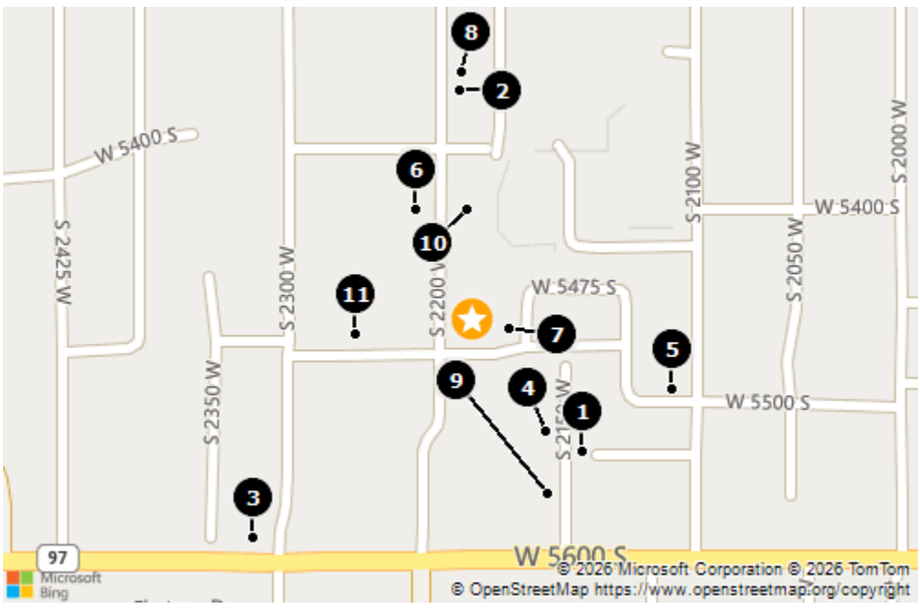
ICE SiteX Report

OrderID: 98714812

SiteX Property Information Report



Subject Property Location

5482 S 2200 W, ROY, UT 84067-2106

County:	**WEBER UT**	Census Tract:	490572107.013000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	09-052-0032	Thomas Bros Pg-Grid:	

Valuation

Value:	**$348,000**	FSD:	8	Common Confidence Score:	72
Value Range:	$320,160 - $375,840	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	0041
Assd Land Value:	$117,172	Market Land Value:	$117,172	Tax Year:	2026
Assd Improvement:	$236,918	Market Improvment Value:	$236,918	Total Taxable Value:	$2,394
Total Assessed Value:	$354,090	Total Assessor Market Value:	$354,090	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 19 Block: 2 Sec/Twnship/Range: SEC 14 TWN 5N RNG 2W
Abbreviated Description: ALL OF LOT 19, BLOCK 2, ROY PARK ADDITION, ROY CITY, WEBER COUNTY, UTAH.

Property Characteristics

Lot Size:	8,276 SF	Bedrooms:	5	Pool:	
Building Area:	832 SF	Baths:	1.75	Fireplace:	
Year Built:	1951	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	11	Ext Walls:	Masonry
Number of Units:	1	Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/06/2026	Sales Price:	$350,000
Document #:	3403974 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/10/2025	Sales Price:	N/A
Document #:	3384384 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/25/2025	Sales Price:	N/A
Document #:	3382183 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/25/2025		
Document Type:			
Legal Description:			

Lot: 19 Block: 2 Subdivision: ROY PARK ADDITION

Prior Transfer

Recording Date:	04/06/2021	Sales Price:	N/A
Document #:	3141713 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/02/2021		

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Document Type:
Legal Description:
Lot: 19 Block: 2 Subdivision: ROY PARK ADDITION

Prior Transfer

Recording Date:	06/20/2012	Sales Price:	$150,671
Document #:	2582154 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/20/2012	Sales Price:	N/A
Document #:	2567513 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/16/2012		
Document Type:			
Legal Description:			

Lot: 19 Block: 2 Subdivision: ROY PARK ADDITION

Prior Transfer

Recording Date:	04/30/2009	Sales Price:	N/A
Document #:	2408508 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/28/2009		
Document Type:			
Legal Description:			

Lot: 19 Block: 2 Subdivision: ROY PARK ADDITION
City/Muni/Twp: ROY CITY

Prior Transfer

Recording Date:	04/30/2009	Sales Price:	N/A
Document #:	2408442 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/27/2009		
Document Type:			
Legal Description:			

Lot: 19 Block: 2 Subdivision: ROY PARK ADDITION TO ROY CITY

Prior Transfer

Recording Date:	04/29/2004	Sales Price:	N/A
Document #:	2027836 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/27/2004		
Document Type:			
Legal Description:			

Lot: 19 Block: 2 Subdivision: ROY PARK ADDITION TO ROY CITY

Prior Transfer

Recording Date:	04/29/2004	Sales Price:	N/A
Document #:	2027835 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/27/2004		
Document Type:			
Legal Description:			

Lot: 19 Block: 2 Subdivision: ROY PARK ADDITION
City/Muni/Twp: ROY

Prior Transfer

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

Lot: 19 Block: 2 Sec/Twnship/Range: SEC 14 TWN 5N RNG 2W
Abbreviated Description: ALL OF LOT 19, BLOCK 2, ROY PARK ADDITION, ROY CITY, WEBER COUNTY, UTAH.

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	6,534 SF	Median # of Baths	1.75
Median Living Area	1,028 SF	Median Year Built	1975
Price Range - 2 Yrs		Age Range	36 years to 78 years
Median Value		Median Age	51 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**5548 S 2150 W** **ROY, UT 84067-2161**	09/14/2026			1271	8/2/1.75	1989	4,792 SF	
		APN: 09-315-0014 Document #: 3433984 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Subdivision: PRUD SUBDIVISION Abbreviated Description: Lot:14 Subdivision:PRUD SUBDIVISION								
2	.14Mi.	**5376 S 2200 W** **ROY, UT 84067-2104**	06/26/2026			800	9/3/1	1952	8,712 SF	
		APN: 09-053-0021 Document #: 3423284 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 3 Subdivision: ROY PARK ADDITION Abbreviated Description: Lot:20 Block:3 Subdivision:ROY PARK ADDITION								
3	.18Mi.	**2318 W 5600 S** **ROY, UT 84067-1640**	06/02/2026			1028	8/3/1.5	1948	10,019 SF	
		APN: 09-055-0014 Document #: 3420434 Document Type: Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S14T05NR02W SLM Abbreviated Description: Sec/Twnship/Range:SW4 S14T05NR02W SLM								
4	.08Mi.	**5547 S 2150 W**	03/30/2026			1418	7/2/1.75	1989	4,792 SF	

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		ROY, UT 84067-2152						
		APN: 09-315-0006 Document #: 3411544						
		Document Type: Price Code:						
		Land Use: Single Family Residential						
		Legal: Lot: 6 Subdivision: ROSE LANE Abbreviated Description: Lot:6 Subdivision:ROSE LANE						
5	.13Mi.	**5495 S 2100 W**	03/06/2026	2250	13/4/3	1975	5,227 SF	
		ROY, UT 84067-2417						
		APN: 09-169-0006 Document #: 3408255						
		Document Type: Price Code:						
		Land Use: Single Family Residential						
		Legal: Lot: 6 Subdivision: ROSEWOOD ESTATES Abbreviated Description: Lot:6 Subdivision:ROSEWOOD ESTATES						
6	.08Mi.	**5427 S 2200 W**	03/02/2026	840	9/3/1.75	1951	8,276 SF	V
		ROY, UT 84067-2105						
		APN: 09-052-0021 Document #: 3407418						
		Document Type: Price Code:						
		Land Use: Single Family Residential						
		Legal: Lot: 8 Block: 2 Subdivision: ROY PARK ADDITION Abbreviated Description: Lot:8 Block:2 Subdivision:ROY PARK ADDITION						
7	.02Mi.	**2184 W 5500 S**	02/17/2026	2302	13/4/2.25	1976	6,534 SF	
		ROY, UT 84067-2100						
		APN: 09-170-0011 Document #: 3405461						
		Document Type: Price Code:						
		Land Use: Single Family Residential						
		Legal: Lot: 23 Subdivision: ROSEWOOD ESTATES Abbreviated Description: Lot:23 Subdivision:ROSEWOOD ESTATES						
8	.15Mi.	**5368 S 2200 W**	01/28/2026	822	8/4/1	1952	8,712 SF	
		ROY, UT 84067-2104						
		APN: 09-053-0020 Document #: 3402884						
		Document Type: Price Code:						
		Land Use: Single Family Residential						
		Legal: Lot: 19 Block: 3 Subdivision: ROY PARK ADDITION Abbreviated Description: Lot:19 Block:3 Subdivision:ROY PARK ADDITION						
9	.12Mi.	**5573 S 2150 W**	11/19/2025	1290	8/2/1.75	1990	5,227 SF	
		ROY, UT 84067-2152						
		APN: 09-315-0003 Document #: 3393969						
		Document Type: Price Code:						
		Land Use: Single Family Residential						
		Legal: Lot: 3 Subdivision: ROSE LANE Abbreviated Description: Lot:3 Subdivision:ROSE LANE City/Muni/Twp:ROY CITY City/Muni/Twp: ROY CITY						
10	.07Mi.	**5428 S 2200 W**	11/07/2025	840	10/4/1.75	1951	8,276 SF	
		ROY, UT 84067-2106						
		APN: 09-052-0026 Document #: 3392430						
		Document Type: Price Code:						
		Land Use: Single Family Residential						
		Legal: Lot: 13 Block: 2 Subdivision: ROY PARK ADDITION Abbreviated Description: Lot:13 Block:2 Subdivision:ROY PARK ADDITION City/Muni/Twp:ROY City/Muni/Twp: ROY						
11	.07Mi.	**2270 W 5500 S**	10/14/2025	960	8/4/2	1981	4,792 SF	
		ROY, UT 84067-2163						
		APN: 09-050-0003 Document #: 3388907						
		Document Type: Price Code:						
		Land Use: Single Family Residential						
		Legal: Sec/Twnship/Range: SE4 S14T05NR02W SLB&M Abbreviated Description: Sec/Twnship/Range:SE4 S14T05NR02W 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.

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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.	**5482 S 2200 W**		$354,090	$354,090	832	11/5/1.75	1951	8,276 SF	
.01Mi.	**5472 S 2200 W**		$357,183	$357,183	832	9/3/1.5	1951	8,276 SF	
.01Mi.	**5492 S 2200 W**		$354,278	$354,278	805	9/3/1.75	1951	10,019 SF	
.02Mi.	**5464 S 2200 W**		$331,087	$331,087	837	8/3/1	1951	8,276 SF	
.02Mi.	**2184 W 5500 S**		$458,300	$458,300	2,302	13/4/2.25	1976	6,534 SF	
.02Mi.	**5473 S 2175 W**		$442,525	$442,525	1,429	11/5/2.75	1975	7,405 SF	
.03Mi.	**5453 S 2175 W**		$490,275	$490,275	1,787	9/4/2.75	1976	10,019 SF	V
.03Mi.	**5454 S 2200 W**		$352,283	$352,283	800	10/4/1.75	1951	8,276 SF	
.03Mi.	**5510 S 2200 W**		$364,213	$364,213	853	10/4/1.75	1951	9,583 SF	
.04Mi.	**5481 S 2200 W**		$374,327	$374,327	973	9/4/1.75	1953	8,276 SF	
.04Mi.	**5491 S 2200 W**		$339,841	$339,841	832	8/4/1	1950	10,019 SF	
.04Mi.	**5471 S 2200 W**		$360,623	$360,623	1,172	9/4/1.75	1951	7,841 SF	
.04Mi.	**5463 S 2200 W**		$336,662	$336,662	868	9/3/1	1951	8,276 SF	
.04Mi.	**2173 W 5475 S**		$323,845	$323,845	1,372	11/4/3.25	1975	3,049 SF	
.04Mi.	**2172 W 5500 S**		$298,576	$298,576	1,430	8/4/3.5	1975	3,485 SF	
.04Mi.	**5446 S 2200 W**		$354,952	$354,952	868	8/3/1.75	1951	7,841 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	32.9 years old	Households:	13,994
Median Household Income:	$83,227	Households w/Family:	76%
Household Income Per Capita:	$33,154	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	42%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.92Mi.	**Roy High School** Number of Students: 1,661 Student-Teacher Ratio: 25.6 Advanced Placement: Yes	D	Public	10 - 12
0.19Mi.	**Roy Junior High School** Number of Students: 960 Student-Teacher Ratio: 22.99	D	Public	7 - 9
0.67Mi.	**Lakeview Elementary School** Number of Students: 393 Student-Teacher Ratio: 19.43	D-	Public	KG - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	105%	SIMILAR
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	86%	LOWER
AGGRAVATED ASSAULT	54%	NOTABLY LOWER
FORCIBLE RAPE	68%	NOTABLY LOWER
MURDER	77%	NOTABLY LOWER
OVERALL	63%	NOTABLY LOWER

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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