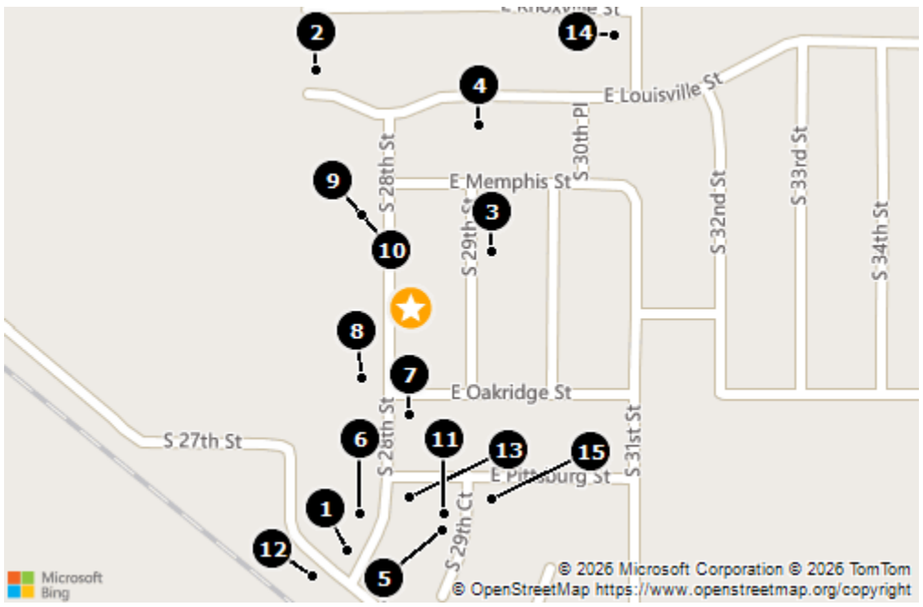
ICE SiteX Report

OrderID: 97747098

SiteX Property Information Report



Subject Property Location

1221 S 28TH ST, BROKEN ARROW, OK 74014-5016

County:	**WAGONER OK**	Census Tract:	401450305.022015
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	008494-004006-000000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$275,000**	FSD:	10	Common Confidence Score:	67
Value Range:	$247,500 - $302,500	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	6
Assd Land Value:	$4,144	Market Land Value:	$37,000	Tax Year:	2025
Assd Improvement:	$26,726	Market Improvment Value:	$238,627	Total Taxable Value:	$3,581
Total Assessed Value:	$30,870	Total Assessor Market Value:	$275,627	Delinquent Year:	
				Tax Account ID:	4440
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 4 Subdivision: OAK CREEK SOUTH Sec/Twnship/Range: SEC 18 TWN 18N RNG 15E
Abbreviated Description: OAK CREEK SOUTH LOT 6 BLK 4
City/Muni/Twp: BROKEN ARROW CITY

Property Characteristics

Lot Size:		Bedrooms:		Pool:	Yes
Building Area:	2322 SF	Baths:	2	Fireplace:	1
Year Built:	1978	Partial Baths:		Type Const:	Stone
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Traditional	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/07/2026	Sales Price:	$7,240
Document #:	2026-280 BK-PG 3128-94	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/06/2025	Loan Amount:	N/A
Document #:	2025-16372 BK-PG 3128-94	Loan Type:	FHA
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:
Lot: 6 Block: 4 Subdivision: OAK CREEK SOUTH Sec/Twnship/Range: SE4NW4 S18T18NR15E IBM
City/Muni/Twp: BROKEN ARROW

Prior Transfer

Recording Date:	11/27/2024	Sales Price:	N/A
Document #:	2024-16821 BK-PG 2585-494	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/15/2024	Sales Price:	N/A
Document #:	2024-9443 BK-PG 2858-494	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 97747098

Document Type:
Legal Description:

Prior Transfer

Recording Date:	01/06/2023	Sales Price:	$145,600
Document #:	2023-00176 BK-PG 2762-0257	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/29/2022	Sales Price:	$260,000
Document #:	2022-20101 BK-PG 2858 -0492	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/20/2022		
Document Type:			

Legal Description:
Lot: 06 Block: 04 Section: 18 Subdivision: OAK CREEK SOUTH SUB Sec/Twnship/Range: SE4 NW4 T18N R15E

Prior Transfer

Recording Date:	12/20/2022	Sales Price:	$260,000
Document #:	BK-PG 2858 -492	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 6 Block: 4 Subdivision: OAK CREEK SOUTH Sec/Twnship/Range: SEC 18 TWN 18N RNG 15E
Abbreviated Description: OAK CREEK SOUTH LOT 6 BLK 4
City/Muni/Twp: BROKEN ARROW CITY

Prior Transfer

Recording Date:	01/24/2022	Sales Price:	$137,750
Document #:	2022-01260 BK-PG 2561-0514	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/14/2021	Loan Amount:	N/A
Document #:	2021-23342 BK-PG 2762-0266	Loan Type:	New Conventional
TD Due Date:	01/01/2037	Type Finance:	FIX

Legal Description:
Lot: 06 Block: 04 Section: 18 Subdivision: OAK CREEK SOUTH SUB
Abbreviated Description: SE4 NW4 T18N R15E

Mortgage Record

Recording Date:	12/14/2021	Loan Amount:	N/A
Document #:	2021-23341 BK-PG 2762-0257	Loan Type:	New Conventional
TD Due Date:	01/01/2052	Type Finance:	FIX

Legal Description:
Lot: 06 Block: 04 Section: 18 Subdivision: OAK CREEK SOUTH SUB
Abbreviated Description: SE4 NW4 T18N R15E

Mortgage Record

Recording Date:	02/27/2020	Loan Amount:	N/A
Document #:	2020-02557 BK-PG 2561-0514	Loan Type:	New Conventional
TD Due Date:	03/01/2050	Type Finance:	FIX

Legal Description:
Lot: 06 Block: 04 Section: 18 Subdivision: OAK CREEK SOUTH SUB
Abbreviated Description: SE4 NW4 T18N R15E

Prior Transfer

Recording Date:	02/27/2020	Sales Price:	$145,000
Document #:	2020-02556 BK-PG 2561 -0512	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/18/2020		
Document Type:			

Legal Description:
Lot: 06 Block: 04 Section: 18 Subdivision: OAK CREEK SOUTH SUB
Abbreviated Description: SE4 NW4 T18N R15E

Prior Transfer

Recording Date:	02/18/2020	Sales Price:	$145,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/15/2017	Sales Price:	N/A
Document #:	2017-06083 BK-PG 2042-886	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/03/2017	Sales Price:	$169,000
Document #:	2017-05613 BK-PG 2356 -323	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/01/2017		
Document Type:			

Legal Description:
Lot: 6 Block: 4 Subdivision: OAK CREEK SOUTH Sec/Twnship/Range: SE4NW4 S18T18NR15E

Mortgage Record

Recording Date:	10/02/2012	Loan Amount:	N/A

ICE SiteX Report

OrderID: 97747098

Document #:	2012-12372 BK-PG 2042-886	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 6 Block: 4 Subdivision: OAK CREEK SOUTH Sec/Twnship/Range: NE4 S18T18NR15E INDB&M
City/Muni/Twp: BROKEN ARROW

Prior Transfer

Recording Date:	02/03/2009	Sales Price:	N/A
Document #:	2009-1281 BK-PG 1800 -491	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/12/2008		
Document Type:			

Legal Description:
Lot: 6 Block: 4 Subdivision: OAK CREEK SOUTH Sec/Twnship/Range: POR NE4 S18T18NR15E INDB&M
City/Muni/Twp: BROKEN ARROW

Prior Transfer

Recording Date:	02/03/2009	Sales Price:	N/A
Document #:	2009-1279 BK-PG 1800 -487	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/10/2008		
Document Type:			

Legal Description:
Lot: 6 Block: 4 Subdivision: OAK CREEK SOUTH Sec/Twnship/Range: POR NE4 S18T18NR15E INDB&M
City/Muni/Twp: BROKEN ARROW

Prior Transfer

Recording Date:	12/20/2005	Sales Price:	N/A
Document #:	2005-19940 BK-PG 1547 -364	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/08/2005		
Document Type:			

Legal Description:
Lot: 6 Block: 4 Subdivision: OAK CREEK SOUTH Sec/Twnship/Range: POR NE4 S18T18NR15E INDB&M
Abbreviated Description: PRIOR REF 03/26/2004 1389-193
City/Muni/Twp: BROKEN ARROW

Prior Transfer

Recording Date:	12/20/2005	Sales Price:	N/A
Document #:	2005-19938 BK-PG 1547 -345	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/08/2005		
Document Type:			

Legal Description:
Lot: 6 Block: 4 Subdivision: OAK CREEK SOUTH Sec/Twnship/Range: POR NE4 S18T18NR15E INDB&M
Abbreviated Description: PRIOR REF 03/26/2004 1389-193
City/Muni/Twp: BROKEN ARROW

Area Sales Analysis

Total Area Sales	$3,656,000	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,539 SF	Median Year Built	1993
Price Range - 2 Yrs	$189,000 to $312,000	Age Range	6 years to 49 years
Median Value	$233,000	Median Age	33 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**1516 S 28TH ST** **BROKEN ARROW, OK 74014-5037**	01/07/2026	$238,000	$167	1422	/3/2	2020	SF	
		APN: 060521-001007-000000 Document #: 2026-274 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: OAK CREEK SOUTH PHASE II Sec/Twnship/Range: NE4SW4 S18T18NR15E IBM Abbreviated Description: Lot:7 Block:1 Subdivision:OAK CREEK SOUTH PHASE II Sec/Twnship/Range:NE4SW4 S18T18NR15E IBM								
2	.17Mi.	**2710 E LOUISVILLE ST** **BROKEN ARROW, OK 74014-**	01/06/2026	$230,000	$123	1866	//2	1977	SF	
		APN: 008494-001001-000000 Document #: 2026-207 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: OAK CREEK SOUTH Sec/Twnship/Range: NE4 S18T18NR15E Abbreviated Description: Lot:1 Block:1 Subdivision:OAK CREEK SOUTH Sec/Twnship/Range:NE4 S18T18NR15E								
3	.07Mi.	**1209 S 29TH ST** **BROKEN ARROW, OK 74014-5022**	09/08/2025	$189,000	$125	1512	//2	1979	SF	
		APN: 008494-005003-000000 Document #: 2025-12589 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 5 Subdivision: OAKCREEKSOUT Abbreviated Description: Lot:3 Block:5 Subdivision:OAKCREEKSOUT City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW								
4	.13Mi.	**2813 E LOUISVILLE ST** **BROKEN ARROW, OK 74014-2822**	07/21/2025	$260,000	$138	1875	6//2	1979	SF	
		APN: 008494-002004-000000 Document #: 2025-9954 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 2 Subdivision: OAK CREEK SOUTH Sec/Twnship/Range: SE4NW4NE4 S18T18NR15E IBM Abbreviated Description: Lot:4 Block:2 Subdivision:OAK CREEK SOUTH Sec/Twnship/Range:SE4NW4NE4 S18T18NR15E IBM								
5	.15Mi.	**1508 S 29TH CT** **BROKEN ARROW, OK 74014-2057**	04/23/2025	$247,000	$160	1539	/3/2	2018	SF	
		APN: 060521-003009-000000 Document #: 2025-5236 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 3 Subdivision: OAK CREEK SOUTH PHASE II Abbreviated Description: Lot:9 Block:3 Subdivision:OAK CREEK SOUTH PHASE II City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW								
6	.14Mi.	**1508 S 28TH ST** **BROKEN ARROW, OK 74014-5037**	01/06/2025	$226,000	$181	1248	/3/2	2019	SF	

ICE SiteX Report

OrderID: 97747098

APN: 060521-001009-000000 Document #: 2025-227
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 1 Subdivision: OAK CREEK SOUTH PHASE II Sec/Twnship/Range: NE4SW4 S18T18NR15E IBM Abbreviated Description: Lot:9 Block:1 Subdivision:OAK CREEK SOUTH PHASE II Sec/Twnship/Range:NE4SW4 S18T18NR15E IBM Abbreviated Description:PORTION LOT3

7	.07Mi.	**2801 E OAKRIDGE ST** **BROKEN ARROW, OK 74014-5008**	11/22/2024	$225,000	$135	1664	//2	1980	SF	

APN: 008494-008001-000000 Document #: 2024-16537
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 8 Subdivision: OAK CREEK SOUTH Sec/Twnship/Range: SE4NW4 S18T18NR15E IBM Abbreviated Description: Lot:1 Block:8 Subdivision:OAK CREEK SOUTH Sec/Twnship/Range:SE4NW4 S18T18NR15E IBM City/Muni/Twp:BROKEN City/Muni/Twp: BROKEN

8	.06Mi.	**1308 S 28TH ST** **BROKEN ARROW, OK 74014-5017**	10/31/2024	$217,000	$106	2036	//2	1978	SF	

APN: 008494-003012-000000 Document #: 2024-15397
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 3 Subdivision: OAK CREEK SOUTH PHASE II Abbreviated Description: Lot:12 Block:3 Subdivision:OAK CREEK SOUTH PHASE II City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW

9	.08Mi.	**1200 S 28TH ST** **BROKEN ARROW, OK 74014-5015**	10/23/2024	$312,000	$178	1744	/3/2	1981	SF	Yes

APN: 008494-003004-000000 Document #: 2024-14889
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 3 Subdivision: THE VILLAS AT BEL LAGO Abbreviated Description: Lot:4 Block:3 Subdivision:THE VILLAS AT BEL LAGO City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW

10	.08Mi.	**1200 S 28TH ST** **BROKEN ARROW, OK 74014-5015**	10/17/2024	$299,000	$171	1744	/3/2	1981	SF	Yes

APN: 008494-003004-000000 Document #: 2024-14616
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 3 Subdivision: OAK CREEK SOUTH Abbreviated Description: Lot:4 Block:3 Subdivision:OAK CREEK SOUTH City/Muni/Twp:BROKEN ARROW City/Muni/Twp: BROKEN ARROW

11	.14Mi.	**1504 S 29TH CT** **BROKEN ARROW, OK 74014-2057**	09/26/2024	$235,000	$175	1341	/3/3	2018	SF	

APN: 060521-003008-000000 Document #: 2024-13176
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Block: 3 Subdivision: OAK CREEK SOUTH PHASE II Abbreviated Description: Lot:8 Block:3 Subdivision:OAK CREEK SOUTH PHASE II

12	.19Mi.	**2721 E QUINCY ST** **BROKEN ARROW, OK 74014-5027**	08/28/2024	$225,000	$182	1236	//	2019	SF	

APN: 060521-004003-000000 Document #: 2024-11768
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 4 Subdivision: OAK CREEK SOUTH PHASE II Abbreviated Description: Lot:3 Block:4 Subdivision:OAK CREEK SOUTH PHASE II

13	.12Mi.	**1505 S 28TH ST** **BROKEN ARROW, OK 74014-5037**	07/24/2024	$230,000	$190	1208	/3/2	2018	SF	

APN: 060521-003006-000000 Document #: 2024-10008
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 3 Subdivision: OAK CREEK SOUTH PHASE II Sec/Twnship/Range: NE4SW4 S18T18NR15E IBM Abbreviated Description: Lot:6 Block:3 Subdivision:OAK CREEK SOUTH PHASE II Sec/Twnship/Range:NE4SW4 S18T18NR15E IBM

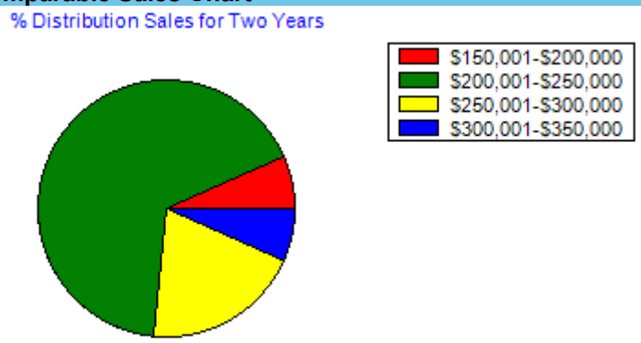
14	.22Mi.	**3021 E KNOXVILLE ST** **BROKEN ARROW, OK 74014-2818**	07/18/2024	$290,000	$73	3922	9/4/3	1993	SF	Yes

APN: 008488-005001-000000 Document #: 2024-9687
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Block: 5 Subdivision: OAK CREEK ESTATES ADDITION Sec/Twnship/Range: NE4NW4 S18T18NR15E IBM Abbreviated Description: Lot:1 Block:5 Subdivision:OAK CREEK ESTATES ADDITION Sec/Twnship/Range:NE4NW4 S18T18NR15E IBM

15	.13Mi.	**1501 S 29TH CT** **BROKEN ARROW, OK 74014-2057**	07/15/2024	$233,000	$204	1138	//	2019	SF	

APN: 060521-003021-000000 Document #: 2024-9509
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 Block: 3 Subdivision: OAK CREEK SOUTH PHASE II Sec/Twnship/Range: NE4SW4 S18T18NR15E IBM Abbreviated Description: Lot:21 Block:3 Subdivision:OAK CREEK SOUTH PHASE II Sec/Twnship/Range:NE4SW4 S18T18NR15E IBM

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.

ICE SiteX Report

OrderID: 97747098

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.	**1221 S 28TH ST**	**12/20/2022**	$275,627	$30,870	2,322	//2	1978		Yes
.01Mi.	**1301 S 28TH ST**	**08/27/2012**	$231,468	$12,187	1,715	//2	1978		
.01Mi.	**1217 S 28TH ST**	**04/10/2024**	$194,317	$21,764	1,831	//2	1978		
.02Mi.	**1220 S 29TH ST**	**12/01/2017**	$213,395	$20,395	1,516	//2	1979		
.03Mi.	**1216 S 29TH ST**	**06/24/2020**	$239,581	$25,263	1,728	//2	1978		
.03Mi.	**1300 S 29TH ST**	**06/16/2016**	$230,884	$17,228	1,784	//2	1978		
.03Mi.	**1305 S 28TH ST**	**04/29/2022**	$256,964	$28,250	2,663	6//2	1979		
.03Mi.	**1213 S 28TH ST**	**08/16/2022**	$260,769	$20,003	2,546	//2	1978		
.03Mi.	**1212 S 29TH ST**	**04/01/2021**	$282,754	$28,997	2,704	//2	1978		
.04Mi.	**1304 S 29TH ST**	**07/19/2018**	$221,014	$19,295	1,528	/3/2	1978		Yes
.04Mi.	**1209 S 28TH ST**	**09/28/2001**	$222,496	$16,037	1,689	//2	1978		
.04Mi.	**2800 E OAKRIDGE ST**	**07/06/2018**	$246,012	$25,965	2,186	//2	1982		
.05Mi.	**1208 S 29TH ST**	**05/02/2008**	$237,692	$22,714	1,865	//2	1978		
.05Mi.	**1220 S 28TH ST**	**12/18/2020**	$252,554	$25,139	1,978	//2	1978		
.05Mi.	**1308 S 29TH ST**	**02/26/2004**	$238,167	$17,000	1,596	//2	1978		Yes
.05Mi.	**1216 S 28TH ST**	**10/04/2013**	$227,113	$18,112	1,770	//2	1978		

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	38.1 years old	Households:	17,225
Median Household Income:	$89,264	Households w/Family:	77%
Household Income Per Capita:	$38,914	Households w/Family Married:	66%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Broken Arrow Public Schools	Students:	19,882
Number of Schools:	26	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.00Mi.	**Childers Middle School**	D	Public	6 - 8

Number of Students: 812
Student-Teacher Ratio: 18.23

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	94%	SIMILAR
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	49%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	87%	LOWER
MURDER	83%	LOWER
OVERALL	54%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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