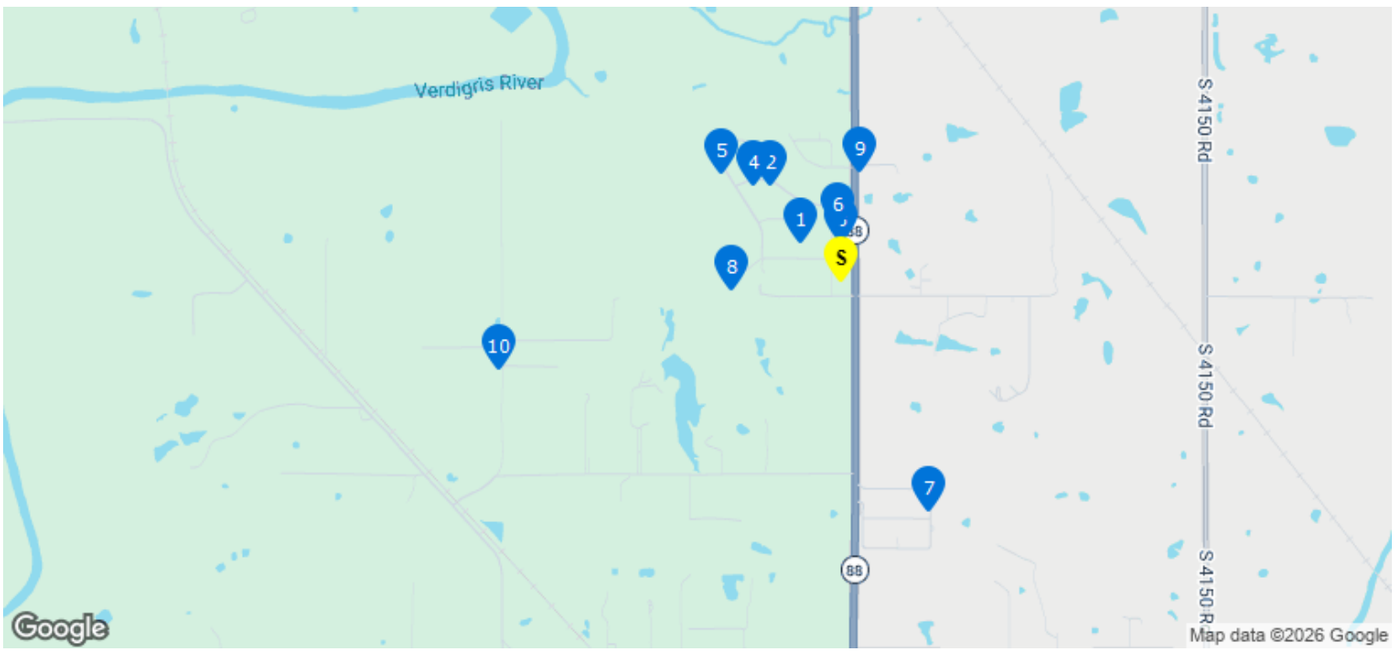
ICE SiteX Report

OrderID: 98775313

SiteX Property Information Report



Subject Property Location

10886 E CANYON OAKS RD, CLAREMORE, OK 74017-0715

County:	**ROGERS OK**	Census Tract:	0503.04
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0016987	Thomas Bros Pg-Grid:	

Valuation

Value:	**$411,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$374,010 - $447,990	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	10
Assd Land Value:	$5,280	Market Land Value:	$68,040	Tax Year:	2025
Assd Improvement:	$25,901	Market Improvment Value:	$235,467	Total Taxable Value:	$3,373
Total Assessed Value:	$31,181	Total Assessor Market Value:	$303,507	Delinquent Year:	
				Tax Account ID:	16987
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 Block: 7 Subdivision: CANYON OAKS Sec/Twnship/Range: SEC 18 TWN 22N RNG 16E
Abbreviated Description: LOT 7 BLOCK 7 CANYON OAKS

Property Characteristics

Lot Size:	1.172 AC	Bedrooms:	4	Pool:	
Building Area:	2706 SF	Baths:	3	Fireplace:	1
Year Built:	1994	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick veneer
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	1+	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/03/2023	Loan Amount:	N/A
Document #:	2023-010282 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/25/2023		
TD Due Date:	07/01/2063	Type Finance:	

Legal Description:
Block: 7 Subdivision: CANYON OAKS ADDITION Map Ref: 0 Sec/Twnship/Range: S18T22NR16E IBM

Prior Transfer

Recording Date:	11/24/2021	Sales Price:	N/A
Document #:	2021-022527 BK-PG 2567-878	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	08/03/2016	Loan Amount:	N/A
Document #:	2016-011681 BK-PG 2567-0878	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/01/2016		
TD Due Date:	09/01/2046	Type Finance:	

Legal Description:
Block: 7 Subdivision: CANYON OAKS ADDITION Map Ref: 0 Sec/Twnship/Range: S18T22NR16E IB&M

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Prior Transfer

Recording Date:	08/03/2016	Sales Price:	$217,000
Document #:	2016-011680 BK-PG 2567-0876	Type of Sale:	Arms-Length Transfer
Contract Date:	08/01/2016		
Document Type:	Deed		

Legal Description:
Block: 7 Subdivision: CANYON OAKS ADDITION Sec/Twnship/Range: S18T22NR16E IB&M

Prior Transfer

Recording Date:	08/01/2016	Sales Price:	$217,000
Document #:	BK-PG 2567-876	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 7 Subdivision: CANYON OAKS Sec/Twnship/Range: SEC 18 TWN 22N RNG 16E
Abbreviated Description: LOT 7 BLOCK 7 CANYON OAKS

Prior Transfer

Recording Date:	07/12/2013	Sales Price:	$193,700
Document #:	2013-010750 BK-PG 1969-0464	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/18/2013	Loan Amount:	N/A
Document #:	2013-009257 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	05/14/2013		
TD Due Date:	06/01/2043	Type Finance:	

Legal Description:
Block: 7 Subdivision: CANYON OAKS SUBDIVISION

Prior Transfer

Recording Date:	06/18/2013	Sales Price:	$205,000
Document #:	2013-009256 BK-PG 2334-0427	Type of Sale:	Arms-Length Transfer
Contract Date:	05/14/2013		
Document Type:	Deed		

Legal Description:
Block: 7 Subdivision: CANYON OAKS SUBDIVISION

Prior Transfer

Recording Date:	06/18/2013	Sales Price:	$206,500
Document #:	2013-009255 BK-PG 2334-0424	Type of Sale:	Arms-Length Transfer
Contract Date:	04/29/2013		
Document Type:	Deed		

Legal Description:
Block: 7 Subdivision: CANYON OAKS ADDITION

Prior Transfer

Recording Date:	07/29/2008	Sales Price:	$194,000
Document #:	2008-012334 BK-PG 1969-0463	Type of Sale:	Arms-Length Transfer
Contract Date:	07/21/2008		
Document Type:	Deed		

Legal Description:
Block: 7 Subdivision: CANYON OAKS ADDITION

Mortgage Record

Recording Date:	07/29/2006	Loan Amount:	N/A
Document #:	2008-012335 BK-PG 1969-0464	Loan Type:	Conventional
TD Due Date:	08/01/2038	Type Finance:	

Legal Description:
Block: 7 Subdivision: CANYON OAKS ADDITION Map Ref: 0

Area Sales Analysis

Total Area Sales	$3,366,000	Median # of Bedrooms	3
Median Lot Size	1 SF	Median # of Baths	2
Median Living Area	1,960 SF	Median Year Built	1995
Price Range - 2 Yrs	$265,000 to $460,000	Age Range	12 years to 49 years
Median Value	$314,000	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.15Mi.	**15801 S 4150 RD** **CLAREMORE, OK 74017-0384**	10/23/2026	$157,000	$106	1480	/3/2	1970	89,734 SF	
		APN: 0015682 Document #: 2026-016594 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: W2N2SW4SW4 S16T22NR16E IBM Abbreviated Description: Sec/Twnship/Range:W2N2SW4SW4 S16T22NR16E IBM								
2	3.32Mi.	**1502 CEDARWOOD DR** **CLAREMORE, OK 74017-2086**	10/19/2026	$599,500			//		SF	
		APN: 0108593 Document #: 2026-016313 Document Type: Warranty Deed Price Code: Q Land Use: Residential - Vacant Land Legal: Lot: 7 Block: 2 Subdivision: ESTATES AT FOREST PARK V Abbreviated Description: Lot:7 Block:2 Subdivision:ESTATES AT FOREST PARK V City/Muni/Twp:CLAIREMORE City/Muni/Twp: CLAIREMORE								
3	3.56Mi.	**833 W 23RD ST N** **CLAREMORE, OK 74017-2841**	10/23/2026	$230,000	$186	1235	/3/2	1980	9,975 SF	
		APN: 0003952 Document #: 2026-016528 Document Type: Warranty Deed Price Code: Q								

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Land Use: Single Family Residential
Legal: Lot: 19 Block: 3 Subdivision: AMENDED SPRINGBROOK ESTATES I Abbreviated Description: Lot:19 Block:3 Subdivision:AMENDED SPRINGBROOK ESTATES I City/Muni/Twp:CLAREMORE City/Muni/Twp: CLAREMORE

4	3.7Mi.	**14261 E 425 RD** **CLAREMORE, OK 74017-7069**	10/23/2026	$250,000	$255	980	//	1972	435,600 SF

APN: 0012153 Document #: 2026-016526
Document Type: Warranty Deed Price Code:
Land Use: Rural/Agricultural Residence
Legal: Abbreviated Description: Abbreviated Description:STR: SW4SE4NW4&SE4SE4NW4&W3/4NW4 S11T22NR16E IBM

5	4.36Mi.	**3316 EAGLE CT** **CLAREMORE, OK 74019-4904**	10/15/2026	$295,000	$139	2120	/3/2	1985	15,246 SF

APN: 0012480 Document #: 2026-015640
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 16 Block: 1 Subdivision: HERITAGE HILLS Abbreviated Description: Lot:16 Block:1 Subdivision:HERITAGE HILLS City/Muni/Twp:CLAREMORE City/Muni/Twp: CLAREMORE

6	4.81Mi.	**1207 OKLAHOMA PL** **CLAREMORE, OK 74017-4425**	10/16/2026	$290,000	$123	2353	/4/2	1982	SF

APN: 0010612 Document #: 2026-015722
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 23 Block: 1 Subdivision: PARKLAND ESTATES II Abbreviated Description: Lot:23 Block:1 Subdivision:PARKLAND ESTATES II City/Muni/Twp:CLAREMORE City/Muni/Twp: CLAREMORE

7	5.1Mi.	**320 E 5TH ST** **CLAREMORE, OK 74017-7415**	10/19/2026	$195,000	$144	1351	/2/2	1950	8,538 SF

APN: 0009111 Document #: 2026-016330
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 74 Abbreviated Description: Lot:7 Block:74 City/Muni/Twp:CLAIREMORE City/Muni/Twp: CLAIREMORE

8	5.24Mi.	**723 VALENTINE LN** **CLAREMORE, OK 74017-8519**	10/16/2026	$295,000	$152	1938	/3/2	1962	55,060 SF

APN: 0016768 Document #: 2026-015726
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Subdivision: HOLIDAY HILLS Tract No: 62 Abbreviated Description: Subdivision:HOLIDAY HILLS Tract No:62 Abbreviated Description:PORTION TRACT62

9	5.41Mi.	**611 S MARYLAND AVE** **CLAREMORE, OK 74017-8127**	10/15/2026	$160,000	$131	1224	/3/1	1952	7,667 SF

APN: 0015426 Document #: 2026-015699
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: HOME BUILDERS SUBDIVISION Tract No: 3 Abbreviated Description: Subdivision:HOME BUILDERS SUBDIVISION Tract No:3 Abbreviated Description:PORTION TRACT3 City/Muni/Twp:CLAREMORE City/Muni/Twp: CLAREMORE

10	5.81Mi.	**14872 E MODOC ST** **CLAREMORE, OK 74017-4131**	10/15/2026	$224,000	$179	1250	/3/2	2003	22,041 SF

APN: 0079586 Document #: 2026-015635
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 3 Block: 4 Subdivision: HARBOR MEADOWS Sec/Twnship/Range: S11T21NR16E IBM Abbreviated Description: Lot:3 Block:4 Subdivision:HARBOR MEADOWS Sec/Twnship/Range:S11T21NR16E IBM

11	6.1Mi.	**212 N WILL ROGERS LOOP W** **OOLOGAH, OK 74053-6205**	10/15/2026	$260,000	$144	1801	14/3/2	1975	51,227 SF

APN: 0023360 Document #: 2026-015661
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: SITTON ADDITION Abbreviated Description: Lot:7 Block:2 Subdivision:SITTON ADDITION City/Muni/Twp:OOLOGAH City/Muni/Twp: OOLOGAH

12	6.18Mi.	**250 S PECAN ST** **OOLOGAH, OK 74053-3014**	10/19/2026	$174,500	$160	1092	7/3/1	1962	13,939 SF

APN: 0024092 Document #: 2026-016316
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 8&9 Block: 24 Abbreviated Description: Lot:8&9 Block:24 Abbreviated Description:PORTION LOTS8&9 City/Muni/Twp:OOLOGAH City/Muni/Twp: OOLOGAH

13	6.38Mi.	**2002 S CHEROKEE AVE** **CLAREMORE, OK 74019-3536**	10/20/2026	$205,000	$172	1193	/3/2	1997	6,273 SF

APN: 0018365 Document #: 2026-016385
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 6 Subdivision: SOUTH POINTE Abbreviated Description: Lot:22 Block:6 Subdivision:SOUTH POINTE City/Muni/Twp:CLARENCE City/Muni/Twp: CLARENCE

14	6.64Mi.	**1115 W ABILENE RD** **CLAREMORE, OK 74019-1864**	10/21/2026	$231,500	$163	1419	/3/2	2024	8,712 SF

APN: 0107270 Document #: 2026-016457
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 1 Block: 8 Subdivision: RED PLAINS PHASE II Sec/Twnship/Range: S2S2NE4&N2SE4 S20T21NR16E IBM Abbreviated Description: Lot:1 Block:8 Subdivision:RED PLAINS PHASE II Sec/Twnship/Range:S2S2NE4&N2SE4 S20T21NR16E IBM City/Muni/Twp:CLAIREMORE City/Muni/Twp: CLAIREMORE

15	6.98Mi.	**19805 S 4080 RD** **CLAREMORE, OK 74019-0167**	10/13/2026	$780,500	$210	3725	/3/3	2020	740,956 SF

APN: 0102752 Document #: 2026-015548
Document Type: Warranty Deed Price Code:
Land Use: Rural/Agricultural Residence
Legal: Abbreviated Description: Abbreviated Description:STR: NW4SW4SW4&S2SE4NW4SW4&NE4SW4SW4&N2S2NE4SW4SW4 S05T21NR15E IBM

16	7.4Mi.	**23284 S JEWELL DR** **CLAREMORE, OK 74019-2247**	10/22/2026	$244,000	$156	1566	/4/2	2016	7,971 SF

APN: 0098904 Document #: 2026-016505
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 10 Block: 1 Subdivision: KING RIDGE II Sec/Twnship/Range: NW4 S30T21NR16E IBM Abbreviated Description: Lot:10 Block:1 Subdivision:KING RIDGE II Sec/Twnship/Range:NW4 S30T21NR16E IBM

17	7.84Mi.	**11737 N 194TH EAST AVE** **COLLINSVILLE, OK 74021-6211**	10/16/2026	$180,000	$164	1096	/2/1	1980	14,549 SF

APN: 0004994 Document #: 2026-015720
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential

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Legal: Lot: 9 Block: 10 Subdivision: LOOKING GLASS ESTATES Abbreviated Description: Lot:9 Block:10 Subdivision:LOOKING GLASS ESTATES

18	7.98Mi.	**16115 E 500 RD CLAREMORE, OK 74019-2182**	10/27/2026	$310,000	$187	1654	/3/2	1996	62,029 SF	

APN: 0016857 Document #: 2026-016734
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: SUNDANCE VALLEY ESTATES Sec/Twnship/Range: SW4 S18T21NR17E IBM Abbreviated Description: Lot:14 Subdivision:SUNDANCE VALLEY ESTATES Sec/Twnship/Range:SW4 S18T21NR17E IBM

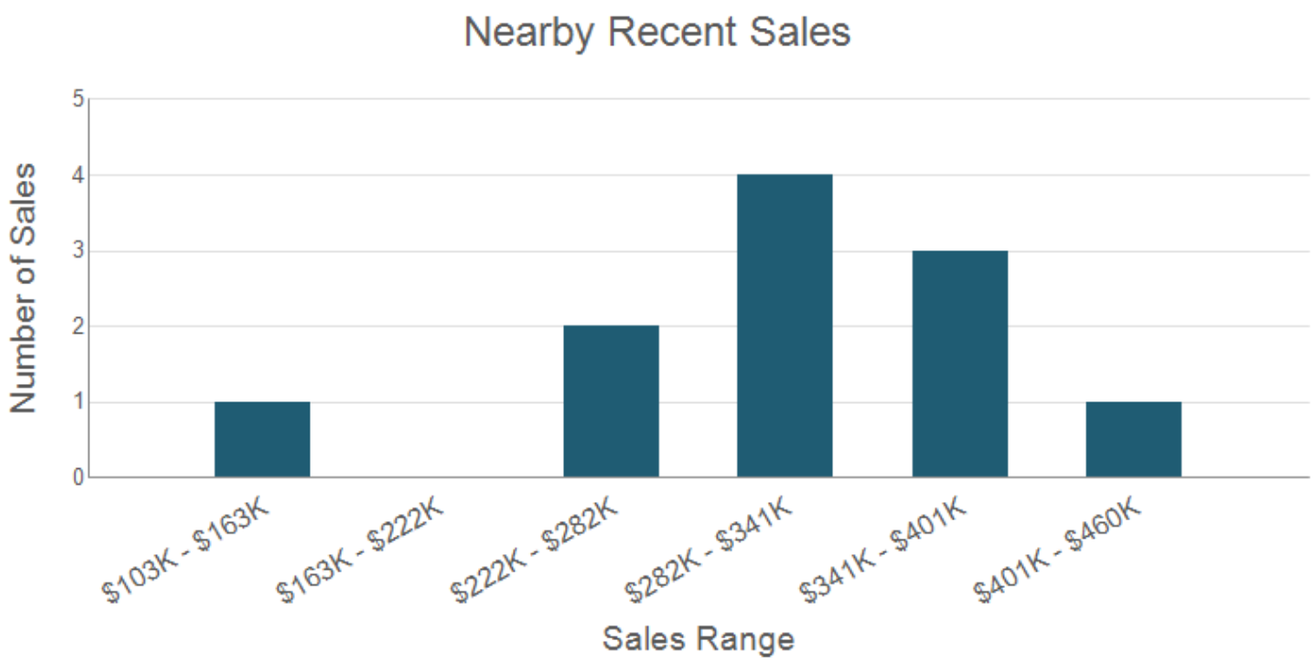
19	8.66Mi.	**17720 E 121ST ST N COLLINSVILLE, OK 74021-6496**	10/21/2026	$92,000	$31	2929	/3/2	2006	23,479 SF	V

APN: 0086874 Document #: 2026-016417
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 29 Block: 1 Subdivision: WINFIELD RIDGE Sec/Twnship/Range: S2SW4NW4 S01T21NR14E IBM Abbreviated Description: Lot:29 Block:1 Subdivision:WINFIELD RIDGE Sec/Twnship/Range:S2SW4NW4 S01T21NR14E IBM

20	8.94Mi.	**9465 E SPRUCEWOOD DR CLAREMORE, OK 74019-7265**	10/26/2026	$212,500	$194	1098	/3/2	1996	11,587 SF	

APN: 0031751 Document #: 2026-016655
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 10 Block: 7 Subdivision: BRIDGEPORT II Abbreviated Description: Lot:10 Block:7 Subdivision:BRIDGEPORT II

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.

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.	**10886 E CANYON OAKS RD**	**08/01/2016**	$303,507	$31,181	2,706	/4/3	1994	1 SF	
.04Mi.	**10804 E CANYON OAKS RD**	**08/16/2022**	$217,746	$23,952	1,801	/3/3	1994	1 SF	
.05Mi.	**10996 E CANYON OAKS BLVD**	**07/14/1997**	$324,613	$18,740	2,352	/2/2	1999	1 SF	
.05Mi.	**10982 E CANYON OAKS RD**	**11/14/1997**	$347,679	$29,425	2,874	/4/3	1998	1 SF	
.06Mi.	**10887 E CANYON OAKS RD**	**08/24/2022**	$288,678	$31,755	1,924	/3/2	1994	1 SF	
.06Mi.	**10949 E 440 RD**	**09/28/2020**	$393,682	$36,256	2,961	/4/2	2005	1 SF	
.07Mi.	**10847 E CANYON OAKS RD**	**05/21/1998**	$390,524	$24,643	2,016	/3/2	2011	1 SF	
.07Mi.	**10999 E CANYON OAKS BLVD**	**03/09/2020**	$304,024	$25,937	1,846	/3/2	2001	2 SF	
.07Mi.	**10985 E CANYON OAKS BLVD**	**02/02/2002**	$249,340	$20,564	2,531	/3/2	1978	1 SF	
.08Mi.	**10760 E CANYON OAKS RD**	**09/14/2022**	$279,091	$30,700	1,727	/3/2	1994	1 SF	
.08Mi.	**10929 E 440 RD**	**07/09/2020**	$293,204	$25,035	1,830	/4/2	2005	1 SF	
.09Mi.	**10797 E CANYON OAKS RD**	**06/26/2018**	$290,181	$26,538	1,861	/4/2	1994	1 SF	
.1Mi.	**10961 E CANYON OAKS BLVD**	**07/13/2004**	$201,914	$15,941	1,758	/3/2	1978	1 SF	
.11Mi.	**10872 E 440 RD**	**08/12/2003**	$179,450	$12,766	2,096	/2/2	1980	1 SF	
.11Mi.	**10952 E 440 RD**	**10/13/2005**	$196,844	$17,505	1,382	/3/2	1999	1 SF	
.11Mi.	**10922 E CANYON OAKS BLVD**	**10/02/2019**	$320,432	$28,656	1,845	/3/2	1995	1 SF	

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Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	39.4 years old	Households:	12,226
Median Household Income:	$64,521	Households w/Family:	65%
Household Income Per Capita:	$32,353	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Oologah-Talala Public Schools	Students:	1,709
Number of Schools:	4	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.70Mi.	**Oologah-Talala Middle School** Number of Students: 350 Student-Teacher Ratio: 13.22	B	Public	6 - 8
6.70Mi.	**Oologah-Talala Upper Elementary School** Number of Students: 501 Student-Teacher Ratio: 16.83	B+	Public	2 - 5
6.70Mi.	**Oologah-Talala High School** Number of Students: 525 Student-Teacher Ratio: 16.98	B+	Public	9 - 12
6.70Mi.	**Oologah-Talala Lower Elementary School** Number of Students: 333 Student-Teacher Ratio: 18.61	NA	Public	PK - 1

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	121%	HIGHER
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	129%	HIGHER
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	108%	SIMILAR
MURDER	112%	HIGHER
OVERALL	114%	HIGHER

Disaster Alerts

No alerts noted

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