730**	09/15/2026	1202	7/3/1	1914	3,920 SF

APN: 16-18-260-009 Document #: 14596438
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal:

12	.3Mi.	**642 E GARFIELD AVE** **SALT LAKE CITY, UT 84105-3023**	10/06/2026	916	6/3/1	1920	5,227 SF

APN: 16-18-481-009 Document #: 14604872
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 19-21 Block: 3 Subdivision: ROSEDALE ADDITION AKA ROSEDALE SUBDIVISION Abbreviated Description: Lot:19-21 Block:3 Subdivision:ROSEDALE ADDITION AKA ROSEDALE SUBDIVISION Abbreviated Description:PORTION LOTS19&21

13	.31Mi.	**432 E LOGAN AVE** **SALT LAKE CITY, UT 84115-1724**	08/25/2026	968	6/2/	1916	3,049 SF

APN: 16-18-258-006 Document #: 14587837
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: KENWOOD AMENDED ADDITION Abbreviated Description: Block:1 Subdivision:KENWOOD AMENDED ADDITION Abbreviated Description:PORTION LOT2

14	.32Mi.	**318 E 1700 S** **SALT LAKE CITY, UT 84115-1730**	09/30/2026	1144	12/4/2	1927	6,970 SF

APN: 16-18-188-003 Document #: 14602374
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 23-25 Block: 1 Subdivision: ACADIA SUBDIVISION Abbreviated Description: Lot:23-25 Block:1 Subdivision:ACADIA SUBDIVISION Abbreviated Description:PORTION LOTS23&25

15	.32Mi.	**396 E 2100 S** **SALT LAKE CITY, UT 84115-2266**	08/20/2026	1191	//	1956	10,019 SF

APN: 16-19-204-006 Document #: 14585563
Document Type: Warranty Deed Price Code:
Land Use: Auto repair (& related), Garage
Legal:

16	.34Mi.	**263 E WILSON AVE** **SALT LAKE CITY, UT 84115-1935**	09/11/2026	1004	6/2/1	1923	4,792 SF

APN: 16-18-330-014 Document #: 14595208
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal:

17	.36Mi.	**301 E 1700 S** **SALT LAKE CITY, UT 84115-1729**	10/15/2026	2352	//	1920	2,178 SF

APN: 16-18-183-012 Document #: 14608341
Document Type: Warranty Deed Price Code:
Land Use: Retail Stores (Personal Services, Photography, Travel)
Legal: Lot: 12&13 Block: 3 Subdivision: KENWOOD ADDITION Abbreviated Description: Subdivision:KENWOOD ADDITION Abbreviated Description:PORTION LOTS12&13

18	.37Mi.	**1948 S 700 E** **SALT LAKE CITY, UT 84105-3041**	09/25/2026	3890	//	1953	8,712 SF

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APN: 16-17-352-007 Document #: 14600315
Document Type: Warranty Deed Price Code:
Land Use: Residential Income (General) (Multi-Family)
Legal: Lot: 1-6 Block: 2 Subdivision: ROSEDALE ADDITION Abbreviated Description: Block:2 Subdivision:ROSEDALE ADDITION Abbreviated Description:PORTION LOTS1-6

19	.4Mi.	**1886 S 200 E** **SALT LAKE CITY, UT 84115-2166**	10/01/2026	898	11/4/2	1936	8,712 SF

APN: 16-18-333-017 Document #: 14603147
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 35-37 Block: 2 Subdivision: BROADWAY ADDITION Abbreviated Description: Lot:35-37 Block:2 Subdivision:BROADWAY ADDITION Abbreviated Description:PORTION LOT37

20	.41Mi.	**551 E ELM AVE** **SALT LAKE CITY, UT 84106-1407**	09/11/2026	685	4/2/1	1923	5,663 SF

APN: 16-19-228-023 Document #: 14595134
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11&12 Subdivision: GLENWOOD SUBDIVISION Abbreviated Description: Lot:11&12 Subdivision:GLENWOOD SUBDIVISION

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 E GARFIELD AVE**		$413,700	$227,535	1,128	6/3/1	1901	4,792 SF	
.01Mi.	**446 E GARFIELD AVE**		$362,400	$199,320	808	5/2/1	1921	4,792 SF	
.01Mi.	**452 E GARFIELD AVE**		$449,500	$247,225	711	4/2/1	1914	4,792 SF	
.02Mi.	**430 E GARFIELD AVE**		$339,700	$186,835	624	5/1/1	1914	7,405 SF	
.02Mi.	**458 E GARFIELD AVE**		$337,000	$185,350	856	4/1/1	1911	4,792 SF	
.02Mi.	**445 E WESTMINSTER AVE**		$682,700	$375,485	1,502	10/3/2	1901	4,356 SF	
.02Mi.	**441 E WESTMINSTER AVE**		$609,900	$335,445	1,680	9/2/2	1901	4,792 SF	
.03Mi.	**447 E WESTMINSTER AVE**		$625,400	$343,970	1,320	7/3/2	1906	6,098 SF	
.03Mi.	**433 E WESTMINSTER AVE**		$489,200	$269,060	1,300	7/2/1	1883	6,098 SF	
.03Mi.	**462 E GARFIELD AVE**		$327,500	$180,125	744	5/2/1	1921	4,792 SF	
.03Mi.	**420 E GARFIELD AVE**		$464,700	$255,585	1,186	5/2/1	1914	5,663 SF	
.03Mi.	**455 E WESTMINSTER AVE**		$585,700	$322,135	1,435	9/3/2	1901	4,792 SF	
.03Mi.	**427 E WESTMINSTER AVE**		$495,100	$272,305	894	6/2/2	1916	4,792 SF	
.04Mi.	**459 E WESTMINSTER AVE**		$517,800	$284,790	950	8/4/1	1914	4,792 SF	
.04Mi.	**466 E GARFIELD AVE**		$417,800	$229,790	896	6/2/1	1911	4,356 SF	
.04Mi.	**443 E GARFIELD AVE**		$362,300	$199,265	720	7/4/1	1949	6,098 SF	

Rent vs. Own

Households Occupied by Renters:	58%	Households Occupied by Owners:	32%

Demographics & Income

Median Age:	34.3 years old	Households:	11,872
Median Household Income:	$58,037	Households w/Family:	45%
Household Income Per Capita:	$31,764	Households w/Family Married:	26%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Salt Lake City School District	Students:	19,049
Number of Schools:	36	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.90Mi.	**Hillside Middle School** Number of Students: 485 Student-Teacher Ratio: 20.86	A-	Public	7 - 8
1.87Mi.	**Highland High School** Number of Students: 1,973 Student-Teacher Ratio: 23.23 Advanced Placement: Yes	B+	Public	9 - 12
0.55Mi.	**Innovations Early College High School** Number of Students: 157 Student-Teacher Ratio: 23.43	C	Public	9 - 12
0.45Mi.	**Whittier Elementary School** Number of Students: 500 Student-Teacher Ratio: 17.86	B-	Public	KG - 6

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Flood Report

The Subject Property of **442 E GARFIELD AVE, SALT LAKE CITY, UT 84115-2214** 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	161%	NOTABLY HIGHER
BURGLARY	134%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	158%	NOTABLY HIGHER
FORCIBLE ROBBERY	129%	HIGHER
AGGRAVATED ASSAULT	164%	NOTABLY HIGHER
FORCIBLE RAPE	115%	HIGHER
MURDER	158%	NOTABLY HIGHER
OVERALL	163%	NOTABLY 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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