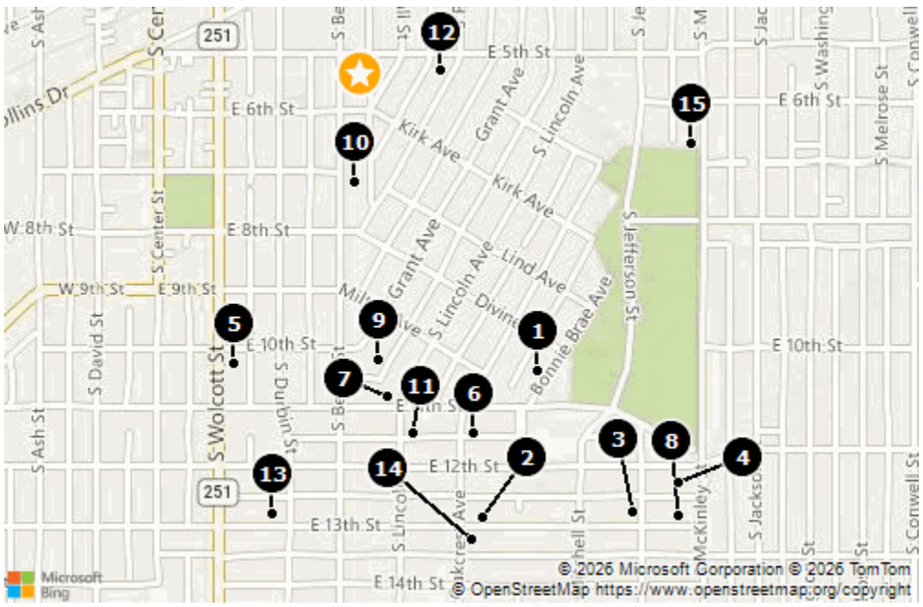
ICE SiteX Report

OrderID: 98738648

SiteX Property Information Report



Subject Property Location

515 S BEECH ST, CASPER, WY 82601-3106

County:	**NATRONA WY**	Census Tract:	560250003.003015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	3379-09-12-7-00900	Thomas Bros Pg-Grid:	

Valuation

Value:	**$343,000**	FSD:	12	Common Confidence Score:	60
Value Range:	$301,840 - $384,160	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	0150
Assd Land Value:	$5,130	Market Land Value:	$54,000	Tax Year:	2026
Assd Improvement:	$33,443	Market Improvment Value:	$352,027	Total Taxable Value:	$2,811
Total Assessed Value:	$38,573	Total Assessor Market Value:	$406,027	Delinquent Year:	
				Tax Account ID:	R0014020
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 70 District: 0100 Subdivision: CASPER Sec/Twnship/Range: SEC 09 TWN 33N RNG 79W
Abbreviated Description: CASPER BLK 70 LOT 2
City/Muni/Twp: CASPER

Property Characteristics

Lot Size:	8,400 SF	Bedrooms:	3	Pool:	
Building Area:	1400 SF	Baths:	2	Fireplace:	
Year Built:	1917	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Detached	Heating:	Hot Water
Number of Stories:	1+B	Number of Cars:	3	A/C:	
Style:	Ranch	Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/11/2025	Sales Price:	N/A
Document #:	1169524 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/06/2025	Sales Price:	N/A
Document #:	1166516 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/31/2025		
Document Type:			
Legal Description:			

Lot: 2 Block: 70 Map Ref: MB 9 PG 273
City/Muni/Twp: CASPER

Mortgage Record

Recording Date:	01/27/2023	Loan Amount:	N/A
Document #:	1136000 BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	
Legal Description:			

Lot: 2 Block: 70
City/Muni/Twp: CASPER

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Prior Transfer

Recording Date:	01/27/2023	Sales Price:	N/A
Document #:	1135998 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/18/2023		
Document Type:			

Legal Description:
Lot: 2 Block: 70
City/Muni/Twp: CASPER

Mortgage Record

Recording Date:	01/27/2023	Loan Amount:	N/A
Document #:	1135976 BK-PG -	Loan Type:	Commercial
TD Due Date:	03/01/2043	Type Finance:	

Legal Description:
Lot: 2 Block: 70
City/Muni/Twp: CASPER

Mortgage Record

Recording Date:	12/28/2022	Loan Amount:	N/A
Document #:	1134919 BK-PG -	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	07/01/2023	Type Finance:	

Legal Description:
Lot: 2 Block: 70
City/Muni/Twp: CASPER

Prior Transfer

Recording Date:	12/28/2022	Sales Price:	N/A
Document #:	1134917 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/20/2022		
Document Type:			

Legal Description:
Lot: 2 Block: 70
City/Muni/Twp: CASPER

Mortgage Record

Recording Date:	06/29/2020	Loan Amount:	N/A
Document #:	1083722 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2050	Type Finance:	

Legal Description:
Lot: 2 Block: 70
City/Muni/Twp: CASPER

Mortgage Record

Recording Date:	11/14/2011	Loan Amount:	N/A
Document #:	917978 BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

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

Legal Description:
Lot: 2 Block: 70 District: 0100 Subdivision: CASPER Sec/Twnship/Range: SEC 09 TWN 33N RNG 79W
Abbreviated Description: CASPER BLK 70 LOT 2
City/Muni/Twp: CASPER

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	7,275 SF	Median # of Baths	2
Median Living Area	1,192 SF	Median Year Built	1923
Price Range - 2 Yrs		Age Range	66 years to 114 years
Median Value		Median Age	103 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**1024 BONNIE BRAE ST** **CASPER, WY 82601-3830**	09/22/2026			1742	5/3/3	1957	8,400 SF	
2	.55Mi.	**612 E 13TH ST** **CASPER, WY 82601-4448**	05/29/2026			972	5/3/2	1919	14,000 SF	
3	.61Mi.	**1236 S JEFFERSON ST** **CASPER, WY 82601-3803**	05/26/2026			1040	5/3/2	1948	7,000 SF	
4	.62Mi.	**929 E 12TH ST**	05/06/2026			978	5/4/2	1948	7,000 SF	

1 — APN: 3379-10-30-8-00300 Document #: 1193919
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8&9 Block: 62 Abbreviated Description: Lot:8&9 Block:62 Abbreviated Description:PORTION LOT8 City/Muni/Twp:CASPER City/Muni/Twp: CASPER

2 — APN: 3379-09-42-8-01500 Document #: 1188327
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8&9 Block: 4 Subdivision: BUTLERS ADDITION MapRef: MB 9 PG 330 Abbreviated Description: Lot:8&9 Block:4 Subdivision:BUTLERS ADDITION Map Ref:MB 9 PG 330City/Muni/Twp:CASPER City/Muni/Twp: CASPER

3 — APN: 3379-10-32-2-01200 Document #: 1188105
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 6 Subdivision: BUTLERS ADDITION Abbreviated Description: Lot:12 Block:6 Subdivision:BUTLERS ADDITION City/Muni/Twp:CASPER City/Muni/Twp: CASPER

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CASPER, WY 82601-3825
APN: 3379-10-32-1-00300 Document #: 1187143
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 7 Subdivision: BUTLERS ADDITION MapRef: MB 9 PG 330 Abbreviated Description: Lot:3 Block:7 Subdivision:BUTLERS ADDITION Map Ref:MB 9 PG 330City/Muni/Twp:CASPER City/Muni/Twp: CASPER

5	.37Mi.	**1007 S WOLCOTT ST**	05/04/2026	1894	8/4/3	1912	6,300 SF

CASPER, WY 82601-3762
APN: 3379-09-41-8-01200 Document #: 1187058
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 141 MapRef: MB 16 PG 488 Abbreviated Description: Lot:1&2 Block:141 Map Ref:MB 16 PG 488Abbreviated Description:PORTION LOTS1&2 City/Muni/Twp:CASPER City/Muni/Twp: CASPER

6	.45Mi.	**1117 S OAKCREST AVE**	05/01/2026	1542	6/3/2	1920	3,000 SF

CASPER, WY 82601-3852
APN: 3379-09-42-7-00700 Document #: 1186959
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 199 MapRef: MB 24 PG 551 Abbreviated Description: Lot:6 Block:199 Map Ref:MB 24 PG 551Abbreviated Description:PORTION LOT6 City/Muni/Twp:CASPER City/Muni/Twp: CASPER

7	.38Mi.	**440 E 11TH ST**	04/17/2026	1133	2/3/3	1960	8,171 SF

CASPER, WY 82601-3808
APN: 3379-09-41-6-00700 Document #: 1186336
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 194 MapRef: MB 24 PG 551 Abbreviated Description: Lot:13 Block:194 Map Ref:MB 24 PG 551Abbreviated Description:PORTION LOT13 City/Muni/Twp:CASPER City/Muni/Twp: CASPER

8	.64Mi.	**926 E 13TH ST**	04/06/2026	744	4/2/1	1948	7,000 SF

CASPER, WY 82601-4454
APN: 3379-10-32-1-01000 Document #: 1185717
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 7 Subdivision: BUTLERS ADDITION MapRef: MB 9 PG 330 Abbreviated Description: Lot:10 Block:7 Subdivision:BUTLERS ADDITION Map Ref:MB 9 PG 330City/Muni/Twp:CASPER City/Muni/Twp: CASPER

9	.34Mi.	**969 GRANT AVE**	04/01/2026	1872	6/3/2	1952	13,068 SF

CASPER, WY 82601-3356
APN: 3379-09-41-6-01400 Document #: 1185547
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 194 MapRef: MB 24 PG 551 Abbreviated Description: Lot:5 Block:194 Map Ref:MB 24 PG 551Abbreviated Description:PORTION LOT5 City/Muni/Twp:CASPER City/Muni/Twp: CASPER

10	.13Mi.	**701 S BEECH ST**	03/27/2026	917	4/2/2	1920	8,400 SF

CASPER, WY 82601-3108
APN: 3379-09-13-6-01400 Document #: 1185256
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 71 MapRef: MB 9 PG 273 Abbreviated Description: Lot:7 Block:71 Map Ref:MB 9 PG 273City/Muni/Twp:CASPER City/Muni/Twp: CASPER

11	.43Mi.	**1117 S LINCOLN ST**	03/26/2026	1896	8/4/2	1917	3,000 SF

CASPER, WY 82601-3838
APN: 3379-09-42-6-00700 Document #: 1185220
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 198 Abbreviated Description: Lot:6 Block:198 Abbreviated Description:PORTION LOT6 City/Muni/Twp:CASPER City/Muni/Twp: CASPER

12	.1Mi.	**522 S PARK ST**	02/20/2026	1000	5/2/2	1917	7,275 SF

CASPER, WY 82601-3337
APN: 3379-09-12-6-00200 Document #: 1183571
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 72 MapRef: MB 9 PG 273 Abbreviated Description: Lot:14 Block:72 Map Ref:MB 9 PG 273City/Muni/Twp:CASPER City/Muni/Twp: CASPER

13	.53Mi.	**1244 S DURBIN ST**	02/20/2026	2114	10/4/2	1953	9,450 SF

CASPER, WY 82601-4330
APN: 3379-09-43-2-01400 Document #: 1183562
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7&8 Block: 192 MapRef: MB 23 PG 81 Abbreviated Description: Lot:7&8 Block:192 Map Ref:MB 23 PG 81City/Muni/Twp:CASPER City/Muni/Twp: CASPER

14	.57Mi.	**603 E 13TH ST**	02/11/2026	1210	3/1/2	1922	4,500 SF

CASPER, WY 82601-4447
APN: 3379-09-44-1-00600 Document #: 1183213
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 11 Subdivision: BUTLERS ADDITION MapRef: MB 9 PG 330 Abbreviated Description: Lot:6 Block:11 Subdivision:BUTLERS ADDITION Map Ref:MB 9 PG 330Abbreviated Description:PORTION LOT6 City/Muni/Twp:CASPER City/Muni/Twp: CASPER

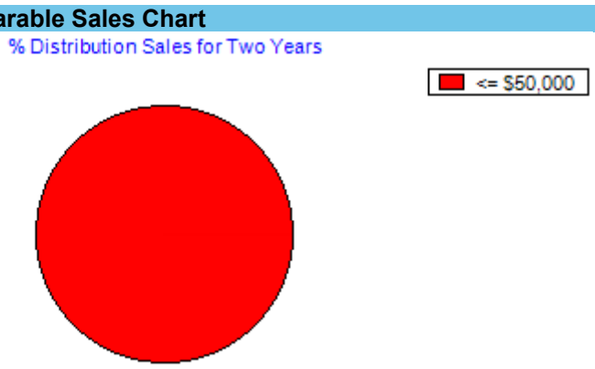
15	.4Mi.	**634 S MCKINLEY ST**	01/12/2026	1192	5/3/2	1923	8,400 SF

CASPER, WY 82601-3414
APN: 3379-10-23-1-00600 Document #: 1182034
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 207 Abbreviated Description: Lot:19 Block:207 City/Muni/Twp:CASPER City/Muni/Twp: CASPER

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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.	**515 S BEECH ST**		$406,027	$38,573	1,400	5/3/2	1917	8,400 SF	
.01Mi.	**523 S BEECH ST**		$451,311	$32,485	2,034	6/3/2	1905	8,400 SF	
.01Mi.	**503 S BEECH ST**		$264,915	$20,270	1,124	6/3/1	1917	4,650 SF	
.02Mi.	**531 S BEECH ST**	**08/19/2019**	$339,290	$26,473	1,287	9/4/2	1922	8,400 SF	
.03Mi.	**431 E 5TH ST**		$243,120	$19,006	816	5/2/2	1915	4,200 SF	
.04Mi.	**541 S BEECH ST**		$298,936	$21,794	1,192	6/4/2	1912	4,650 SF	
.04Mi.	**558 S KIMBALL ST**		$278,922	$26,497	1,630	6/3/2	1920	3,750 SF	
.04Mi.	**441 E 5TH ST**		$208,629	$7,712	816	4//2	1915	3,161 SF	
.05Mi.	**431 S BEECH ST**		$155,366	$10,502	810	3/1/2	1915	3,500 SF	
.05Mi.	**541 S KIMBALL ST**		$288,926	$12,917	1,582	7//1	1914	7,275 SF	
.05Mi.	**531 S KIMBALL ST**	**01/29/2026**	$321,131	$27,124	1,476	5//2	1920	7,275 SF	
.06Mi.	**549 S KIMBALL ST**	**12/20/2024**	$473,333	$32,499	1,417	5/3/2	1917	7,275 SF	
.06Mi.	**521 S KIMBALL ST**		$317,934	$13,276	1,532	6/3/1	1925	7,275 SF	
.06Mi.	**423 S BEECH ST**		$319,470	$30,349	936	5/2/2	1917	8,400 SF	
.06Mi.	**511 S KIMBALL ST**	**01/03/2024**	$394,694	$29,634	1,449	11/5/2	1917	7,275 SF	
.07Mi.	**426 S KIMBALL ST**		$274,412	$23,432	996	6/3/2	1917	8,400 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	37.6 years old	Households:	11,629
Median Household Income:	$70,661	Households w/Family:	61%
Household Income Per Capita:	$36,808	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Natrona County School District 1	Students:	12,352
Number of Schools:	27	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
39.04Mi.	**Midwest School** Number of Students: 127 Student-Teacher Ratio: 8.49	D-	Public	PK - 12
2.02Mi.	**Journey Elementary School** Number of Students: 348 Student-Teacher Ratio: 15.13	D-	Public	PK - 5
0.36Mi.	**Park Elementary School** Number of Students: 344 Student-Teacher Ratio: 15.29	C-	Public	KG - 5
5.27Mi.	**Oregon Trail Elementary School** Number of Students: 272 Student-Teacher Ratio: 14.7	C-	Public	KG - 5
2.86Mi.	**Summit Elementary School** Number of Students: 437 Student-Teacher Ratio: 16.14	B-	Public	KG - 5
2.00Mi.	**Southridge Elementary School** Number of Students: 322	B+	Public	KG - 5

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Student-Teacher Ratio: 14.64				
1.98Mi. **Manor Heights Elementary School** Number of Students: 299 Student-Teacher Ratio: 9.8	C-	Public	KG - 5
14.77Mi. **Red Creek Elementary School** Number of Students: 3 Student-Teacher Ratio: 3	NA	Public	KG - 5
5.06Mi. **Bar Nunn Elementary School** Number of Students: 227 Student-Teacher Ratio: 12.27	D-	Public	PK - 5
2.24Mi. **Kelly Walsh High School** Number of Students: 2,002 Student-Teacher Ratio: 15.69 Advanced Placement: Yes	B-	Public	9 - 12
1.70Mi. **Sagewood Elementary School** Number of Students: 340 Student-Teacher Ratio: 15.11	B	Public	PK - 5
1.08Mi. **Casper Classical Academy** Number of Students: 516 Student-Teacher Ratio: 13.19	D+	Public	6 - 9
2.93Mi. **Evansville Elementary School** Number of Students: 277 Student-Teacher Ratio: 11.08	C	Public	PK - 5
2.19Mi. **Woods Learning Center** Number of Students: 170 Student-Teacher Ratio: 12.14	D-	Public	KG - 8
3.51Mi. **Fort Caspar Academy** Number of Students: 356 Student-Teacher Ratio: 12.71	NA	Public	KG - 5
0.82Mi. **Dean Morgan Middle School** Number of Students: 613 Student-Teacher Ratio: 13.24	F	Public	6 - 8
2.73Mi. **Verda James Elementary School** Number of Students: 448 Student-Teacher Ratio: 15.72	B	Public	KG - 5
2.92Mi. **C y Middle School** Number of Students: 766 Student-Teacher Ratio: 14.19	B	Public	6 - 8
0.53Mi. **Natrona County High School** Number of Students: 1,703 Student-Teacher Ratio: 15.73	D+	Public	9 - 12
1.19Mi. **Cottonwood Elementary School** Number of Students: 347 Student-Teacher Ratio: 11.97	D-	Public	PK - 5
1.28Mi. **Lincoln Elementary School** Number of Students: 433 Student-Teacher Ratio: 13.97	NA	Public	PK - 5
4.17Mi. **Paradise Valley Elementary School** Number of Students: 359 Student-Teacher Ratio: 13.3	B+	Public	KG - 5
1.72Mi. **Pineview Elementary School** Number of Students: 258 Student-Teacher Ratio: 10.77	C	Public	PK - 5
2.98Mi. **Centennial Middle School** Number of Students: 755 Student-Teacher Ratio: 14.66	D+	Public	6 - 8
12.52Mi. **Poison Spider Elementary School** Number of Students: 190 Student-Teacher Ratio: 13.57	D	Public	KG - 8
2.92Mi. **Crest Hill Elementary School** Number of Students: 234 Student-Teacher Ratio: 13	C	Public	KG - 5

Flood Report

The Subject Property of **515 S BEECH ST, CASPER, WY 82601-3106** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	112%	HIGHER
BURGLARY	105%	SIMILAR
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	98%	SIMILAR
FORCIBLE RAPE	133%	NOTABLY HIGHER
MURDER	102%	SIMILAR
OVERALL	94%	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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