

Single Family Residence **RESIDENTIAL**

# 4045 ROSS DR

OGDEN, UT 84403

**\$757,850** TopHap Estimate · \$453 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**1,673 ft<sup>2</sup>**

LIVING AREA

**0.63 ac**

LOT SIZE

**1971**

YEAR BUILT

**1**

STORIES

**15**

ROOMS

## VALUATION

**\$758K**

\$720K low

\$796K high

Est. Owner Equity

**\$557,850**

Loan-to-Value

**24%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,943 (2025) |
| Assessed Value        | \$731,008      |
| Previous Assessed     | \$687,963      |
| Assessor Market Value | \$731,008      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WEBER                   |
| Lot (acres)   | 0.63                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Shingle                 |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-------|--------------------|--------|
| Jan 13, 2016 | Quitclaim         | Quit Claim Transfer |       |                    |        |
| Jun 20, 2011 | Financing         | Warranty Deed       |       |                    | \$196K |
| May 1, 2001  | Recorded document | Grant Deed          |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Shadow Valley Elementary School | Elementary | KG–6   | 1.2 mi   |
| Mount Ogden Junior High School  | Middle     | 7–9    | 1.3 mi   |
| Ogden High School               | High       | 10–12  | 1.7 mi   |

District: Ogden School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 84403

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>107</div> <div>CRIME INDEX</div> | <div>110</div> <div>AIR POLLUTION</div> | <div>39,579</div> <div>POPULATION</div> | <div>\$83K</div> <div>MEDIAN IN-COME</div> | <div>47°F</div> <div>AVG TEMP</div> | <div>66%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|