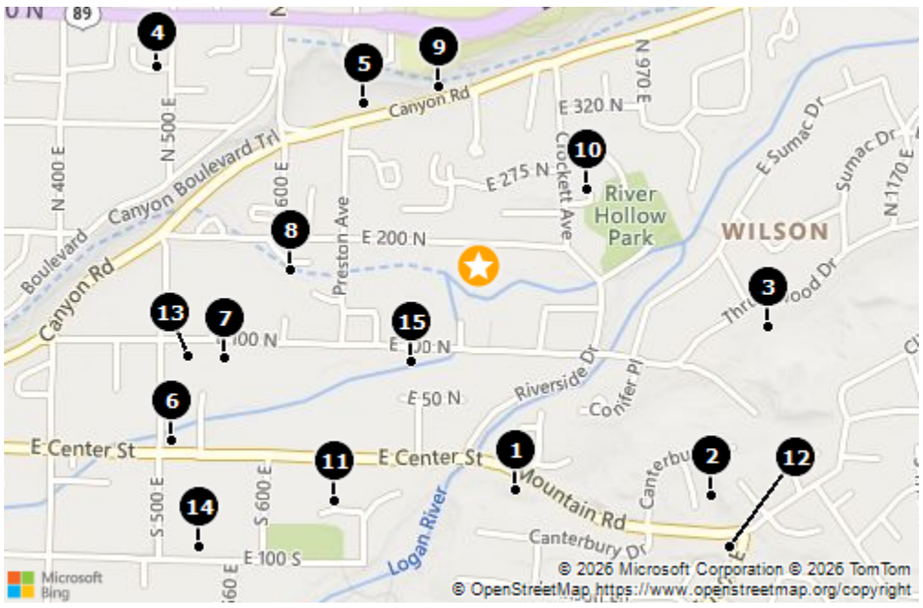
ICE SiteX Report

OrderID: 97804918

SiteX Property Information Report



Subject Property Location

778 E 200 N, LOGAN, UT 84321-4838

County:	**CACHE UT**	Census Tract:	490050009.001006
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	06-081-0002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$423,000**	FSD:	7	Common Confidence Score:	85
Value Range:	$393,390 - $452,610	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	27
Assd Land Value:		Market Land Value:	$132,800	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$318,520	Total Taxable Value:	$1,919
Total Assessed Value:	$248,225	Total Assessor Market Value:	$451,320	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 34 TWN 12N RNG 01E

Abbreviated Description: BEG IN S LN OF 200 N ST AT PT 9.6 RDS E OF W LINE LOT 13 NIELS MIKKELSEN ENTTY & TH S 255' E TO N BANK OF NORTH BRANCH OF LOG

Property Characteristics

Lot Size:	23,522 SF	Bedrooms:		Pool:	
Building Area:	1372 SF	Baths:		Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/10/2024	Loan Amount:	N/A
Document #:	1365193 BK-PG 2455-135	Loan Type:	VA
TD Due Date:	11/01/2054	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	08/07/2023	Sales Price:	N/A
Document #:	1344415 BK-PG 2364-66	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/14/2023	Sales Price:	N/A
Document #:	1343305 BK-PG 2396 -1174	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/13/2023		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/13/2022	Sales Price:	N/A
Document #:	1330111 BK-PG 2364 -63	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/30/2022		

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	08/11/2022	Sales Price:	N/A
Document #:	1326121 BK-PG 2354 -750	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/11/2022		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/06/2021	Sales Price:	N/A
Document #:	1292052 BK-PG 2267 -826	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/29/2021		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/16/2021	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	1290217 BK-PG 2262 -920	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/15/2021		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/23/2020	Sales Price:	N/A
Document #:	1260425 BK-PG 2183 -1634	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/22/2020		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/28/2008	Sales Price:	N/A
Document #:	976912 BK-PG 1528 -0800	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/28/2008		
Document Type:			
Legal Description:			

Prior Transfer

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

Sec/Twnship/Range: SEC 34 TWN 12N RNG 01E
Abbreviated Description: BEG IN S LN OF 200 N ST AT PT 9.6 RDS E OF W LINE LOT 13 NIELS MIKKELSEN ENTTY & TH S 255' E TO N BANK OF NORTH BRANCH OF LOG

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	10,454 SF	Median # of Baths	
Median Living Area	1,531 SF	Median Year Built	1961
Price Range - 2 Yrs		Age Range	24 years to 128 years
Median Value		Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**838 MOUNTAIN RD** **LOGAN, UT 84321-4901**	06/02/2026			1531	//	2000	14,375 SF	
		APN: 06-110-0003 Document #: 1398130 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Subdivision: MOUNTAIN ROAD SUBDIVISION Abbreviated Description: Lot:3 Subdivision:MOUNTAIN ROAD SUBDIVISION								
2	.39Mi.	**74 CANTERBURY CIR** **LOGAN, UT 84321-6732**	04/14/2026			1813	//	1993	10,454 SF	
		APN: 07-195-0016 Document #: 1395244 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Subdivision: CANTERBURY ESTATES SUBDIVISION Legal Unit: 2 MapRef: DOC 546585 Abbreviated Description: Lot:16 Subdivision:CANTERBURY ESTATES SUBDIVISION Legal Unit:2 Map Ref:DOC 546585								
3	.36Mi.	**1034 THRUSHWOOD DR** **LOGAN, UT 84321-4828**	03/24/2026			2600	//	1984	14,810 SF	
		APN: 07-046-0058 Document #: 1393863 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 4 Subdivision: HIDDEN VILLAGE SUBDIVISION Legal Unit: 1 Sec/Twnship/Range: SW4 S35T12NR01E SLBM Abbreviated Description: Lot:4 Block:4 Subdivision:HIDDEN VILLAGE SUBDIVISION Legal Unit:1 Sec/Twnship/Range:SW4 S35T12NR01E SLBM Abbreviated Description:PORTION LOT4								
4	.46Mi.	**355 N 500 E** **LOGAN, UT 84321-4206**	02/27/2026			1291	//	1898	4,356 SF	
		APN: 06-060-0033 Document #: 1392440 Document Type: Price Code: Land Use: Single Family Residential Legal:								
5	.25Mi.	**661 CANYON RD** **LOGAN, UT 84321-4240**	02/02/2026			1684	//	1943	16,988 SF	
		APN: 06-049-0025 Document #: 1390873 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 6 Subdivision: OLD MILL SUBDIVISION Sec/Twnship/Range: S2NE4 S34T12NR01E SLBM Abbreviated Description: Lot:6 Subdivision:OLD MILL SUBDIVISION Sec/Twnship/Range:S2NE4 S34T12NR01E SLBM City/Muni/Twp:LOGAN CITY City/Muni/Twp: LOGAN CITY

6	.42Mi.	**10 N 500 E** **LOGAN, UT 84321-4746**	01/30/2026	1125	//	1961	9,148 SF

APN: 06-084-0032 Document #: 1390791
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S34T12NR01E SLBM Abbreviated Description: Sec/Twnship/Range:S34T12NR01E SLBM

7	.33Mi.	**566 E 100 N** **LOGAN, UT 84321-4734**	01/21/2026	1460	//	1943	53,143 SF

APN: 06-085-0001 Document #: 1390218
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4 S34T12NR01E SLBM Abbreviated Description: Sec/Twnship/Range:SE4 S34T12NR01E SLBM

8	.23Mi.	**606 LERUISSEAU DR** **LOGAN, UT 84321-6419**	12/03/2025	1761	//	2002	6,534 SF

APN: 06-109-0005 Document #: 1387730
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: LE RUISSEAU SUBDIVISION MapRef: DOC 733229 Abbreviated Description: Lot:5 Subdivision:LE RUISSEAU SUBDIVISION Map Ref:DOC 733229

9	.22Mi.	**755 CANYON RD** **LOGAN, UT 84321-4316**	11/25/2025	1512	//	1975	13,939 SF

APN: 06-048-0010 Document #: 1387426
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4NE4 S34T12NR01E SLBM Abbreviated Description: Sec/Twnship/Range:SE4NE4 S34T12NR01E SLBM

10	.16Mi.	**138 CROCKETT AVE** **LOGAN, UT 84321-6024**	11/19/2025	1361	//	1947	9,583 SF

APN: 06-096-0008 Document #: 1387086
Document Type: Price Code:
Land Use: Single Family Residential
Legal:

11	.33Mi.	**45 RIVER CIRCLE DR** **LOGAN, UT 84321-4758**	11/03/2025	1734	//	1980	8,276 SF

APN: 07-120-0007 Document #: 1386140
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: RIVER CIRCLE SUBDIVISION MapRef: DOC 403884 Abbreviated Description: Lot:7 Subdivision:RIVER CIRCLE SUBDIVISION Map Ref:DOC 403884

12	.46Mi.	**55 S 1000 E** **LOGAN, UT 84321-4908**	10/24/2025	1254	//	1999	10,454 SF

APN: 07-199-0001 Document #: 1385705
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: MOUNT LOGAN SUBDIVISION Legal Unit: 8 MapRef: DOC 561432 Abbreviated Description: Lot:1 Subdivision:MOUNT LOGAN SUBDIVISION Legal Unit:8 Map Ref:DOC 561432

13	.37Mi.	**522 E 100 N** **LOGAN, UT 84321-4734**	10/21/2025	888	//	1946	6,534 SF

APN: 06-084-0021 Document #: 1385440
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SE4 S34T12NR01E SLBM Abbreviated Description: Sec/Twnship/Range:SE4 S34T12NR01E SLBM

14	.47Mi.	**531 E 100 S** **LOGAN, UT 84321-4741**	09/11/2025	2007	//	1948	9,148 SF

APN: 06-087-0018 Document #: 1383238
Document Type: Price Code:
Land Use: Single Family Residential
Legal:

15	.15Mi.	**804 E 100 N** **LOGAN, UT 84321-4845**	09/10/2025	1586	//	1948	17,860 SF

APN: 06-088-0019 Document #: 1383166
Document Type: Price Code:
Land Use: Single Family Residential
Legal:

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.	**778 E 200 N**		$451,320	$248,225	1,372		1955	23,522 SF	
.02Mi.	**780 E 200 N**		$323,988	$178,195	1,064		1910	15,682 SF	
.02Mi.	**756 E 200 N**		$475,048	$261,275	1,729		1950	23,522 SF	
.03Mi.	**784 E 200 N**		$401,775	$220,975	1,175		1963	12,632 SF	
.03Mi.	**742 E 200 N**		$317,246	$174,485	861		1924	23,958 SF	
.04Mi.	**738 E 200 N**		$226,167	$124,390	539		1937	3,920 SF	
.04Mi.	**808 E 200 N**		$421,425	$231,785	1,466		1991	12,632 SF	
.05Mi.	**738 1/2 E 200 N**		$308,903	$169,895	1,172		1938	17,860 SF	
.05Mi.	**781 E 200 N**		$244,607	$134,535	1,206		1907	11,326 SF	
.05Mi.	**730 E 200 N**		$381,250	$209,690	1,443		1937	10,890 SF	
.05Mi.	**767 E 200 N**		$328,369	$180,605	945		1907	32,670 SF	
.05Mi.	**791 E 200 N**		$279,471	$153,710	769		1929	9,583 SF	
.06Mi.	**747 E 200 N**		$257,199	$141,460	1,284		1922	13,068 SF	
.06Mi.	**814 E 200 N**		$302,116	$166,160	1,669		1927	19,602 SF	
.06Mi.	**745 E 200 N**		$238,542	$131,200	726		1926	8,276 SF	
.06Mi.	**805 E 200 N**		$350,194	$192,605	1,605		1959	10,019 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	26.6 years old	Households:	17,935
Median Household Income:	$63,739	Households w/Family:	67%
Household Income Per Capita:	$26,661	Households w/Family Married:	55%
Most Common Education Level:	Some College	Households w/Family Children:	33%

School District

School District Zone:	Logan City School District	Students:	5,328
Number of Schools:	11	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.24Mi.	**Mount Logan Middle School** Number of Students: 1,114 Student-Teacher Ratio: 20.42	C+	Public	6 - 8
1.32Mi.	**Hillcrest Elementary School** Number of Students: 521 Student-Teacher Ratio: 20.42	A-	Public	KG - 5
0.52Mi.	**Wilson Elementary School** Number of Students: 340 Student-Teacher Ratio: 18.38	A-	Public	KG - 5
1.33Mi.	**Logan High School** Number of Students: 1,465 Student-Teacher Ratio: 20.8 Advanced Placement: Yes	C-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	136%	NOTABLY HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	132%	NOTABLY HIGHER
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	97%	SIMILAR
MURDER	116%	HIGHER
OVERALL	107%	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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