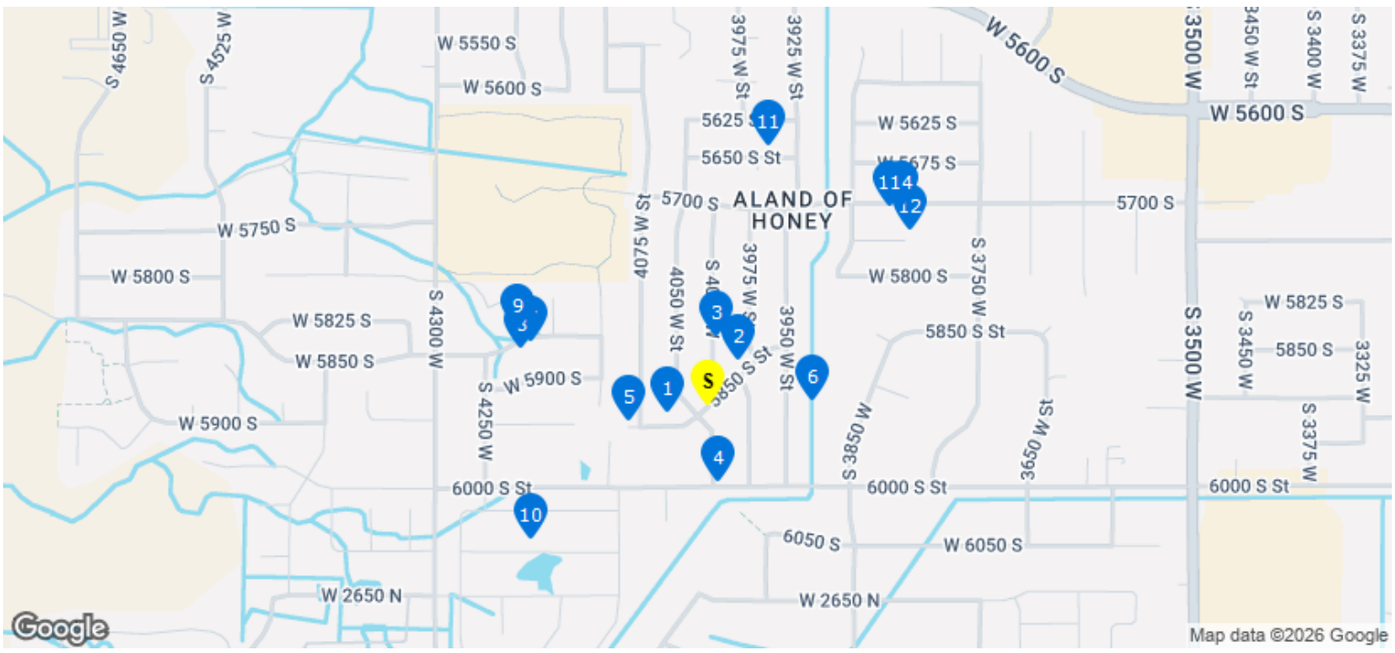
ICE SiteX Report

OrderID: 98775410

SiteX Property Information Report



Subject Property Location

5840 S 4050 W, ROY, UT 84067-8105

County:	**WEBER UT**	Census Tract:	2105.10
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	09-312-0001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$433,000**	FSD:	8	Common Confidence Score:	76
Value Range:	$398,360 - $467,640	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	0040
Assd Land Value:	$137,012	Market Land Value:	$137,012	Tax Year:	2026
Assd Improvement:	$270,048	Market Improvment Value:	$270,048	Total Taxable Value:	$2,427
Total Assessed Value:	$407,060	Total Assessor Market Value:	$407,060	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 338 Sec/Twnship/Range: SEC 21 TWN 5N RNG 2W
Abbreviated Description: ALL OF LOT 338, ALAND OF HONEY SUBDIVISION NO. 11, ROY CITY, WEBER COUNTY, UTAH.

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	4	Pool:	
Building Area:	1200 SF	Baths:	1.8	Fireplace:	
Year Built:	1992	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:	1	Garage Type:		Heating:	Yes
Number of Stories:	1.5+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Basement (not specified)	Roof Cover:	Shingle (Not Wood)
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/26/2026	Sales Price:	$332,722
Document #:	3402392 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	04/04/2022	Sales Price:	N/A
Document #:	3227944 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	03/30/2022	Loan Amount:	N/A
Document #:	3226958 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/24/2022		
TD Due Date:	04/01/2052	Type Finance:	
Legal Description:			

Subdivision: ALAND OF HONEY SUBDIVISION NO 11 Map Ref: 0

Prior Transfer

Recording Date:	08/24/2021	Sales Price:	N/A

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Document #:	3178193 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/22/2021	Loan Amount:	N/A
Document #:	3170341 BK-PG -	Loan Type:	Conventional
Contract Date:	07/16/2021		
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Subdivision: ALAND OF HONEY SUBDIVISION NO 11 Map Ref: 0

Mortgage Record

Recording Date:	03/28/2019	Loan Amount:	N/A
Document #:	2971871 BK-PG -	Loan Type:	Conventional
Contract Date:	03/27/2019		
TD Due Date:	04/01/2049	Type Finance:	

Legal Description:
Subdivision: ALAND OF HONEY SUBDIVISION NO 11

Prior Transfer

Recording Date:	03/28/2019	Sales Price:	N/A
Document #:	2971870 BK-PG -	Type of Sale:	Undetermined Transfer
Contract Date:	03/27/2019		
Document Type:	Deed		

Legal Description:
Subdivision: ALAND OF HONEY SUBDIVISION NO 11

Mortgage Record

Recording Date:	03/12/2009	Loan Amount:	N/A
Document #:	2397328 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/09/2009		
TD Due Date:	04/01/2039	Type Finance:	

Legal Description:
Subdivision: ALAND OF HONEY SUBDIVISION #11

Prior Transfer

Recording Date:	03/12/2009	Sales Price:	N/A
Document #:	2397327 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	03/09/2009		
Document Type:	Deed		

Legal Description:
Subdivision: ALAND OF HONEY SUBDIVISION #11

Prior Transfer

Recording Date:	11/26/2008	Sales Price:	N/A
Document #:	2377690 BK-PG -	Type of Sale:	Lender-to-Lender Transfer
Contract Date:	11/04/2008		
Document Type:	Deed		

Legal Description:
Subdivision: ALAND OF HONEY SUBDIVISION #11

Prior Transfer

Recording Date:	11/18/2008	Sales Price:	$132,195
Document #:	2376063 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	11/18/2008		
Document Type:	Deed		

Legal Description:
Subdivision: ALAND OF HONEY SUBDIVISION #11

Mortgage Record

Recording Date:	06/05/2006	Loan Amount:	N/A
Document #:	2184475 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	05/30/2006		
TD Due Date:	06/01/2036	Type Finance:	

Legal Description:
Subdivision: ALAND OF HONEY SUBDIVISION #11 Map Ref: 0

Prior Transfer

Recording Date:	08/01/2000	Sales Price:	N/A
Document #:	1718956 BK-PG 2084-1610	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/27/2000		
Document Type:	Deed		

Legal Description:
Subdivision: ALAND OF HONEY SUBDIVISION #11

Mortgage Record

Recording Date:	08/01/2000	Loan Amount:	N/A
Document #:	1718955 BK-PG -	Loan Type:	Stand Alone Second
Contract Date:	07/27/2000		
TD Due Date:	08/01/2010	Type Finance:	

Legal Description:
Subdivision: ALAND OF HONEY SUBDIVISION #11

Prior Transfer

Recording Date:	08/01/2000	Sales Price:	N/A
Document #:	1718954 BK-PG 2084-1605	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/27/2000		

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Document Type:	Deed
Legal Description:	
Subdivision: ALAND OF HONEY SUBDIVISION #11	

Prior Transfer

Recording Date:	04/17/1998	Sales Price:	N/A
Document #:	1536931 BK-PG 1922-0311	Type of Sale:	Arms-Length Transfer
Contract Date:	04/15/1998		
Document Type:	Deed		
Legal Description:			
Subdivision: ALAND OF HONEY SUBDIVISION #11			

Mortgage Record

Recording Date:	04/17/1998	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	04/15/1998		
TD Due Date:	05/01/2028	Type Finance:	
Legal Description:			
Subdivision: ALAND OF HONEY SUBDIVISION #11			

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	.05Mi.	**5906 S 4075 W** **ROY, UT 84067-8103**	06/02/2026			1431	12/5/1.8	1991	6,970 SF	
		APN: 09-310-0016 Document #: 3420431 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 313 Subdivision: ALAND OF HONEY SUBDIVISION NO 10 Abbreviated Description: Lot:313 Subdivision:ALAND OF HONEY SUBDIVISION NO 10 City/Muni/Twp:ROY CITY City/Muni/Twp: ROY CITY								
2	.07Mi.	**5818 S 4025 W** **ROY, UT 84067-9196**	10/15/2026			992	8/4/2	1992	8,276 SF	
		APN: 09-311-0011 Document #: 3437895 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 333 Subdivision: HONEY SUBDIVISION Abbreviated Description: Lot:333 Subdivision:HONEY SUBDIVISION								
3	.09Mi.	**5793 S 4025 W** **ROY, UT 84067-9181**	05/28/2026			1595	10/4/2	1988	6,970 SF	
		APN: 09-291-0002 Document #: 3419768 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 284 Subdivision: ALAND OF HONEY SUBDIVISION NO 9 Abbreviated Description: Lot:284 Subdivision:ALAND OF HONEY SUBDIVISION NO 9								
4	.1Mi.	**5985 S 4050 W** **ROY, UT 84067-8108**	10/08/2026			1214	8/3/1	1994	6,970 SF	
		APN: 09-312-0012 Document #: 3437147 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 349 Subdivision: HONEY SUBDIVISION NO 11 Abbreviated Description: Lot:349 Subdivision:HONEY SUBDIVISION NO 11								
5	.11Mi.	**5920 S 4150 W** **ROY, UT 84067-8718**	07/23/2026			1483	9/3/2	2013	10,890 SF	
		APN: 09-565-0004 Document #: 3426999 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 37 Subdivision: OLYMPIA PARK SUBDIVISION PHASE 4 Abbreviated Description: Lot:37 Subdivision:OLYMPIA PARK SUBDIVISION PHASE 4 City/Muni/Twp:ROY CITY City/Muni/Twp: ROY CITY								
6	.14Mi.	**5896 S 3950 W** **ROY, UT 84067-9163**	08/14/2026			926	9/3/1.8	1985	6,970 SF	
		APN: 09-255-0008 Document #: 3430055 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 107 Subdivision: HONEY SUBDIVISION NO 4 Abbreviated Description: Lot:107 Subdivision:HONEY SUBDIVISION NO 4								
7	.24Mi.	**5773 S 3850 W** **ROY, UT 84067-9194**	03/13/2026			1003	10/4/2	1986	7,405 SF	
		APN: 09-280-0008 Document #: 3409242 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Subdivision: CARRIAGE ESTATES SUBDIVISION NO 1 Abbreviated Description: Lot:14 Subdivision:CARRIAGE ESTATES SUBDIVISION NO 1								
8	.25Mi.	**4212 W 5850 S** **ROY, UT 84067-1043**	05/29/2026			1400	8/3/2	2000	10,019 SF	
		APN: 09-473-0007 Document #: 3419912 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Subdivision: OLYMPIA PARK WEST SUBDIVISION Phase No: 1 Abbreviated Description: Lot:7 Subdivision:OLYMPIA PARK WEST SUBDIVISION Phase No:1 City/Muni/Twp:ROY CITY City/Muni/Twp: ROY CITY								
9	.26Mi.	**4224 W 5850 S** **ROY, UT 84067-1043**	08/19/2026			1878	13/6/2.8	2001	10,019 SF	
		APN: 09-473-0006 Document #: 3430590 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 6 Subdivision: OLYMPIA PARK WEST SUBDIVISION PHASE 1 Abbreviated Description: Lot:6 Subdivision:OLYMPIA PARK WEST SUBDIVISION PHASE 1								
10	.27Mi.	**4239 W 5825 S** **ROY, UT 84067-1000**	06/02/2026			2573	11/4/2.5	2012	10,019 SF	
		APN: 09-566-0004 Document #: 3420373								

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Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: PARK RIDGE SUBDIVISION Abbreviated Description: Lot:4 Subdivision:PARK RIDGE SUBDIVISION City/Muni/Twp:ROY CITY City/Muni/Twp: ROY CITY

11	.29Mi.	**4229 W 6025 S** **ROY, UT 84067-9223**	07/15/2026	2761	12/4/2.5	2020	7,841 SF

APN: 09-625-0031 Document #: 3425706
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Subdivision: CRESTWOOD ESTATES SUBDIVISION Abbreviated Description: Lot:31 Subdivision:CRESTWOOD ESTATES SUBDIVISION

12	.32Mi.	**4264 W 6025 S** **ROY, UT 84067-9223**	05/08/2026	1452	8/3/2	2020	7,841 SF

APN: 09-625-0009 Document #: 3417211
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9-R Subdivision: CRESTWOOD ESTATES SUBDIVISION Abbreviated Description: Lot:9-R Subdivision:CRESTWOOD ESTATES SUBDIVISION

13	.35Mi.	**3965 W 5625 S** **ROY, UT 84067-9132**	09/15/2026	998	11/5/2	1979	7,841 SF

APN: 09-211-0024 Document #: 3434168
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: HONEY SUBDIVISION NO 1 Abbreviated Description: Lot:34 Subdivision:HONEY SUBDIVISION NO 1

14	.35Mi.	**3815 W 5700 S** **ROY, UT 84067-9188**	07/07/2026	1178	7/4/2.5	1988	6,970 SF

APN: 09-308-0013 Document #: 3424597
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: CARRIAGE ESTATES SUBDIVISION NO 2 Abbreviated Description: Lot:48 Subdivision:CARRIAGE ESTATES SUBDIVISION NO 2

15	.35Mi.	**6052 S 4275 W** **ROY, UT 84067-9230**	04/09/2026	1737	9/3/2.5	2020	7,841 SF

APN: 09-625-0036 Document #: 3413263
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: CRESTWOOD ESTATES SUBDIVISION Abbreviated Description: Lot:36 Subdivision:CRESTWOOD ESTATES SUBDIVISION City/Muni/Twp:ROY City/Muni/Twp: ROY

16	.35Mi.	**4276 W 6025 S** **ROY, UT 84067-9223**	03/17/2026	2334	10/3/2.3	2021	13,068 SF

APN: 09-625-0007 Document #: 3409713
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7-R Subdivision: CRESTWOOD ESTATES SUBDIVISION Abbreviated Description: Lot:7-R Subdivision:CRESTWOOD ESTATES SUBDIVISION City/Muni/Twp:ROY CITY City/Muni/Twp: ROY CITY

17	.36Mi.	**3830 W 5700 S** **ROY, UT 84067-9187**	05/22/2026	1447	10/3/2.5	1996	7,841 SF

APN: 09-380-0009 Document #: 3419006
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: WOODMERE ESTATES NO 1 Abbreviated Description: Lot:9 Subdivision:WOODMERE ESTATES NO 1

18	.37Mi.	**3826 W 5700 S** **ROY, UT 84067-9187**	06/11/2026	1260	7/4/3	1997	7,841 SF

APN: 09-380-0010 Document #: 3421573
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: WOODMERE ESTATES NO 1 Abbreviated Description: Lot:10 Subdivision:WOODMERE ESTATES NO 1

19	.39Mi.	**5621 S 4075 W** **ROY, UT 84067-8176**	09/14/2026	1146	10/4/2	1998	9,148 SF

APN: 09-430-0015 Document #: 3433971
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 123 Subdivision: HEATHERWOOD SUBDIVISION NO 6 Abbreviated Description: Lot:123 Subdivision:HEATHERWOOD SUBDIVISION NO 6

20	.4Mi.	**5592 S 3975 W** **ROY, UT 84067-8149**	06/15/2026	978	9/4/2	1981	8,712 SF

APN: 09-237-0001 Document #: 3421933
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: ALAND OF HONEY SUBDIVISION NO 2 Abbreviated Description: Lot:67 Subdivision:ALAND OF HONEY SUBDIVISION NO 2

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.	**5840 S 4050 W**		$407,060	$407,060	1,200	9/4/1.8	1992	7,405 SF	
.01Mi.	**5832 S 4050 W**		$425,769	$425,769	1,481	8/3/2	1992	6,970 SF	
.02Mi.	**4046 W 5850 S**		$465,600	$465,600	1,557	12/4/2.5	1992	6,970 SF	
.02Mi.	**4038 W 5850 S**		$455,797	$455,797	1,696	11/5/2.5	1992	6,970 SF	
.02Mi.	**5826 S 4050 W**		$445,844	$445,844	1,150	11/4/2.8	1992	6,970 SF	
.02Mi.	**5839 S 4025 W**		$427,124	$427,124	1,450	11/4/1.8	1991	7,841 SF	
.03Mi.	**5845 S 4025 W**		$413,359	$413,359	1,038	9/4/1.8	1994	6,970 SF	
.03Mi.	**5849 S 4050 W**		$412,255	$412,255	1,022	9/3/1.8	1994	7,841 SF	
.03Mi.	**5843 S 4050 W**		$418,477	$418,477	1,438	10/3/1.8	1994	7,841 SF	
.03Mi.	**5839 S 4050 W**		$421,610	$421,610	1,434	10/4/1.5	1993	8,276 SF	
.04Mi.	**5820 S 4050 W**		$475,077	$475,077	1,704	13/5/3.3	1992	6,970 SF	
.04Mi.	**5833 S 4025 W**		$413,128	$413,128	1,058	9/3/1.8	1992	6,970 SF	
.04Mi.	**5831 S 4050 W**		$451,827	$451,827	1,116	10/4/3	1993	6,970 SF	
.04Mi.	**4062 W 5950 S**		$416,341	$416,341	1,243	9/4/2	1994	6,970 SF	
.04Mi.	**5823 S 4050 W**		$480,027	$480,027	1,658	12/4/3.5	1992	6,970 SF	
.04Mi.	**4047 W 5850 S**		$427,422	$427,422	1,408	12/5/2	1996	7,405 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
0.83Mi.	**Freedom Elementary School** Number of Students: 784 Student-Teacher Ratio: 20.63	C-	Public	KG - 6
2.75Mi.	**Roy High School** Number of Students: 1,661 Student-Teacher Ratio: 25.6 Advanced Placement: Yes	D	Public	10 - 12
2.42Mi.	**Roy Junior High School** Number of Students: 960 Student-Teacher Ratio: 22.99	D	Public	7 - 9

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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