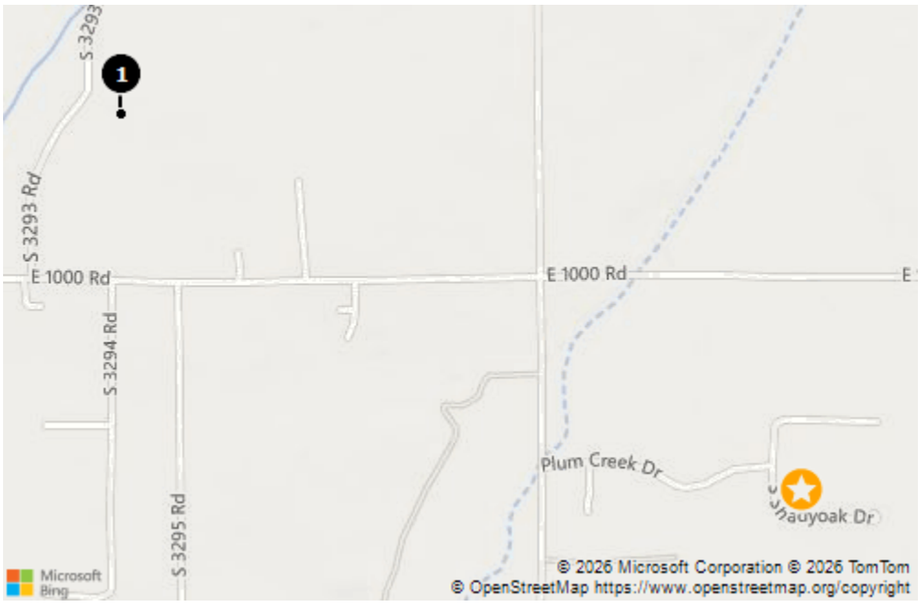
ICE SiteX Report

OrderID: 97687973

SiteX Property Information Report



Subject Property Location

100262 S SHADYOAK DR, HARRAH, OK 73045-9226

County:	**LINCOLN OK**	Census Tract:	400819614.023011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	9620-00-000-011-0-000-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$359,000**	FSD:	10	Common Confidence Score:	67
Value Range:	$323,100 - $394,900	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	J7V23
Assd Land Value:	$1,425	Market Land Value:	$15,191	Tax Year:	2025
Assd Improvement:	$34,713	Market Improvment Value:	$369,982	Total Taxable Value:	$3,461
Total Assessed Value:	$36,138	Total Assessor Market Value:	$385,173	Delinquent Year:	
				Tax Account ID:	22870
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 11 Subdivision: PLUM CREEK EST Sec/Twnship/Range: SEC 32 TWN 13N RNG 02E
Abbreviated Description: PLUM CREEK EST 32-13-2 LOT 11 2.7 AC MOL 13-2-32-01-007

Property Characteristics

Lot Size:	2.700 AC	Bedrooms:	3	Pool:	
Building Area:	2385 SF	Baths:	2	Fireplace:	1
Year Built:	2001	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Carport	Heating:	Other
Number of Stories:	1	Number of Cars:	3	A/C:	Other
Style:	Traditional	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/18/2022	Sales Price:	N/A
Document #:	I-2022-005497 BK-PG 2367-711	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/24/2022	Sales Price:	$299,000
Document #:	I-2022-004905 BK-PG 2475 -206	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/16/2022		
Document Type:			

Legal Description:
Lot: 11 Subdivision: PLUM CREEK ESTATES Sec/Twnship/Range: NW4 S32T13NR02E IM

Prior Transfer

Recording Date:	06/24/2022	Sales Price:	$299,000
Document #:	BK-PG 2475 -206	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 11 Subdivision: PLUM CREEK EST Sec/Twnship/Range: SEC 32 TWN 13N RNG 02E
Abbreviated Description: PLUM CREEK EST 32-13-2 LOT 11 2.7 AC MOL 13-2-32-01-007

Prior Transfer

Recording Date:	04/06/2020	Sales Price:	N/A

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Document #:	2084 BK-PG 2219-164	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/11/2020	Sales Price:	$219,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/11/2020	Sales Price:	$219,000
Document #:	1610 BK-PG 2367 -710	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/24/2020		
Document Type:			
Legal Description:			

Lot: 11 Subdivision: PLUM CREEK ESTATES Sec/Twnship/Range: NW4 S32T13NR02E IM

Mortgage Record

Recording Date:	08/26/2016	Loan Amount:	N/A
Document #:	06701 BK-PG 2221-035	Loan Type:	New Conventional
TD Due Date:	09/01/2036	Type Finance:	
Legal Description:			

Lot: 11 Subdivision: PLUM CREEK ESTATES Sec/Twnship/Range: NW4 S32T13NR02E IM
Abbreviated Description: PRIOR REF: 06251 06/11/2016

Mortgage Record

Recording Date:	08/11/2016	Loan Amount:	N/A
Document #:	06251 BK-PG 2219-164	Loan Type:	New Conventional
TD Due Date:	09/01/2036	Type Finance:	
Legal Description:			

Lot: 11 Subdivision: PLUM CREEK ESTATES Sec/Twnship/Range: NW4 S32T13NR02E IM

Prior Transfer

Recording Date:	12/06/2010	Sales Price:	N/A
Document #:	10-08520 BK-PG 1534-623	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/08/2010	Sales Price:	N/A
Document #:	02248 BK-PG 1877 -491	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/08/2010		
Document Type:			
Legal Description:			

Lot: 11 Subdivision: PLUM CREEK ESTATES Sec/Twnship/Range: NW4 S32T13NR02E IM

Prior Transfer

Recording Date:	10/15/2007	Sales Price:	$152,000
Document #:	10005 BK-PG 1731-710	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/12/2007	Loan Amount:	N/A
Document #:	09013 BK-PG 1762-533	Loan Type:	New Conventional
TD Due Date:	09/01/2037	Type Finance:	
Legal Description:			

Lot: 11 Subdivision: PLUM CREEK ESTATES Sec/Twnship/Range: NW4 S32T13NR02E IM

Prior Transfer

Recording Date:	02/14/2007	Sales Price:	N/A
Document #:	01576 BK-PG 1718-215	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/23/2007	Sales Price:	$202,000
Document #:	00786 BK-PG 1731 -709	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/23/2007		
Document Type:			
Legal Description:			

Lot: 11 Subdivision: PLUM CREEK ESTATES Sec/Twnship/Range: NW4 S32T13NR02E IM

Mortgage Record

Recording Date:	10/19/2006	Loan Amount:	N/A
Document #:	10817 BK-PG 1718-226	Loan Type:	Unknown
TD Due Date:	10/15/2021	Type Finance:	VAR
Legal Description:			

Lot: 11 Subdivision: PLUM CREEK ESTATES Sec/Twnship/Range: NW4 S32T13NR02E IM

Prior Transfer

Recording Date:	09/05/2006	Sales Price:	N/A
Document #:	09154 BK-PG 1712 -175	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/25/2006		
Document Type:			

ICE SiteX Report

OrderID: 97687973

Legal Description:
Lot: 11 Subdivision: PLUM CREEK ESTATES Sec/Twnship/Range: NW4 S32T13NR02E IM

Area Sales Analysis

Total Area Sales	$170,000	Median # of Bedrooms	3
Median Lot Size	239,581 SF	Median # of Baths	1
Median Living Area	1,399 SF	Median Year Built	1975
Price Range - 2 Yrs	$170,000 to $170,000	Age Range	51 years to 51 years
Median Value	$170,000	Median Age	51 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.02Mi.	**990740 S 3293 RD HARRAH, OK 73045-7923**	12/23/2025	$170,000	$121	1399	6/3/1	1975	239,581 SF	

APN: 9570-00-001-018-0-000-00 Document #: I-2025-008682
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: PALAMISHA ESTATES Sec/Twnship/Range: E2SW4 S30T13NR02E IM Abbreviated
Description: Lot:18 Subdivision:PALAMISHA ESTATES Sec/Twnship/Range:E2SW4 S30T13NR02E IM

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.	**100262 S SHADYOAK DR**	**06/24/2022**	$385,173	$36,138	2,385	6/3/2	2001	3 SF	
.06Mi.	**100238 S OAKWOOD DR**	**03/10/1999**	$138,300	$8,997	1,640	8/4/2	1979	3 SF	
.07Mi.	**100323 S SHADYOAK DR**	**01/04/2024**	$199,328	$19,387	2,275	7/3/2	1995	3 SF	Yes
.09Mi.	**100419 S SHADYOAK DR**	**10/30/2015**	$171,818	$11,256	1,530	6/3/2	1980	3 SF	AboveGround
.13Mi.	**100430 S SHADYOAK DR**	**08/23/2022**	$300,254	$23,868	1,824	6/3/3	1980	2 SF	
.13Mi.	**100193 S OAKWOOD DR**	**11/19/2020**	$151,473	$12,162	1,885	6/3/2	1979	4 SF	
.17Mi.	**330446 S OAKWOOD DR**	**09/28/2020**	$372,428	$36,045	2,400	8/3/2	2021	3 SF	
.25Mi.	**330059 PLUM CREEK DR**	**09/30/1992**	$166,546	$14,070	1,937	6/3/1	1979	8 SF	
.32Mi.	**330400 E 1000 RD**	**04/08/2021**	$237,773	$21,092	1,798	5/2/1	1961	4 SF	
.33Mi.	**100436 S 3300 RD**	**08/26/2010**	$95,419	$4,771	1,252	5/3/1	1976	2 SF	AboveGround
.37Mi.	**100434 S 3300 RD**	**11/09/2015**	$96,228	$10,585	1,376	5/3/2	1975	1 SF	
.39Mi.	**330061 E 1000 RD**	**10/13/2000**	$63,700	$6,000	891	4/2/1	1978	1 SF	
.42Mi.	**990937 S CANDLEWOOD LN**	**07/09/2025**	$59,582	$5,218	1,076	5/2/1	1940	1 SF	
.43Mi.	**100604 S 3300 RD**	**02/10/2022**	$215,010	$22,156	2,000	5/3/2	2010	4 SF	
.44Mi.	**990936 S CANDLEWOOD LN**	**03/27/2025**	$120,400	$12,823	1,155	5/3/1	1945	1 SF	
.46Mi.	**330518 E 1007 RD**	**09/19/2019**	$320,700	$28,881	1,540	6/1/1	2021	3 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	39.2 years old	Households:	4,579
Median Household Income:	$71,582	Households w/Family:	73%
Household Income Per Capita:	$34,821	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Harrah Public Schools	Students:	2,077
Number of Schools:	5	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.45Mi.	**Virginia Smith Elementary School**	A	Public	PK - 1
	Number of Students: 339			
	Student-Teacher Ratio: 16.14			
6.19Mi.	**Russell Babb Elementary School**	A-	Public	4 - 5
	Number of Students: 314			
	Student-Teacher Ratio: 18.47			
5.92Mi.	**Harrah High School**	A-	Public	9 - 12
	Number of Students: 641			
	Student-Teacher Ratio: 16.94			
	Advanced Placement: Yes			
6.34Mi.	**Harrah Middle School**	B	Public	6 - 8
	Number of Students: 479			
	Student-Teacher Ratio: 17.94			

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6.67Mi.	**Clara Reynolds Elementary School**	B	Public	2 - 3

Number of Students: 304
Student-Teacher Ratio: 16

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	52%	NOTABLY LOWER
BURGLARY	107%	SIMILAR
MOTOR VEHICLE THEFT	56%	NOTABLY LOWER
FORCIBLE ROBBERY	153%	NOTABLY HIGHER
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	150%	NOTABLY HIGHER
MURDER	95%	SIMILAR
OVERALL	92%	SIMILAR

Disaster Alerts

11/2/2024 - Severe Tornados, Flooding 3/14/2025 - Chandler Fire 3/14/2025 - Fire 3/14/2025 - Logan Fire

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