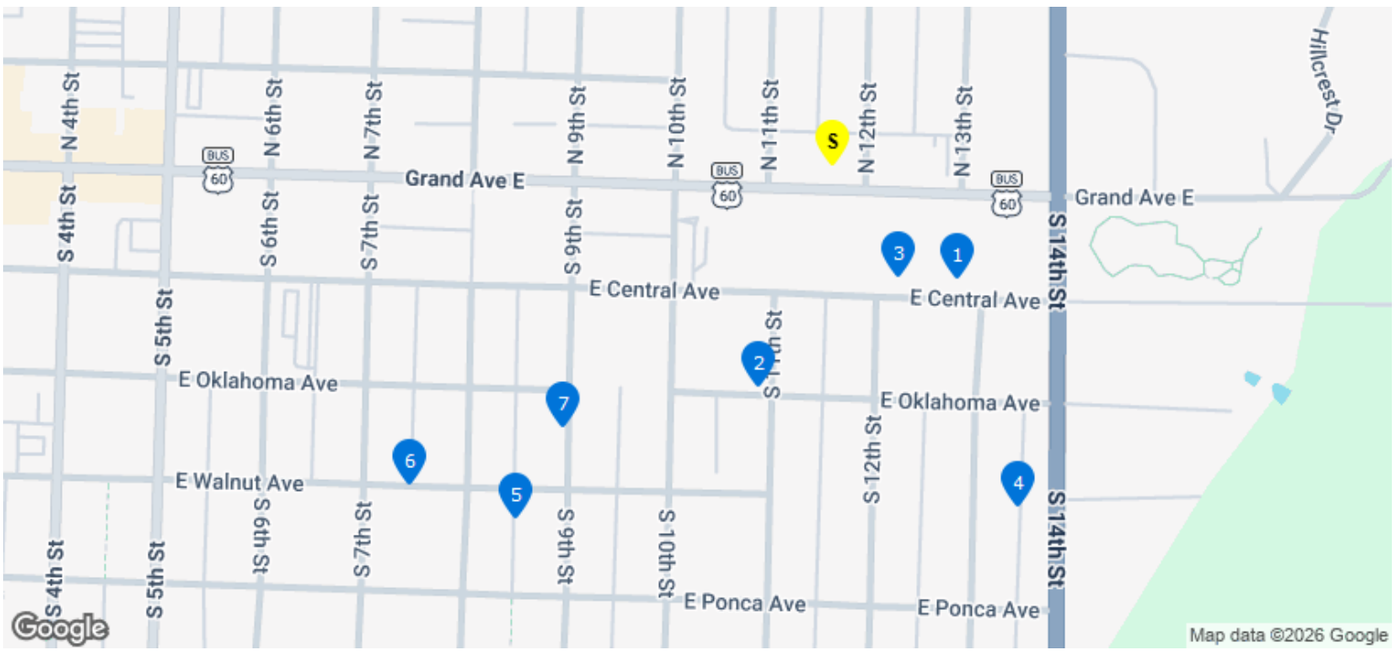
ICE SiteX Report

OrderID: 98775403

SiteX Property Information Report



Subject Property Location

1105 E GRAND AVE, PONCA CITY, OK 74601-5610

County:	**KAY OK**	Census Tract:	0002.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0840-00-011-009-0-000-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$193,000**	FSD:	16	Common Confidence Score:	53
Value Range:	$162,120 - $223,880	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	206
Assd Land Value:	$1,475	Market Land Value:	$13,410	Tax Year:	2025
Assd Improvement:	$14,023	Market Improvment Value:	$127,481	Total Taxable Value:	$1,482
Total Assessed Value:	$15,498	Total Assessor Market Value:	$140,891	Delinquent Year:	
				Tax Account ID:	6540
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9,10 Block: 11 Subdivision: MC FADDEN Sec/Twnship/Range: SEC 27 TWN 26N RNG 02E
Abbreviated Description: P C - MC FADDEN PARK BLK 11 - W/2 OF LOT 9 & ALL OF LOT 10

Property Characteristics

Lot Size:	16,771 SF	Bedrooms:	3	Pool:	
Building Area:	1992 SF	Baths:	2	Fireplace:	
Year Built:	1956	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick veneer
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	3	A/C:	Central
Style:	Traditional / Old	Basement:		Roof Cover:	Composition Shingle
		Foundation:	Concrete Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/27/2026	Sales Price:	$71,225
Document #:	I-2026-000583 BK-PG 2003-879	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	07/16/2025	Loan Amount:	N/A
Document #:	I-2025-005027 BK-PG 2003-879	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/11/2025		
TD Due Date:	08/01/2055	Type Finance:	

Legal Description:
Block: 11 Subdivision: MCFADDEN PARK ADDITION Map Ref: 0
Abbreviated Description: LOT: THE WEST HALF OF LOT 9 AND ALL OF LOT 10
City/Muni/Twp: CITY OF PONCA CITY

Prior Transfer

Recording Date:	02/02/2023	Sales Price:	$170,000
Document #:	I-2023-000669 BK-PG 1927-265	Type of Sale:	Arms-Length Transfer
Contract Date:	01/26/2023		
Document Type:	Deed		

ICE SiteX Report

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Legal Description:
Lot: MP Block: 11 Subdivision: MCFADDEN PARK ADDITION
Abbreviated Description: PORTION LOT9
City/Muni/Twp: PONCA CITY

Prior Transfer

Recording Date:	08/10/2011	Sales Price:	$120,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: M Block: 11 Subdivision: MC FADDEN Sec/Twnship/Range: SEC 27 TWN 26N RNG 02E
Abbreviated Description: P C - MC FADDEN PARK BLK 11 - W/2 OF LOT 9 & ALL OF LOT 10

Area Sales Analysis

Total Area Sales	$1,027,000	Median # of Bedrooms	3
Median Lot Size	8,407 SF	Median # of Baths	2
Median Living Area	1,728 SF	Median Year Built	1949
Price Range - 2 Yrs	$85,000 to $265,000	Age Range	56 years to 86 years
Median Value	$117,000	Median Age	77 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**213 N 10TH ST** **PONCA CITY, OK 74601-4734**	02/23/2026	$147,100	$84	1750	6/3/1	1953	9,365 SF	
		APN: 0840-00-012-016-0-000-00 Document #: I-2026-001192 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 12 Subdivision: MCFADDEN PARK ADDITION Abbreviated Description: Lot:16 Block:12 Subdivision:MCFADDEN PARK ADDITION City/Muni/Twp:CITY OF PONCA CITY City/Muni/Twp: CITY OF PONCA CITY								
2	.2Mi.	**212 N 9TH ST** **PONCA CITY, OK 74601-4727**	02/19/2026	$35,000	$32	1100	5/2/1	1934	7,013 SF	
		APN: 0140-00-012-007-0-000-00 Document #: I-2026-001128 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7,8 Block: 12 Subdivision: BRODBOLL ADDITION Abbreviated Description: Lot:7,8 Block:12 Subdivision:BRODBOLL ADDITION City/Muni/Twp:CITY OF PONCA CITY City/Muni/Twp: CITY OF PONCA CITY								
3	.21Mi.	**220 S 10TH ST** **PONCA CITY, OK 74601-5629**	04/16/2026	$35,900	$28	1302	5/3/1	1948	8,407 SF	
		APN: 0080-00-005-000-0-000-00 Document #: I-2026-002628 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Block: 5 Subdivision: BLUFFDALE ADDITION Abbreviated Description: Block:5 Subdivision:BLUFFDALE ADDITION City/Muni/Twp:CITY OF PONCA CITY City/Muni/Twp: CITY OF PONCA CITY								
4	.22Mi.	**405 N 12TH ST** **PONCA CITY, OK 74601-4644**	09/04/2026	$122,000	$101	1205	5/2/1	1952	10,629 SF	
		APN: 0840-00-007-015-0-000-00 Document #: I-2026-006258 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 15 Block: 7 Subdivision: MCFADDEN PARK ADDITION Abbreviated Description: Lot:15 Block:7 Subdivision:MCFADDEN PARK ADDITION City/Muni/Twp:CITY OF PONCA CITY City/Muni/Twp: CITY OF PONCA CITY								
5	.24Mi.	**1015 E WALNUT AVE** **PONCA CITY, OK 74601-5626**	07/27/2026	$19,500	$25	783	5/2/1	1930	3,703 SF	
		APN: 0460-00-001-001-0-000-00 Document #: I-2026-005289 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 8 Block: 11 Subdivision: BLUFFDALE ADDITION Abbreviated Description: Lot:8 Block:11 Subdivision:BLUFFDALE ADDITION Abbreviated Description:LOT: W50 FT OF LOT 8 City/Muni/Twp:CITY OF PONCA CITY City/Muni/Twp: CITY OF PONCA CITY								
6	.28Mi.	**1413 E OKLAHOMA AVE** **PONCA CITY, OK 74604-5212**	09/21/2026	$125,000	$100	1250	5/3/1	1954	11,195 SF	
		APN: 0540-00-001-012-0-000-00 Document #: I-2026-006773 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: FREEMANS SUBDIVISION Abbreviated Description: Lot:12 Block:1 Subdivision:FREEMANS SUBDIVISION City/Muni/Twp:CITY OF PONCA CITY City/Muni/Twp: CITY OF PONCA CITY								
7	.29Mi.	**421 N 9TH ST** **PONCA CITY, OK 74601-4632**	05/22/2026	$5,000	$6	772	4/2/1	1920	3,485 SF	
		APN: 0140-00-022-011-0-000-00 Document #: I-2026-003642 Document Type: Personal Representatives Deed Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 22 Subdivision: BRODBOLL ADDITION Abbreviated Description: Lot:11 Block:22 Subdivision:BRODBOLL ADDITION City/Muni/Twp:CITY OF PONCA CITY City/Muni/Twp: CITY OF PONCA CITY								
8	.29Mi.	**415 N 9TH ST** **PONCA CITY, OK 74601-4632**	05/22/2026	$5,000	$6	832	4/2/1	1940	3,485 SF	
		APN: 0140-00-022-012-0-000-00 Document #: I-2026-003641 Document Type: Personal Representatives Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 22 Subdivision: BRODBOLL ADDITION Abbreviated Description: Lot:12 Block:22 Subdivision:BRODBOLL ADDITION City/Muni/Twp:CITY OF PONCA CITY City/Muni/Twp: CITY OF PONCA CITY								
9	.29Mi.	**101 N 7TH ST** **PONCA CITY, OK 74601-4553**	12/31/2025	$100,000	$185	541	4//	1929	8,756 SF	
		APN: 0140-00-007-013-0-000-00 Document #: I-2025-009376 Document Type: Warranty Deed Price Code: Q Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 13-15 Block: 7 Subdivision: BRODBOLL ADDITION Abbreviated Description: Lot:13-15 Block:7 Subdivision:BRODBOLL ADDITION Abbreviated Description:LOT: WEST HALF OF LOT 15 City/Muni/Twp:CITY OF PONCA CITY City/Muni/Twp: CITY OF PONCA CITY								
10	.3Mi.	**707 E CLEVELAND AVE** **PONCA CITY, OK 74601-4714**	10/09/2026	$150,000	$81	1848	7/4/2	1945	8,756 SF	
		APN: 0140-00-008-014-0-000-00 Document #: I-2026-007245 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 14-16 Block: 8 Subdivision: BRODBOLL ADDITION Abbreviated Description: Lot:14-16 Block:8 Subdivision:BRODBOLL ADDITION Abbreviated Description:LOT: THE WEST HALF OF LOT FOURTEEN (14) City/Muni/Twp:CITY OF PONCA CITY City/Muni/Twp: CITY OF PONCA CITY								
11	.31Mi.	**410 DRAKE DR**	01/29/2026	$132,000	$120	1104	5/2/1	1954	7,928 SF	

ICE SiteX Report

OrderID: 98775403

PONCA CITY, OK 74604-4805
APN: 0420-00-004-006-0-000-00 Document #: I-2026-000612
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 6 Block: 4 Subdivision: DRAKE PARK ADDITION Abbreviated Description: Lot:6 Block:4 Subdivision:DRAKE PARK ADDITION City/Muni/Twp:CITY OF PONCA City/Muni/Twp: CITY OF PONCA

12	.32Mi.	**211 S 7TH ST**	08/03/2026	$195,000	$89	2190	8/4/4	1930	8,407 SF	

PONCA CITY, OK 74601-5502
APN: 0080-00-007-014-0-000-00 Document #: I-2026-005419
Document Type: Warranty Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 14,15 Block: 7 Subdivision: BLUFFDALE ADDITION Abbreviated Description: Lot:14,15 Block:7 Subdivision:BLUFFDALE ADDITION City/Muni/Twp:CITY OF PONCA CITY City/Muni/Twp: CITY OF PONCA CITY

13	.32Mi.	**412 DRAKE DR**	05/04/2026	$215,000	$139	1546	5/2/2	1954	9,017 SF	

PONCA CITY, OK 74604-4805
APN: 0420-00-004-007-0-000-00 Document #: I-2026-003153
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 4 Subdivision: DRAKE PARK ADDITION Abbreviated Description: Lot:7 Block:4 Subdivision:DRAKE PARK ADDITION City/Muni/Twp:CITY OF PONCA CITY City/Muni/Twp: CITY OF PONCA CITY

14	.33Mi.	**509 N 9TH ST**	05/11/2026	$99,000	$109	908	5/2/1	1928	7,013 SF	

PONCA CITY, OK 74601-4634
APN: 0140-00-021-029-0-000-00 Document #: I-2026-003294
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 29,30 Block: 21 Subdivision: BRODBOLL ADDITION Abbreviated Description: Lot:29,30 Block:21 Subdivision:BRODBOLL ADDITION City/Muni/Twp:CITY OF PONCA CITY City/Muni/Twp: CITY OF PONCA CITY

15	.34Mi.	**500 N 9TH ST**	08/13/2026	$127,500	$94	1359	6/3/1	1925	7,013 SF	

PONCA CITY, OK 74601-4633
APN: 0140-00-018-022-0-000-00 Document #: I-2026-005608
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 22,23 Block: 18 Subdivision: BRODBOLL ADDITION Abbreviated Description: Lot:22,23 Block:18 Subdivision:BRODBOLL ADDITION City/Muni/Twp:CITY OF PONCA CITY City/Muni/Twp: CITY OF PONCA CITY

16	.34Mi.	**424 S 14TH ST**	08/12/2026	$140,000	$92	1525	//	1975	5,750 SF	

PONCA CITY, OK 74601-5659
APN: 0160-00-001-016-0-000-00 Document #: I-2026-005589
Document Type: Warranty Deed Price Code: A
Land Use: Office Bldg (General)
Legal: Lot: 16-18 Block: 1 Subdivision: BUNGALOW HEIGHTS ADDITION Abbreviated Description: Lot:16-18 Block:1 Subdivision:BUNGALOW HEIGHTS ADDITION Abbreviated Description:LOT: SOUTH 6.5 FEET OF LOT 16 City/Muni/Twp:CITY OF PONCA CITY City/Muni/Twp: CITY OF PONCA CITY

17	.34Mi.	**1508 E OKLAHOMA AVE**	07/17/2026	$176,000	$92	1916	/2/2	1966	12,589 SF	

PONCA CITY, OK 74604-5213
APN: 0540-00-002-007-0-000-00 Document #: I-2026-005040
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: FREEMANS SUBDIVISION Sec/Twnship/Range: S26T26NR02EIM Abbreviated Description: Lot:7 Block:2 Subdivision:FREEMANS SUBDIVISION Sec/Twnship/Range:S26T26NR02EIM

18	.37Mi.	**310 N 7TH ST**	02/03/2026	$190,000			//		4,269 SF	

PONCA CITY, OK 74601-4551
APN: 0660-00-028-006-0-000-00 Document #: I-2026-000727
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 6,7 Block: 28 Subdivision: TOWNSITE OF HARTMAN Abbreviated Description: Lot:6,7 Block:28 Subdivision:TOWNSITE OF HARTMAN City/Muni/Twp:CITY OF PONCA CITY City/Muni/Twp: CITY OF PONCA CITY

19	.38Mi.	**437 DRAKE DR**	06/25/2026	$169,000	$112	1505	5/2/1	1954	9,583 SF	

PONCA CITY, OK 74604-4832
APN: 0420-00-006-008-0-000-00 Document #: I-2026-004492
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 6 Subdivision: DRAKE PARK ADDITION Abbreviated Description: Lot:8 Block:6 Subdivision:DRAKE PARK ADDITION City/Muni/Twp:CITY OF PONCA CITY City/Muni/Twp: CITY OF PONCA CITY

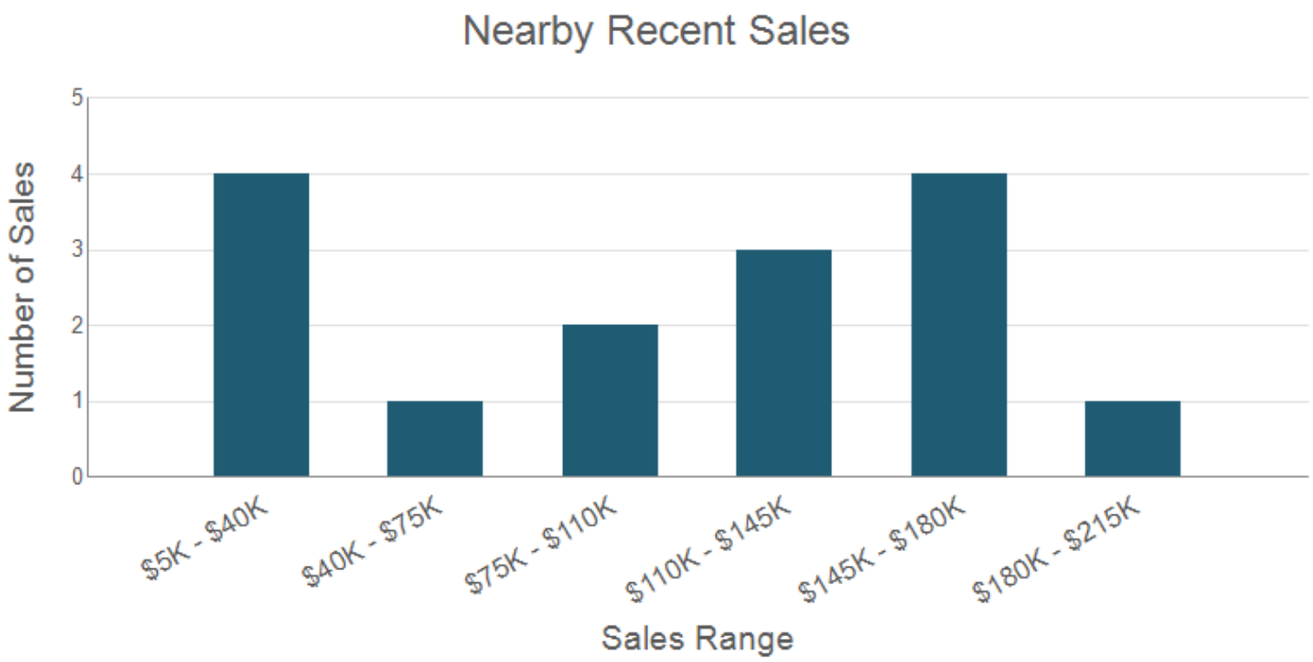
20	.38Mi.	**417 N 7TH ST**	03/16/2026	$150,000	$118	1268	5/3/1	1940	7,013 SF	P

PONCA CITY, OK 74601-4458
APN: 0140-00-010-021-0-000-00 Document #: I-2026-001783
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 21,22 Block: 10 Subdivision: BRODBOLL ADDITION Abbreviated Description: Lot:21,22 Block:10 Subdivision:BRODBOLL ADDITION City/Muni/Twp:CITY OF PONCA CITY City/Muni/Twp: CITY OF PONCA CITY

ICE SiteX Report

OrderID: 98775403

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.	**1105 E GRAND AVE**	**01/26/2023**	$140,891	$15,498	1,992	6/3/2	1956	16,771 SF	
.02Mi.	**1101 E GRAND AVE**	**08/05/2008**	$112,733	$9,599	1,492	6/3/1	1954	11,195 SF	
.02Mi.	**1109 E GRAND AVE**	**05/19/2010**	$180,181	$12,303	1,651	6/3/2	1989	16,771 SF	
.03Mi.	**111 N 11TH ST**	**02/22/2010**	$142,441	$13,703	2,027	6/3/2	1940	10,629 SF	
.03Mi.	**112 N 12TH ST**	**08/20/2025**	$172,767	$19,005	1,531	4/2/1	1950	10,629 SF	
.04Mi.	**117 N 11TH ST**	**12/09/2013**	$105,077	$10,780	1,411	6/3/2	1955	10,629 SF	
.04Mi.	**116 N 12TH ST**	**09/16/2004**	$109,440	$9,580	1,819	6/3/2	1954	10,629 SF	
.05Mi.	**1100 E GRAND AVE**	**07/02/2025**	$239,495	$17,775	2,488	7/4/2	1978	16,422 SF	
.05Mi.	**108 N 11TH ST**	**10/22/2018**	$101,665	$9,501	1,681	6/3/1	1954	9,365 SF	
.05Mi.	**1015 E GRAND AVE**	**03/29/2023**	$146,970	$16,167	1,465	5/3/2	1955	10,846 SF	
.05Mi.	**1201 E GRAND AVE**	**03/12/2012**	$160,946	$13,195	2,456	7/4/2	1953	14,898 SF	
.05Mi.	**1110 E GRAND AVE**	**09/27/2022**	$265,805	$25,363	2,559	7/4/3	1982	16,422 SF	
.05Mi.	**201 N 11TH ST**	**07/27/2009**			1,529	5/3/1	1955	10,629 SF	
.05Mi.	**112 N 11TH ST**	**07/12/2002**	$112,037	$10,762	1,490	6/2/1	1954	9,670 SF	
.06Mi.	**200 N 12TH ST**	**03/14/1994**	$79,862	$6,514	1,378	6/3/1	1953	10,629 SF	
.06Mi.	**113 N 12TH ST**	**02/07/2024**	$91,029	$8,720	1,046	5/3/1	1951	10,629 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	36.0 years old	Households:	7,534
Median Household Income:	$48,414	Households w/Family:	61%
Household Income Per Capita:	$26,034	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Ponca City Public Schools	Students:	4,466
Number of Schools:	11	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.64Mi.	**Ponca City West Middle School**	B-	Public	6 - 7
Number of Students: 607				
Student-Teacher Ratio: 15.32				
0.89Mi.	**Ponca City High School**	B	Public	9 - 12
Number of Students: 1,498				
Student-Teacher Ratio: 19.61				

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Advanced Placement: Yes			
0.35Mi. **Ponca City East Middle School** Number of Students: 320 Student-Teacher Ratio: 15.38	C-	Public	8 - 8
0.47Mi. **Roosevelt Elementary School** Number of Students: 252 Student-Teacher Ratio: 16.15	B	Public	KG - 5

Flood Report

The Subject Property of **1105 E GRAND AVE, PONCA CITY, OK 74601-5610** 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	146%	NOTABLY HIGHER
BURGLARY	135%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	153%	NOTABLY HIGHER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	112%	HIGHER
MURDER	142%	NOTABLY HIGHER
OVERALL	129%	HIGHER

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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Data deemed reliable, but not guaranteed.
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