ICE SiteX Report

OrderID: 98508726

SiteX Property Information Report



Subject Property Location

968 E 3400 N, LAYTON, UT 84040-6584

County:	**DAVIS UT**	Census Tract:	490111251.031003
Property Use:	Single Family Residential	Zoning:	R-1-8
Parcel Number:	09-164-0068	Thomas Bros Pg-Grid:	

Valuation

Value:	**$428,000**	FSD:	12	Common Confidence Score:	61
Value Range:	$376,640 - $479,360	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	0039
Assd Land Value:	$101,836	Market Land Value:	$185,157	Tax Year:	2025
Assd Improvement:	$102,764	Market Improvment Value:	$186,843	Total Taxable Value:	$1,949
Total Assessed Value:	$204,600	Total Assessor Market Value:	$372,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 68
Abbreviated Description: ALL OF LOT 68, EASTRIDGE ESTATES NO 2. CONT. 0.18 ACRES

Property Characteristics

Lot Size:	7,841 SF	Bedrooms:	4	Pool:	
Building Area:	1018 SF	Baths:	2	Fireplace:	
Year Built:	1997	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	B/L	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/08/2024	Loan Amount:	N/A
Document #:	3578319 BK-PG 8537-185	Loan Type:	FHA
TD Due Date:	04/01/2050	Type Finance:	

Legal Description:
Lot: 68 Subdivision: EASTRIDGE ESTATES NO 2

Prior Transfer

Recording Date:	02/27/2024	Sales Price:	$289,656
Document #:	3562052 BK-PG 7466-1205	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/26/2020	Sales Price:	N/A
Document #:	3237122 BK-PG 7172-642	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/10/2020	Sales Price:	N/A
Document #:	3232855 BK-PG 7466-1039	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/05/2020		
Document Type:			

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Legal Description:
Lot: 68 Subdivision: EASTRIDGE ESTATES NO 2

Mortgage Record

Recording Date:	01/04/2019	Loan Amount:	N/A
Document #:	3137021 BK-PG 7172-0642	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 68 Subdivision: EASTRIDGE ESTATES NO 2

Prior Transfer

Recording Date:	09/23/2016	Sales Price:	N/A
Document #:	2968153 BK-PG 6607-236	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/19/2016		
Document Type:			

Legal Description:
Lot: 68 Subdivision: EASTRIDGE ESTATES NO 2
Abbreviated Description: EASTRIDGE ESTATES NO 2 LOT 68

Prior Transfer

Recording Date:	06/16/2014	Sales Price:	N/A
Document #:	2808638 BK-PG 5581-0806	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/29/2014	Loan Amount:	N/A
Document #:	2801159 BK-PG 6006-0528	Loan Type:	FHA
TD Due Date:	05/01/2044	Type Finance:	

Legal Description:
Lot: 68 Subdivision: EASTRIDGE ESTATES NO 2

Prior Transfer

Recording Date:	04/29/2014	Sales Price:	N/A
Document #:	2801137 BK-PG 6007-0420	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/28/2014		
Document Type:			

Legal Description:
Lot: 68 Subdivision: EASTRIDGE ESTATES NO 2

Mortgage Record

Recording Date:	08/09/2012	Loan Amount:	N/A
Document #:	2679247 BK-PG 5581-0816	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 68 Subdivision: EASTRIDGE ESTATES #2

Mortgage Record

Recording Date:	08/09/2012	Loan Amount:	N/A
Document #:	2679246 BK-PG 5581-0806	Loan Type:	FHA
TD Due Date:	09/01/2042	Type Finance:	

Legal Description:
Lot: 68 Subdivision: EASTRIDGE ESTATES #2

Prior Transfer

Recording Date:	08/09/2012	Sales Price:	N/A
Document #:	2679203 BK-PG 5581-0661	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/08/2012		
Document Type:			

Legal Description:
Lot: 68 Subdivision: EASTRIDGE ESTATES #2

Prior Transfer

Recording Date:	03/28/2012	Sales Price:	N/A
Document #:	2651597 BK-PG 5488-0241	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/28/2012		
Document Type:			

Legal Description:
Lot: 68 Subdivision: EASTRIDGE ESTATES #2
City/Muni/Twp: LAYTON CITY

Prior Transfer

Recording Date:	02/14/2012	Sales Price:	N/A
Document #:	2643654 BK-PG 5458-0619	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/14/2012		
Document Type:			

Legal Description:
Lot: 68 Subdivision: EASTRIDGE ESTATES #2
City/Muni/Twp: LAYTON CITY

Prior Transfer

Recording Date:	11/07/2011	Sales Price:	N/A
Document #:	2626048 BK-PG 5395-1660	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/26/2011		
Document Type:			

Legal Description:
Lot: 68 Subdivision: EASTRIDGE ESTATES #2
City/Muni/Twp: LAYTON CITY

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Prior Transfer

Recording Date:	09/28/2011	Sales Price:	$196,965
Document #:	2618328 BK-PG 5367-1160	Type of Sale:	Full Amount on Deed
Contract Date:	09/28/2011		
Document Type:			

Legal Description:
Lot: 68 Subdivision: EASTRIDGE ESTATES #2
City/Muni/Twp: LAYTON CITY

Mortgage Record

Recording Date:	04/28/2009	Loan Amount:	N/A
Document #:	2445666 BK-PG 4764-2275	Loan Type:	FHA
TD Due Date:	05/01/2039	Type Finance:	

Legal Description:
Lot: 68 Subdivision: EASTRIDGE ESTATES #2
City/Muni/Twp: LAYTON CITY

Prior Transfer

Recording Date:	01/02/2009	Sales Price:	N/A
Document #:	2413683 BK-PG 3899-0102	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/12/2008	Loan Amount:	N/A
Document #:	2404295 BK-PG 4655-0327	Loan Type:	FHA
TD Due Date:	12/01/2038	Type Finance:	

Legal Description:
Lot: 68 Subdivision: EASTRIDGE ESTATES #2
City/Muni/Twp: LAYTON CITY

Mortgage Record

Recording Date:	10/26/2005	Loan Amount:	N/A
Document #:	2117070 BK-PG 3899-0102	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 68 Subdivision: EASTRIDGE ESTATES #2
City/Muni/Twp: LAYTON

Prior Transfer

Recording Date:	10/31/1996	Sales Price:	N/A
Document #:	1284251 BK-PG 2059-1304	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/25/1996		
Document Type:			

Legal Description:
Lot: 68 Subdivision: EASTRIDGE ESTATES #2
City/Muni/Twp: LAYTON

Prior Transfer

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

Legal Description:
Lot: 68
Abbreviated Description: ALL OF LOT 68, EASTRIDGE ESTATES NO 2. CONT. 0.18 ACRES

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	8,494 SF	Median # of Baths	3
Median Living Area	1,340 SF	Median Year Built	1995
Price Range - 2 Yrs		Age Range	27 years to 43 years
Median Value		Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**1193 E 3225 N** **LAYTON, UT 84040-7317**	08/13/2026			1280	7/4/2	1999	10,454 SF	
		APN: 09-255-0116 Document #: 3680878 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 116 Subdivision: NORTH HILLS ESTATES NO 5 Abbreviated Description: Lot:116 Subdivision:NORTH HILLS ESTATES NO 5								
2	.43Mi.	**1219 E 3075 N** **LAYTON, UT 84040-7305**	07/31/2026			1086	7/4/2	1995	6,098 SF	
		APN: 09-243-0041 Document #: 3678847 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 41 Subdivision: SUN HILLS PARK SUBDIVISION Abbreviated Description: Lot:41 Subdivision:SUN HILLS PARK SUBDIVISION								
3	.01Mi.	**960 E 3400 N** **LAYTON, UT 84040-6584**	07/10/2026			1528	6/3/3	1995	8,276 SF	
		APN: 09-164-0069 Document #: 3675724 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 69 Subdivision: EASTRIDGE ESTATES NO 2 Abbreviated Description: Lot:69 Subdivision:EASTRIDGE ESTATES NO 2								
4	.32Mi.	**1204 E 3225 N** **LAYTON, UT 84040-7317**	06/24/2026			1344	9/5/3	1999	6,752 SF	
		APN: 09-255-0123 Document #: 3673245 Document Type: Price Code: Land Use: Single Family Residential								

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	Legal: Lot: 123 Subdivision: NORTH HILLS ESTATES NO 5 Abbreviated Description: Lot:123 Subdivision:NORTH HILLS ESTATES NO 5						
5	.44Mi.	**3091 N 1250 E** **LAYTON, UT 84040-**	06/12/2026	1209	6/4/3	1996	6,970 SF
	APN: 09-243-0039 Document #: 3672134 Document Type: Price Code: Land Use: Single Family Residential						
	Legal: Lot: 39 Subdivision: SUN HILLS PARK SUBDIVISION Abbreviated Description: Lot:39 Subdivision:SUN HILLS PARK SUBDIVISION City/Muni/Twp:LAYTON CITY City/Muni/Twp: LAYTON CITY						
6	.03Mi.	**3380 N 925 E** **LAYTON, UT 84040-6542**	05/08/2026	1005	6/4/3	1999	9,148 SF
	APN: 09-164-0071 Document #: 3667400 Document Type: Price Code: Land Use: Single Family Residential						
	Legal: Lot: 71 Subdivision: EASTRIDGE ESTATES NO 2 Abbreviated Description: Lot:71 Subdivision:EASTRIDGE ESTATES NO 2						
7	.05Mi.	**943 E 3400 N** **LAYTON, UT 84040-6585**	01/30/2026	1363	7/4/3.5	1988	11,326 SF
	APN: 09-164-0060 Document #: 3652663 Document Type: Price Code: Land Use: Single Family Residential						
	Legal: Lot: 60 Subdivision: EASTRIDGE ESTATES NO 2 Abbreviated Description: Lot:60 Subdivision:EASTRIDGE ESTATES NO 2						
8	.14Mi.	**843 E 3400 N** **LAYTON, UT 84040-6583**	12/19/2025	1485	6/3/2	1983	8,712 SF
	APN: 09-014-0056 Document #: 3647662 Document Type: Price Code: Land Use: Single Family Residential						
	Legal: Lot: 56 Subdivision: EASTRIDGE ESTATES NO 1 Abbreviated Description: Lot:56 Subdivision:EASTRIDGE ESTATES NO 1						
9	.31Mi.	**3186 N 1175 E** **LAYTON, UT 84040-6509**	10/29/2025	1275	9/4/3	1999	6,970 SF
	APN: 09-255-0127 Document #: 3640562 Document Type: Price Code: Land Use: Single Family Residential						
	Legal: Lot: 127 Subdivision: NORTH HILLS ESTATES NO 5 Abbreviated Description: Lot:127 Subdivision:NORTH HILLS ESTATES NO 5						
10	.09Mi.	**1069 E 3325 N** **LAYTON, UT 84040-6561**	10/21/2025	1655	8/4/2.5	1995	9,060 SF
	APN: 09-240-0101 Document #: 3639389 Document Type: Price Code: Land Use: Single Family Residential						
	Legal: Lot: 101 Subdivision: EASTRIDGE ESTATES NO 4 Abbreviated Description: Lot:101 Subdivision:EASTRIDGE ESTATES NO 4 City/Muni/Twp:LAYTON CITY City/Muni/Twp: LAYTON CITY						
11	.29Mi.	**3183 N 1175 E** **LAYTON, UT 84040-6510**	08/18/2025	1187	6/3/2	1998	7,841 SF
	APN: 09-255-0110 Document #: 3629922 Document Type: Price Code: Land Use: Single Family Residential						
	Legal: Lot: 110 Subdivision: NORTH HILLS ESTATES NO 5 Abbreviated Description: Lot:110 Subdivision:NORTH HILLS ESTATES NO 5						
12	.03Mi.	**1035 E 3350 N** **LAYTON, UT 84040-6581**	08/11/2025	1335	8/5/3	1994	10,019 SF
	APN: 09-164-0078 Document #: 3628755 Document Type: Price Code: Land Use: Single Family Residential						
	Legal: Lot: 78 Subdivision: EASTRIDGE ESTATES NO 2 Abbreviated Description: Lot:78 Subdivision:EASTRIDGE ESTATES NO 2						
13	.03Mi.	**965 E 3400 N** **LAYTON, UT 84040-6585**	07/17/2025	1980	10/5/3.5	1995	7,841 SF
	APN: 09-164-0062 Document #: 3625770 Document Type: Price Code: Land Use: Single Family Residential						
	Legal: Lot: 62 Subdivision: EASTRIDGE ESTATES NO 2 Abbreviated Description: Lot:62 Subdivision:EASTRIDGE ESTATES NO 2						
14	.11Mi.	**3347 N 1150 E** **LAYTON, UT 84040-7312**	07/02/2025	1563	8/4/3.5	1996	10,890 SF
	APN: 09-250-0129 Document #: 3623939 Document Type: Price Code: Land Use: Single Family Residential						
	Legal: Lot: 129 Subdivision: EASTRIDGE ESTATES NO 5 Abbreviated Description: Lot:129 Subdivision:EASTRIDGE ESTATES NO 5						

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.	**968 E 3400 N**		$372,000	$204,600	1,018	7/4/2	1997	7,841 SF	
.01Mi.	**960 E 3400 N**		$419,000	$230,450	1,528	6/3/3	1995	8,276 SF	
.01Mi.	**978 E 3400 N**		$444,000	$244,200	1,218	8/4/3	1999	7,841 SF	
.03Mi.	**1031 E 3350 N**		$448,000	$246,401	1,249	9/5/3	1997	11,326 SF	
.03Mi.	**1035 E 3350 N**		$474,000	$260,700	1,335	8/5/3	1994	10,019 SF	
.03Mi.	**940 E 3400 N**		$473,000	$260,150	1,848	7/3/2.5	1997	10,454 SF	
.03Mi.	**3380 N 925 E**		$383,000	$210,650	1,005	6/4/3	1999	9,148 SF	
.03Mi.	**996 E 3400 N**		$381,000	$209,550	1,070	4/2/1	1985	7,841 SF	
.03Mi.	**965 E 3400 N**		$514,000	$282,700	1,980	10/5/3.5	1995	7,841 SF	
.03Mi.	**1021 E 3350 N**		$433,000	$238,150	1,146	8/5/2	1988	10,019 SF	
.03Mi.	**1037 E 3350 N**		$417,000	$229,350	1,008	7/4/2	1988	9,148 SF	
.04Mi.	**3420 N 975 E**		$391,000	$215,050	1,305	6/3/2	1987	8,276 SF	
.04Mi.	**1041 E 3350 N**		$501,000	$275,550	1,772	7/5/3.5	1994	7,841 SF	
.04Mi.	**1008 E 3400 N**		$530,000	$291,500	1,469	10/5/3	2003	7,841 SF	
.04Mi.	**1011 E 3350 N**		$415,000	$228,250	1,534	5/3/2	1988	8,276 SF	
.05Mi.	**951 E 3400 N**		$443,000	$243,650	1,303	6/4/3	1989	12,632 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	36.0 years old	Households:	8,400
Median Household Income:	$116,365	Households w/Family:	84%
Household Income Per Capita:	$44,350	Households w/Family Married:	72%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	39%

School District

School District Zone:	Davis School District	Students:	71,428
Number of Schools:	96	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.46Mi.	**Davis Connect K-6** Number of Students: 105 Student-Teacher Ratio: 12.35	D+	Public	KG - 8
1.09Mi.	**Mountain View Elementary School** Number of Students: 696 Student-Teacher Ratio: 21.76	B+	Public	KG - 6
2.42Mi.	**North Layton Junior High School** Number of Students: 959 Student-Teacher Ratio: 20.37 Advanced Placement: Yes	D	Public	7 - 9
1.55Mi.	**Northridge High School** Number of Students: 1,984 Student-Teacher Ratio: 25.16 Advanced Placement: Yes	C-	Public	10 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	85%	LOWER
BURGLARY	79%	LOWER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	76%	NOTABLY LOWER
FORCIBLE RAPE	119%	HIGHER
MURDER	67%	NOTABLY LOWER
OVERALL	69%	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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