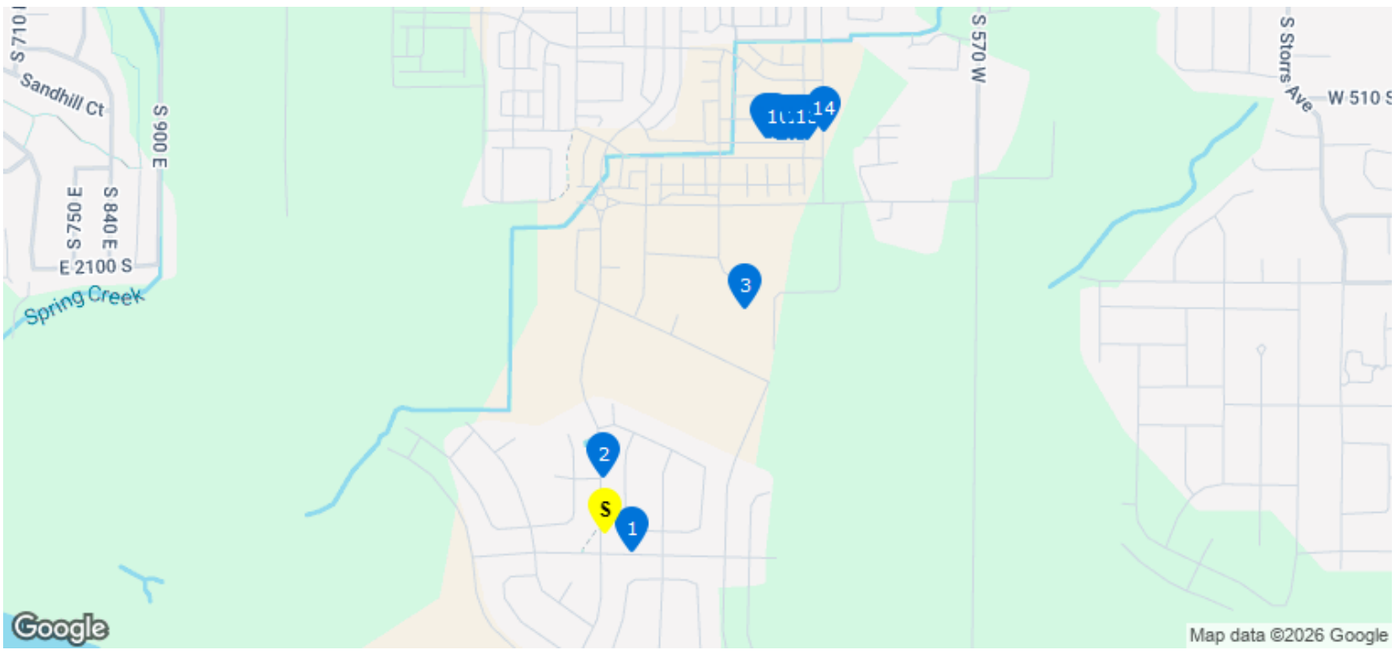
ICE SiteX Report

OrderID: 98788899

SiteX Property Information Report



Subject Property Location

975 S 950 W, AMERICAN FORK, UT 84003-4696

County:	**UTAH UT**	Census Tract:	0101.31
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	34-725-0006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$449,000**	FSD:	6	Common Confidence Score:	93
Value Range:	$422,060 - $475,940	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	60
Assd Land Value:	$71,500	Market Land Value:	$71,500	Tax Year:	2025
Assd Improvement:	$387,900	Market Improvment Value:	$387,900	Total Taxable Value:	$2,196
Total Assessed Value:	$459,400	Total Assessor Market Value:	$459,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: B-06
Abbreviated Description: LOT B-06, PLAT E-1, AF CROSSINGS SUB AREA 0.030 AC

Property Characteristics

Lot Size:	1,307 SF	Bedrooms:	3	Pool:	
Building Area:	1878 SF	Baths:	2.5	Fireplace:	
Year Built:	2023	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:	1	Garage Type:	Built-in	Heating:	Forced air unit
Number of Stories:	2	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Shingle (Not Wood)
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/18/2025	Sales Price:	$484,374
Document #:	98868:2025 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	12/18/2023	Loan Amount:	N/A
Document #:	81324:2023 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/03/2023		
TD Due Date:	01/01/2054	Type Finance:	
Legal Description:			

Subdivision: AF CROSSINGS PLAT E-1

Prior Transfer

Recording Date:	12/18/2023	Sales Price:	N/A
Document #:	81323:2023 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	11/03/2023		
Document Type:	Deed		
Legal Description:			

Subdivision: AF CROSSINGS PLAT E-1

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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	.04Mi.	**978 S 850 W** **AMERICAN FORK, UT 84003-4551**	08/07/2026			1865	/3/2.5	2022	1,307 SF	
		APN: 37-358-0028 Document #: 65731:2026 Document Type: Warranty Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: G-28 Subdivision: DIXIE FARMS PLAT F 2 Abbreviated Description: Lot:G-28 Subdivision:DIXIE FARMS PLAT F 2								
2	.04Mi.	**958 W 980 S** **AMERICAN FORK, UT 84003-4544**	04/02/2026			2803	/4/2.5	2023	10,193 SF	
		APN: 34-726-0340 Document #: 27568:2026 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 340 Subdivision: AF CROSSINGS PLAT E-2 Abbreviated Description: Lot:340 Subdivision:AF CROSSINGS PLAT E-2								
3	.05Mi.	**983 W 980 S** **AMERICAN FORK, UT 84003-4544**	05/07/2026			2538	/4/2.3	2023	7,754 SF	
		APN: 34-726-0337 Document #: 38278:2026 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 337 Subdivision: AF CROSSINGS PLAT E-2 Abbreviated Description: Lot:337 Subdivision:AF CROSSINGS PLAT E-2								
4	.06Mi.	**1022 S 950 W** **AMERICAN FORK, UT 84003-4543**	07/07/2026			3077	/4/3	2022	9,801 SF	
		APN: 34-702-0270 Document #: 56045:2026 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 270 Subdivision: AF CROSSINGS PLAT C Abbreviated Description: Lot:270 Subdivision:AF CROSSINGS PLAT C								
5	.07Mi.	**945 S 950 W** **AMERICAN FORK, UT 84003-4696**	09/11/2026			1878	/3/2.5	2023	1,307 SF	
		APN: 34-725-0018 Document #: 75684:2026 Document Type: Warranty Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: D-18 Subdivision: AF CROSSINGS PLAT E 1 Abbreviated Description: Lot:D-18 Subdivision:AF CROSSINGS PLAT E 1								
6	.07Mi.	**947 S 950 W** **AMERICAN FORK, UT 84003-4696**	03/04/2026			1887	/3/2.5	2023	1,307 SF	
		APN: 34-725-0017 Document #: 18041:2026 Document Type: Warranty Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: D-17 Subdivision: AF CROSSINGS PLAT E-1 Abbreviated Description: Lot:D-17 Subdivision:AF CROSSINGS PLAT E-1								
7	.08Mi.	**975 W 950 S** **AMERICAN FORK, UT 84003-4695**	02/27/2026			1894	/3/2.5	2023	8,451 SF	
		APN: 34-726-0343 Document #: 16514:2026 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 343 Subdivision: AF CROSSINGS PLAT E-2 Abbreviated Description: Lot:343 Subdivision:AF CROSSINGS PLAT E-2								
8	.09Mi.	**972 W 1050 S** **AMERICAN FORK, UT 84003-4542**	04/27/2026			2104	/4/2.5	2023	9,017 SF	
		APN: 34-702-0267 Document #: 35069:2026 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 267 Subdivision: AF CROSSINGS PLAT C Abbreviated Description: Lot:267 Subdivision:AF CROSSINGS PLAT C								
9	.09Mi.	**826 W 1020 S** **AMERICAN FORK, UT 84003-4539**	01/30/2026			2850	/5/3.5	2023	7,579 SF	
		APN: 34-695-0220 Document #: 7667:2026 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 220 Subdivision: AF CROSSINGS Abbreviated Description: Lot:220 Subdivision:AF CROSSINGS Abbreviated Description:PLAT B								
10	.12Mi.	**1025 S 850 W** **AMERICAN FORK, UT 84003-4537**	12/26/2025	$580,000	$210	2761	/5/3	2023	9,365 SF	
		APN: 34-695-0218 Document #: 101096:2025 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 218 Subdivision: AF CROSSINGS PLAT B Abbreviated Description: Lot:218 Subdivision:AF CROSSINGS PLAT B								
11	.12Mi.	**1014 W 1020 S** **AMERICAN FORK, UT 84003-4538**	12/05/2025			3032	/5/3	2022	7,492 SF	
		APN: 34-702-0248 Document #: 95142:2025 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 248 Subdivision: AF CROSSINGS PLAT C Abbreviated Description: Lot:248 Subdivision:AF CROSSINGS PLAT C								
12	.13Mi.	**891 S 1000 W** **AMERICAN FORK, UT 84003-4697**	05/08/2026			2800	/4/2.5	2023	8,364 SF	
		APN: 34-726-0330 Document #: 38922:2026 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 330 Subdivision: AF CROSSINGS PLAT E-2 SUBDIVISION Abbreviated Description: Lot:330 Subdivision:AF CROSSINGS PLAT E-2 SUBDIVISION								
13	.14Mi.	**899 S 900 W** **AMERICAN FORK, UT 84003-4676**	05/21/2026			1865	/3/2.5	2022	1,307 SF	
		APN: 37-358-0004 Document #: 42661:2026 Document Type: Warranty Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: A-04 Subdivision: DIXIE FARMS PLAT F 2 Abbreviated Description: Lot:A-04 Subdivision:DIXIE FARMS PLAT F 2								
14	.14Mi.	**907 S 800 W** **AMERICAN FORK, UT 84003-4554**	04/27/2026			2112	/3/2.5	2022	5,793 SF	
		APN: 37-359-0417 Document #: 35049:2026 Document Type: Warranty Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: 417A Subdivision: DIXIE FARMS AMENDED PLAT F-1 Abbreviated Description: Lot:417A Subdivision:DIXIE FARMS AMENDED PLAT F-1								

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15	.24Mi.	**1099 W LAKE SHORE DR** **AMERICAN FORK, UT 84003-**	05/15/2026				//		2,883,367 SF
	APN: 13-068-0034 Document #: 40725:2026 Document Type: Warranty Deed Price Code: Land Use: Parcels with improvements, Use Not Specified Legal: Sec/Twnship/Range: NW4 S27T05SR01E SLB&M Abbreviated Description: Sec/Twnship/Range:NW4 S27T05SR01E SLB&M								
16	.25Mi.	**815 W 800 S** **AMERICAN FORK, UT 84003-4616**	07/08/2026			3644	/5/4	2022	7,536 SF
	APN: 34-697-0413 Document #: 56264:2026 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 413 Subdivision: AF CROSSINGS Abbreviated Description: Lot:413 Subdivision:AF CROSSINGS								
17	.25Mi.	**773 W 1080 S** **AMERICAN FORK, UT 84003-4534**	01/27/2026	$548,500	$274	1999	/3/2.3	2023	7,492 SF
	APN: 34-695-0179 Document #: 6547:2026 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 179 Subdivision: AF CROSSINGS PLAT B Abbreviated Description: Lot:179 Subdivision:AF CROSSINGS PLAT B								
18	.27Mi.	**844 S 1100 W** **AMERICAN FORK, UT 84003-4546**	04/07/2026			2671	/4/2.5	2024	7,841 SF
	APN: 34-710-0295 Document #: 29052:2026 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 295 Subdivision: AF CROSSING PLAT D Abbreviated Description: Lot:295 Subdivision:AF CROSSING PLAT D								
19	.32Mi.	**679 W 1100 S** **AMERICAN FORK, UT 84003-4605**	08/06/2026			1914	/3/2.5	2025	11,369 SF
	APN: 34-694-0152 Document #: 65142:2026 Document Type: Bargain and Sale Deed Price Code: Land Use: Single Family Residential Legal: Lot: 152 Subdivision: AF CROSSINGS PLAT A Abbreviated Description: Lot:152 Subdivision:AF CROSSINGS PLAT A								
20	.35Mi.	**777 W 700 S** **AMERICAN FORK, UT 84003-4677**	07/31/2026			2171	/3/2.5	2022	1,350 SF
	APN: 34-696-0002 Document #: 63831:2026 Document Type: Warranty Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: A-02 Subdivision: AF 10 PLAT A Abbreviated Description: Lot:A-02 Subdivision:AF 10 PLAT A								

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.	**975 S 950 W**		$459,400	$459,400	1,878	/3/2.5	2023	1,307 SF	
0Mi.	**973 S 950 W**		$459,400	$459,400	1,878	/3/2.5	2023	1,307 SF	
.01Mi.	**971 S 950 W**		$459,400	$459,400	1,878	/3/2.5	2023	1,307 SF	
.01Mi.	**981 S 950 W**		$459,400	$459,400	1,878	/3/2.5	2023	1,307 SF	
.01Mi.	**969 S 950 W**		$459,400	$459,400	1,878	/3/2.5	2023	1,307 SF	
.01Mi.	**983 S 950 W**		$459,400	$459,400	1,887	/3/2.5	2023	1,307 SF	
.02Mi.	**967 S 950 W**		$459,400	$459,400	1,878	/3/2.5	2023	1,307 SF	
.02Mi.	**985 S 950 W**		$459,400	$459,400	1,887	/3/2.5	2023	1,307 SF	
.02Mi.	**987 S 950 W**		$459,400	$459,400	1,887	/3/2.5	2023	1,307 SF	
.03Mi.	**959 S 950 W**		$459,400	$459,400	1,878	/3/2.5	2023	1,307 SF	
.03Mi.	**989 S 950 W**		$459,400	$459,400	1,878	/3/2.5	2023	1,307 SF	
.03Mi.	**957 S 950 W**		$459,400	$459,400	1,878	/3/2.5	2023	1,307 SF	
.03Mi.	**955 S 950 W**		$459,400	$459,400	1,878	/3/2.5	2023	1,307 SF	
.03Mi.	**968 S 850 W**		$468,100	$468,100	1,865	/4/2.5	2022	1,307 SF	
.03Mi.	**966 S 850 W**		$468,100	$468,100	1,842	/3/2.5	2022	1,307 SF	
.03Mi.	**964 S 850 W**		$468,100	$468,100	1,842	/3/2.5	2022	1,307 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

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Flood Report

The Subject Property of **975 S 950 W, AMERICAN FORK, UT 84003-4696** 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.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

6/19/2026 - Iron Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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