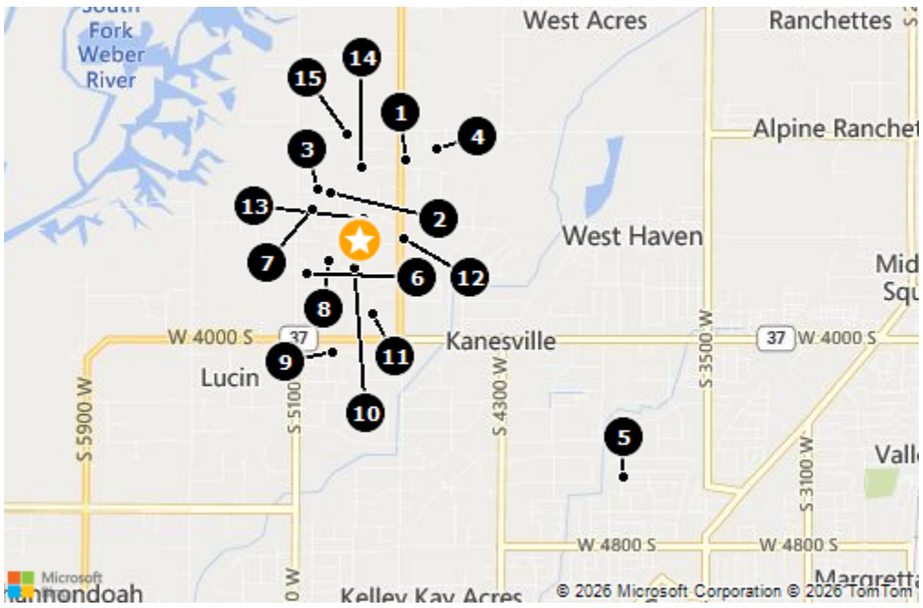
ICE SiteX Report

OrderID: 98692513

SiteX Property Information Report



Subject Property Location

4838 W 3625 S, WEST HAVEN, UT 84401-6865

County:	**WEBER UT**	Census Tract:	490572105.172016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	08-482-0011	Thomas Bros Pg-Grid:	

Valuation

Value:	**$970,000**	FSD:	12	Common Confidence Score:	68
Value Range:	$853,600 - $1,086,400	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	0291
Assd Land Value:	$266,341	Market Land Value:	$266,341	Tax Year:	2026
Assd Improvement:	$823,247	Market Improvment Value:	$823,247	Total Taxable Value:	$6,905
Total Assessed Value:	$1,089,588	Total Assessor Market Value:	$1,089,588	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 79 Sec/Twnship/Range: SEC 5 TWN 5N RNG 2W
Abbreviated Description: ALL OF LOT 79, HAVEN ESTATES SUBDIVISION PHASE 3, WEST HAVEN CITY, WEBER COUNTY, UTAH.

Property Characteristics

Lot Size:	39,204 SF	Bedrooms:	7	Pool:	
Building Area:	3741 SF	Baths:	3.5	Fireplace:	
Year Built:	2007	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	19	Ext Walls:	Veneer
Number of Units:	1	Garage Type:		Heating:	Yes
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/07/2026	Sales Price:	N/A
Document #:	3429120 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/27/2026	Sales Price:	$869,550
Document #:	3411124 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/03/2024	Sales Price:	N/A
Document #:	3327822 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/30/2024		
Document Type:			
Legal Description:			

Lot: 79 Subdivision: HAVEN 3ESTATES Phase No: 3
City/Muni/Twp: WEST HAVEN

Prior Transfer

Recording Date:	10/13/2021	Sales Price:	N/A
Document #:	3189877 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98692513

Document Type:
Legal Description:

Prior Transfer

Recording Date:	08/11/2021	Sales Price:	N/A
Document #:	3174748 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/14/2021	Sales Price:	N/A
Document #:	3153011 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/14/2021		
Document Type:			

Legal Description:
Lot: 79 Subdivision: HAVEN ESTATES Phase No: 3
City/Muni/Twp: WEST HAVEN

Mortgage Record

Recording Date:	08/20/2019	Loan Amount:	N/A
Document #:	2998222 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 79 Subdivision: HAVEN ESTATES SUBDIVISION PHASE 3
City/Muni/Twp: WEST HAVEN CITY

Prior Transfer

Recording Date:	12/05/2018	Sales Price:	$417,000
Document #:	2955432 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/26/2017	Sales Price:	N/A
Document #:	2864668 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/11/2011	Sales Price:	N/A
Document #:	2510917 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/17/2008	Sales Price:	N/A
Document #:	2365391 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/05/2008	Loan Amount:	N/A
Document #:	2357938 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/04/2048	Type Finance:	

Legal Description:
Lot: 79 Subdivision: HAVEN ESTATES PHASE 3

Mortgage Record

Recording Date:	08/05/2008	Loan Amount:	N/A
Document #:	2357934 BK-PG -	Loan Type:	Unknown
TD Due Date:	09/01/2038	Type Finance:	ADJ

Legal Description:
Lot: 79 Subdivision: HAVEN ESTATES PHASE 3

Mortgage Record

Recording Date:	06/04/2008	Loan Amount:	N/A
Document #:	2345897 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 79 Subdivision: HAVEN ESTATES PHASE 3
City/Muni/Twp: WEST HAVEN

Mortgage Record

Recording Date:	07/05/2007	Loan Amount:	N/A
Document #:	2275853 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 79 Subdivision: HAVEN ESTATES PHASE 3
City/Muni/Twp: WEST HAVEN

Prior Transfer

Recording Date:	07/05/2007	Sales Price:	N/A
Document #:	2275800 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/28/2007		
Document Type:			

ICE SiteX Report

OrderID: 98692513

Legal Description:
Lot: 79 Subdivision: HAVEN ESTATES PHASE 3
City/Muni/Twp: WEST HAVEN

Prior Transfer

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

Legal Description:
Lot: 79 Sec/Twnship/Range: SEC 5 TWN 5N RNG 2W
Abbreviated Description: ALL OF LOT 79, HAVEN ESTATES SUBDIVISION PHASE 3, WEST HAVEN CITY, WEBER COUNTY, UTAH.

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	20,909 SF	Median # of Baths	2.5
Median Living Area	1,851 SF	Median Year Built	2010
Price Range - 2 Yrs		Age Range	7 years to 57 years
Median Value		Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.45Mi.	**3392 S 4700 W** **WEST HAVEN, UT 84401-9617**	10/09/2026			1711	11/4/2.25	1988	41,818 SF	
		APN: 08-037-0159 Document #: 3437306 Document Type: Price Code: Land Use: Single Family Residential Legal:								
2	.26Mi.	**4925 W 3500 S** **WEST HAVEN, UT 84401-8497**	10/02/2026			2823	19/6/4.25	2017	14,810 SF	
		APN: 08-584-0020 Document #: 3436475 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 44 Subdivision: MEADOW GREEN ESTATES Phase No: 2 Abbreviated Description: Lot:44 Subdivision:MEADOW GREEN ESTATES Phase No:2								
3	.33Mi.	**5046 W 3500 S** **WEST HAVEN, UT 84401-8498**	10/01/2026			1724	8/3/2	2018	15,246 SF	
		APN: 08-584-0028 Document #: 3436302 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 52 Subdivision: MEADOW GREEN ESTATES PHASE 2 Abbreviated Description: Lot:52 Subdivision:MEADOW GREEN ESTATES PHASE 2								
4	.58Mi.	**4565 W 3350 S** **WEST HAVEN, UT 84401-4109**	09/30/2026			2616	11/6/3	2016	14,810 SF	
		APN: 08-559-0005 Document #: 3436004 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Subdivision: EAGLEGATE ESTATES SUBDIVISION PHASE 2 Abbreviated Description: Lot:20 Subdivision:EAGLEGATE ESTATES SUBDIVISION PHASE 2								
5	.44Mi.	**4586 W 3850 S** **WEST HAVEN, UT 84401-9096**	09/25/2026			2454	10/4/2.5	2010	16,988 SF	
		APN: 08-468-0023 Document #: 3435493 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 23 Subdivision: JONI ACRES SUBDIVISION Abbreviated Description: Lot:23 Subdivision:JONI ACRES SUBDIVISION City/Muni/Twp:WEST HAVEN CITY City/Muni/Twp: WEST HAVEN CITY								
6	.31Mi.	**3730 S 5100 W** **WEST HAVEN, UT 84401-9853**	09/14/2026			1713	9/3/2.5	1996	82,329 SF	
		APN: 08-445-0002 Document #: 3434033 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Subdivision: HAVEN ESTATES SUBDIVISION Phase No: 1 MapRef: MB 62 PG 18 Sec/Twnship/Range: NW4SW4 S05T05NR02W SLBM Abbreviated Description: Lot:2 Subdivision:HAVEN ESTATES SUBDIVISION Phase No:1 Map Ref:MB 62 PG 18Sec/Twnship/Range:NW4SW4 S05T05NR02W SLBM								
7	.29Mi.	**3537 S 5050 W** **WEST HAVEN, UT 84401-7016**	07/17/2026			1522	8/3/2	2019	12,632 SF	
		APN: 08-605-0023 Document #: 3426093 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 89 Subdivision: MEADOW GREEN ESTATES PHASE 3 Abbreviated Description: Lot:89 Subdivision:MEADOW GREEN ESTATES PHASE 3								
8	.18Mi.	**3694 S 4975 W** **WEST HAVEN, UT 84401-6841**	06/22/2026			2927	16/6/3.5	2008	14,810 SF	
		APN: 08-459-0017 Document #: 3422655 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 46 Subdivision: HAVEN ESTATES SUBDIVISION PHASE 2 Abbreviated Description: Lot:46 Subdivision:HAVEN ESTATES SUBDIVISION PHASE 2 City/Muni/Twp:WEST HAVEN CITY City/Muni/Twp: WEST HAVEN CITY								
9	.56Mi.	**4034 S 5000 W** **WEST HAVEN, UT 84401-9389**	06/11/2026			1851	10/3/2	2011	20,909 SF	
		APN: 08-440-0004 Document #: 3421579 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 74 Subdivision: FAIR GROVE ESTATES PHASE 3 Abbreviated Description: Lot:74 Subdivision:FAIR GROVE ESTATES PHASE 3								
10	.16Mi.	**4889 W HAVEN RD** **WEST HAVEN, UT 84401-6864**	04/27/2026			2652	11/4/2.5	2015	132,859 SF	
		APN: 08-482-0001 Document #: 3415573 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 69 Subdivision: HAVEN ESTATES Phase No: 3 Abbreviated Description: Lot:69 Subdivision:HAVEN ESTATES Phase No:3								
11	.37Mi.	**3910 COUNTRY COVE WAY** **WEST HAVEN, UT 84401-4701**	04/15/2026			1368	11/4/2.75	2001	42,253 SF	
		APN: 08-356-0006 Document #: 3414070 Document Type: Price Code: Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98692513

Legal: Lot: 6 Subdivision: COUNTRY COVE SUBDIVISION Abbreviated Description: Lot:6 Subdivision:COUNTRY COVE SUBDIVISION City/Muni/Twp:WEST HAVEN CITY City/Muni/Twp: WEST HAVEN CITY

12	.24Mi.	**3660 S 4700 W** **WEST HAVEN, UT 84401-9600**	03/27/2026	3442	9/3/1.75	1969	65,776 SF

APN: 08-037-0067 Document #: 3411330
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4 S05T05NR02W SLB&M Abbreviated Description: Sec/Twnship/Range:SE4 S05T05NR02W SLB&M

13	.1Mi.	**4863 W 3550 S** **WEST HAVEN, UT 84401-8100**	03/02/2026	1554	15/5/3	2015	14,375 SF

APN: 08-542-0001 Document #: 3407509
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: WOODSTONE SUBDIVISION PHASE 3 Abbreviated Description: Lot:24 Subdivision:WOODSTONE SUBDIVISION PHASE 3

14	.37Mi.	**4864 W 3450 S** **WEST HAVEN, UT 84401-8804**	01/13/2026	2037	8/3/2	1996	55,757 SF

APN: 08-258-0006 Document #: 3400828
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: BROOKHAVEN ESTATES SUBDIVISION AMENDED Abbreviated Description: Lot:6 Subdivision:BROOKHAVEN ESTATES SUBDIVISION AMENDED

15	.47Mi.	**4949 W 3300 S** **WEST HAVEN, UT 84401-9616**	12/16/2025	1344	12/5/2.75	1969	225,642 SF

APN: 08-037-0055 Document #: 3397638
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4 S05T05NR02W SLB&M Abbreviated Description: Sec/Twnship/Range:NW4 S05T05NR02W SLB&M

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.	**4838 W 3625 S**		$1,089,588	$1,089,588	3,741	19/7/3.5	2007	39,204 SF	
.03Mi.	**4816 W HAVEN RD**		$812,262	$812,262	2,076	16/6/3.5	2007	38,333 SF	
.03Mi.	**4862 W 3625 S**		$805,972	$805,972	2,225	10/6/3	2011	32,234 SF	
.03Mi.	**4885 W 3615 S**		$704,922	$704,922	1,782	14/6/3	2014	14,810 SF	
.03Mi.	**4865 W 3615 S**		$711,569	$711,569	1,768	14/6/3	2015	14,810 SF	
.04Mi.	**3619 S 4890 W**		$719,664	$719,664	1,698	15/7/3	2014	17,860 SF	
.04Mi.	**4847 W 3615 S**		$672,023	$672,023	1,645	13/6/3	2014	14,375 SF	
.05Mi.	**4848 W HAVEN RD**		$1,078,494	$1,078,494	2,429	15/6/3.5	2012	23,958 SF	
.06Mi.	**4877 W 3625 S**		$774,993	$774,993	2,484	17/5/2.5	2007	14,810 SF	
.06Mi.	**4827 W 3615 S**		$729,357	$729,357	1,942	11/5/3	2014	14,375 SF	
.07Mi.	**4902 W 3625 S**		$678,652	$678,652	1,829	9/3/2.5	2011	20,038 SF	
.07Mi.	**4864 W 3615 S**		$733,500	$733,500	1,799	13/5/3	2016	14,375 SF	
.07Mi.	**3580 S 4890 W**		$696,953	$696,953	1,656	14/6/3	2014	14,810 SF	
.07Mi.	**4891 W 3625 S**		$814,524	$814,524	2,306	14/4/3.25	2013	14,810 SF	
.07Mi.	**3611 S 4890 W**		$643,245	$643,245	1,672	8/3/2	2014	18,295 SF	
.07Mi.	**4809 W 3615 S**		$564,426	$564,426	1,530	8/3/2	2015	14,375 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	32.3 years old	Households:	15,598
Median Household Income:	$74,192	Households w/Family:	66%
Household Income Per Capita:	$32,105	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

ICE SiteX Report

OrderID: 98692513

School District

School District Zone:	Weber School District	Students:	32,054
Number of Schools:	55	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.94Mi.	**Kanesville Elementary School** Number of Students: 720 Student-Teacher Ratio: 23.61	C+	Public	KG - 6
6.60Mi.	**Fremont High School** Number of Students: 1,448 Student-Teacher Ratio: 23.2 Advanced Placement: Yes	B-	Public	10 - 12
1.54Mi.	**Rocky Mountain Junior High School** Number of Students: 795 Student-Teacher Ratio: 24.53	C	Public	7 - 9

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	129%	HIGHER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	143%	NOTABLY HIGHER
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	122%	HIGHER
OVERALL	112%	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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