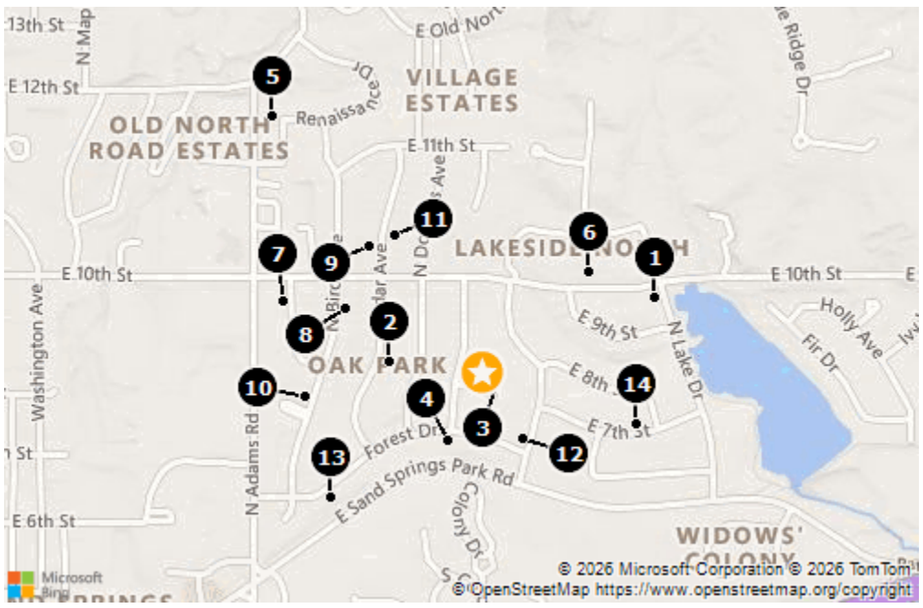
ICE SiteX Report

OrderID: 98458058

SiteX Property Information Report



Subject Property Location

1103 E 8TH ST, SAND SPRINGS, OK 74063-8705

County:	**TULSA OK**	Census Tract:	401430092.002004
Property Use:	Single Family Residential	Zoning:	RS3
Parcel Number:	61975-91-12-01360	Thomas Bros Pg-Grid:	

Valuation

Value:	**$185,000**	FSD:	26	Common Confidence Score:	26
Value Range:	$136,900 - $233,100	ICE Confidence Score:	74		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	SS-2A
Assd Land Value:	$2,231	Market Land Value:	$21,536	Tax Year:	2025
Assd Improvement:	$13,896	Market Improvment Value:	$134,164	Total Taxable Value:	$1,983
Total Assessed Value:	$16,127	Total Assessor Market Value:	$155,700	Delinquent Year:	2018
				Tax Account ID:	R61975911201360
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 10 Block: 1 Subdivision: OAK PARK ADDN Map Ref: MAP: 9112 Sec/Twnship/Range: SEC 12 TWN 19N RNG 11E

Abbreviated Description:	LT 10 BLK 1
City/Muni/Twp:	SAND SPRINGS CITY

Property Characteristics

Lot Size:	11,587 SF	Bedrooms:		Pool:	
Building Area:	1152 SF	Baths:	1	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/30/2024	Loan Amount:	N/A
Document #:	2024088891 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Lot: 10 Block: 1 Subdivision: OAK PARK ADDITION
City/Muni/Twp: SAND SPRINGS

Prior Transfer

Recording Date:	07/17/2024	Sales Price:	N/A
Document #:	2024057433 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/08/2022	Sales Price:	$61,400
Document #:	2022013085 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/07/2022	Sales Price:	$164,000
Document #:	2022002681 BK-PG -	Type of Sale:	Sales Price Rounded from Tax

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Contract Date: 01/06/2022
Document Type:
Legal Description:
Lot: 10 Block: 1 Subdivision: OAK PARK ADDITION
City/Muni/Twp: SAND SPRINGS

Prior Transfer

Recording Date: 01/06/2022 | Sales Price: $164,000
Document #: BK-PG - | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
Lot: 10 Block: 1 Subdivision: OAK PARK ADDN Map Ref: MAP: 9112 Sec/Twnship/Range: SEC 12 TWN 19N RNG 11E
Abbreviated Description: LT 10 BLK 1
City/Muni/Twp: SAND SPRINGS CITY

Mortgage Record

Recording Date: 04/21/2014 | Loan Amount: N/A
Document #: 2014032086 BK-PG - | Loan Type: Unknown
TD Due Date: 02/15/2024 | Type Finance:
Legal Description:
Lot: 10 Block: 1 Subdivision: OAK PARK ADDITION
City/Muni/Twp: SAND SPRINGS

Prior Transfer

Recording Date: 04/15/2014 | Sales Price: N/A
Document #: 2014030507 BK-PG - | Type of Sale: Transfer Tax on doc. indicated as EXEMPT
Contract Date: 04/10/2014
Document Type:
Legal Description:
Lot: 10 Block: 1 Subdivision: OAK PARK ADDITION
City/Muni/Twp: SAND SPRINGS

Prior Transfer

Recording Date: 01/17/2014 | Sales Price: $93,175
Document #: 2014004501 BK-PG - | Type of Sale: Unpaid Principal Balance/Unpaid Debt
Contract Date: 09/05/2012
Document Type:
Legal Description:
Lot: 10 Block: 1 Subdivision: OAK PARK ADDITION Map Ref: PL1878
City/Muni/Twp: SAND SPRINGS

Prior Transfer

Recording Date: 06/02/2011 | Sales Price: N/A
Document #: 2011046860 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 05/20/2011 | Sales Price: N/A
Document #: 2011043488 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 07/10/2008 | Sales Price: N/A
Document #: 2008071547 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 06/25/2008 | Sales Price: $97,500
Document #: 2008066059 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Contract Date: 06/18/2008
Document Type:
Legal Description:
Lot: 10 Block: 1 Subdivision: OAK PARK ADDITION TO THE CITY OF SAND SPRINGS Map Ref: MB1878

Prior Transfer

Recording Date: 08/31/2005 | Sales Price: N/A
Document #: 2005103154 BK-PG - | Type of Sale: Non-Arms Length Transfer
Contract Date: 08/25/2005
Document Type:
Legal Description:
Lot: 10 Block: 1 Subdivision: OAK PARK ADDITION TO THE CITY OF SAND SPRINGS

Prior Transfer

Recording Date: 04/03/2000 | Sales Price: N/A
Document #: 00032870 BK-PG 6346-0534 | Type of Sale: Non-Arms Length Transfer
Contract Date: 03/23/2000
Document Type:
Legal Description:
Lot: 10 Block: 1 Subdivision: OAK PARK ADDITION
City/Muni/Twp: SAND SPRINGS

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Area Sales Analysis

Total Area Sales	$2,893,500	Median # of Bedrooms	
Median Lot Size	9,387 SF	Median # of Baths	1
Median Living Area	1,434 SF	Median Year Built	1960
Price Range - 2 Yrs	$100,000 to $434,000	Age Range	35 years to 75 years
Median Value	$201,500	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**904 N LAKE DR** **SAND SPRINGS, OK 74063-8767**	09/04/2026	$231,000	$160	1441	//1	1971	13,809 SF	
		APN: 61925-91-12-01020 Document #: 2026082128 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 6 Subdivision: LAKESIDE ADDITION Abbreviated Description: Lot:6 Block:6 Subdivision:LAKESIDE ADDITION City/Muni/Twp:SAND SPRINGS City/Muni/Twp: SAND SPRINGS								
2	.12Mi.	**809 CEDAR AVE** **SAND SPRINGS, OK 74063-7413**	08/19/2026	$110,000	$80	1372	//1	1955	8,668 SF	
		APN: 61975-91-12-02080 Document #: 2026076739 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Block: 3 Subdivision: OAK PARK ADDITION Abbreviated Description: Lot:27 Block:3 Subdivision:OAK PARK ADDITION City/Muni/Twp:SAND SPRINGS City/Muni/Twp: SAND SPRINGS								
3	.02Mi.	**1107 E 8TH ST** **SAND SPRINGS, OK 74063-8705**	07/23/2026	$210,000	$104	2010	//1	1958	12,763 SF	Yes
		APN: 61975-91-12-01380 Document #: 2026068432 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: OAK PARK ADDITION MapRef: PL 1878 Abbreviated Description: Lot:12 Block:1 Subdivision:OAK PARK ADDITION Map Ref:PL 1878City/Muni/Twp:SAND SPRINGS City/Muni/Twp: SAND SPRINGS								
4	.1Mi.	**1006 FOREST DR** **SAND SPRINGS, OK 74063-7440**	07/15/2026	$190,000	$205	925	//1	1955	7,318 SF	
		APN: 61975-91-12-03110 Document #: 2026064987 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 7 Subdivision: OAK PARK ADDITION Abbreviated Description: Lot:7 Block:7 Subdivision:OAK PARK ADDITION City/Muni/Twp:SAND SPRINGS City/Muni/Twp: SAND SPRINGS								
5	.44Mi.	**1110 RENAISSANCE DR** **SAND SPRINGS, OK 74063-8967**	06/18/2026	$434,000	$162	2670	//2	1991	18,034 SF	
		APN: 62248-91-01-01775 Document #: 2026056035 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Subdivision: RENAISSANCE Abbreviated Description: Lot:3 Block:3 Subdivision:RENAISSANCE City/Muni/Twp:SAND SPRINGS City/Muni/Twp: SAND SPRINGS								
6	.19Mi.	**1205 E 10TH ST** **SAND SPRINGS, OK 74063-8921**	06/16/2026	$287,500	$129	2220	//2	1981	16,945 SF	
		APN: 61930-91-01-10030 Document #: 2026055174 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: LAKESIDE NORTH MapRef: PL 4021 Abbreviated Description: Lot:4 Block:1 Subdivision:LAKESIDE NORTH Map Ref:PL 4021City/Muni/Twp:SAND SPRINGS City/Muni/Twp: SAND SPRINGS								
7	.29Mi.	**908 N ASH AVE** **SAND SPRINGS, OK 74063-8711**	05/19/2026	$251,000	$137	1832	//2	1951	11,108 SF	
		APN: 61975-91-12-02810 Document #: 2026045314 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 6 Subdivision: OAK PARK ADDITION Abbreviated Description: Lot:2 Block:6 Subdivision:OAK PARK ADDITION City/Muni/Twp:SAND SPRINGS City/Muni/Twp: SAND SPRINGS								
8	.19Mi.	**907 N BIRCH AVE** **SAND SPRINGS, OK 74063-7409**	05/19/2026	$100,000	$69	1436	//1	1955	7,797 SF	Yes
		APN: 61975-91-12-02620 Document #: 2026045230 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Block: 4 Subdivision: OAK PARK ADDITION Abbreviated Description: Lot:46 Block:4 Subdivision:OAK PARK ADDITION City/Muni/Twp:SAND SPRINGS City/Muni/Twp: SAND SPRINGS								
9	.22Mi.	**1016 CEDAR AVE** **SAND SPRINGS, OK 74063-8904**	04/22/2026	$211,000	$156	1347	//1	1963	9,191 SF	
		APN: 62000-91-01-01140 Document #: 2026035193 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 3 Subdivision: OAK PARK EXTENSION ADDITION Abbreviated Description: Lot:10 Block:3 Subdivision:OAK PARK EXTENSION ADDITION City/Muni/Twp:SAND SPRINGS City/Muni/Twp: SAND SPRINGS								
10	.23Mi.	**707 E 7TH CT** **SAND SPRINGS, OK 74063-8704**	04/14/2026	$161,000	$163	984	//1	1955	8,756 SF	
		APN: 61975-91-12-02910 Document #: 2026031767 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 6 Subdivision: OAK PARK ADDITION MapRef: PL 1878 Abbreviated Description: Lot:12 Block:6 Subdivision:OAK PARK ADDITION Map Ref:PL 1878City/Muni/Twp:SAND SPRINGS City/Muni/Twp: SAND SPRINGS								
11	.21Mi.	**1017 CEDAR AVE** **SAND SPRINGS, OK 74063-8903**	04/06/2026	$193,000	$178	1080	//1	1963	7,710 SF	
		APN: 62000-91-01-00960 Document #: 2026028690 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 2 Subdivision: OAK PARK EXTENDED ADDITION Abbreviated Description: Lot:16 Block:2 Subdivision:OAK PARK EXTENDED ADDITION City/Muni/Twp:SAND SPRINGS City/Muni/Twp: SAND SPRINGS								
12	.1Mi.	**1115 FOREST DR** **SAND SPRINGS, OK 74063-8753**	03/30/2026	$128,000	$89	1432	//1	1962	9,583 SF	
		APN: 61925-91-12-01240 Document #: 2026026365 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 7 Subdivision: LAKESIDE ADDITION Abbreviated Description: Lot:16 Block:7 Subdivision:LAKESIDE ADDITION City/Muni/Twp:SAND SORINGS City/Muni/Twp: SAND SORINGS								
13	.25Mi.	**706 FOREST DR**	01/08/2026	$160,000	$156	1020	//1	1955	7,187 SF	

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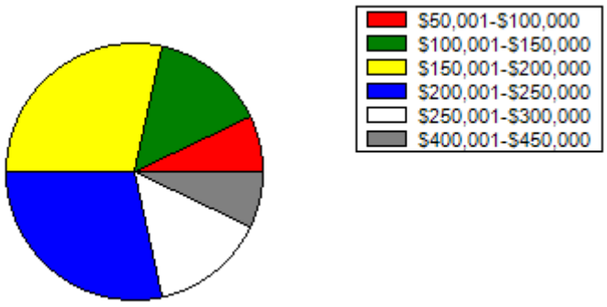
SAND SPRINGS, OK 74063-7434
APN: 61975-91-12-03260 Document #: 2026001736
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Block: 7 Subdivision: OAK PARK ADDITION Abbreviated Description: Lot:22 Block:7 Subdivision:OAK PARK ADDITION City/Muni/Twp:SAND SPRINGS City/Muni/Twp: SAND SPRINGS

14	.21Mi.	**1217 E 7TH ST**	12/05/2025	$227,000	$152	1492	//2	1964	9,888 SF	

SAND SPRINGS, OK 74063-8702
APN: 61925-91-12-00530 Document #: 2025110415
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: 4 Subdivision: LAKESIDE ADDITION Abbreviated Description: Lot:10 Block:4 Subdivision:LAKESIDE ADDITION City/Muni/Twp:SAND SPRINGS City/Muni/Twp: SAND SPRINGS

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**1103 E 8TH ST**	**01/06/2022**	$155,700	$16,127	1,152	//1	1955	11,587 SF	
.01Mi.	**1105 E 8TH ST**	**04/15/2009**	$169,300	$11,739	1,333	//1	1957	12,545 SF	
.02Mi.	**1101 E 8TH ST**	**09/26/1988**	$152,100	$10,484	950	//1	1957	16,466 SF	
.02Mi.	**809 ELDER AVE**	**03/30/2017**	$155,600	$9,709	1,224	//1	1957	14,723 SF	
.02Mi.	**1107 E 8TH ST**	**03/07/2023**	$208,100	$14,885	2,010	//1	1958	12,763 SF	Yes
.04Mi.	**811 ELDER AVE**	**12/18/2021**	$151,600	$10,479	1,324	//1	1957	7,492 SF	
.04Mi.	**1102 E 8TH ST**	**06/06/1995**	$126,300	$6,707	1,273	//1	1957	8,407 SF	
.04Mi.	**1100 E 8TH ST**	**12/01/2000**	$203,000	$13,662	1,902	//1	1957	10,062 SF	
.04Mi.	**1109 E 8TH ST**	**01/01/2001**	$143,900	$8,875	925	//1	1957	20,343 SF	
.04Mi.	**1104 E 8TH ST**	**05/21/2023**	$141,300	$11,550	1,274	//1	1957	8,538 SF	
.04Mi.	**806 N WOODLAND DR**	**04/30/2019**	$191,400	$14,954	1,445	//1	1962	14,070 SF	
.04Mi.	**804 N WOODLAND DR**	**10/09/2024**	$225,500	$23,805	1,976	//2	1962	11,935 SF	
.04Mi.	**808 ELDER AVE**	**02/26/2016**	$137,000	$10,204	1,248	//1	1957	6,621 SF	
.05Mi.	**806 ELDER AVE**	**11/28/2018**	$132,200	$9,819	950	//1	1957	6,490 SF	
.05Mi.	**810 ELDER AVE**	**09/10/2014**	$148,200	$10,810	1,108	//1	1957	6,447 SF	
.05Mi.	**804 ELDER AVE**	**10/11/2024**	$119,900	$13,189	888	//1	1957	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	40.7 years old	Households:	12,276
Median Household Income:	$69,774	Households w/Family:	70%
Household Income Per Capita:	$34,327	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Sand Springs Public Schools	Students:	4,983
Number of Schools:	8	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.91Mi.	**Garfield Elementary School**	C	Public	KG - 5
	Number of Students: 409			
	Student-Teacher Ratio: 14.54			
2.95Mi.	**Clyde Boyd Middle School**	B+	Public	6 - 8
	Number of Students: 1,046			
	Student-Teacher Ratio: 15.97			

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1.12Mi. **Northwoods Fine Arts Academy** Number of Students: 505 Student-Teacher Ratio: 15.72		C	Public	KG - 5
0.44Mi. **Charles Page High School** Number of Students: 1,716 Student-Teacher Ratio: 19.99 Advanced Placement: Yes		B	Public	9 - 12

Flood Report

The Subject Property of **1103 E 8TH ST, SAND SPRINGS, OK 74063-8705** 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	70%	NOTABLY LOWER
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	70%	NOTABLY LOWER
FORCIBLE ROBBERY	127%	HIGHER
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	111%	HIGHER
MURDER	79%	LOWER
OVERALL	76%	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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