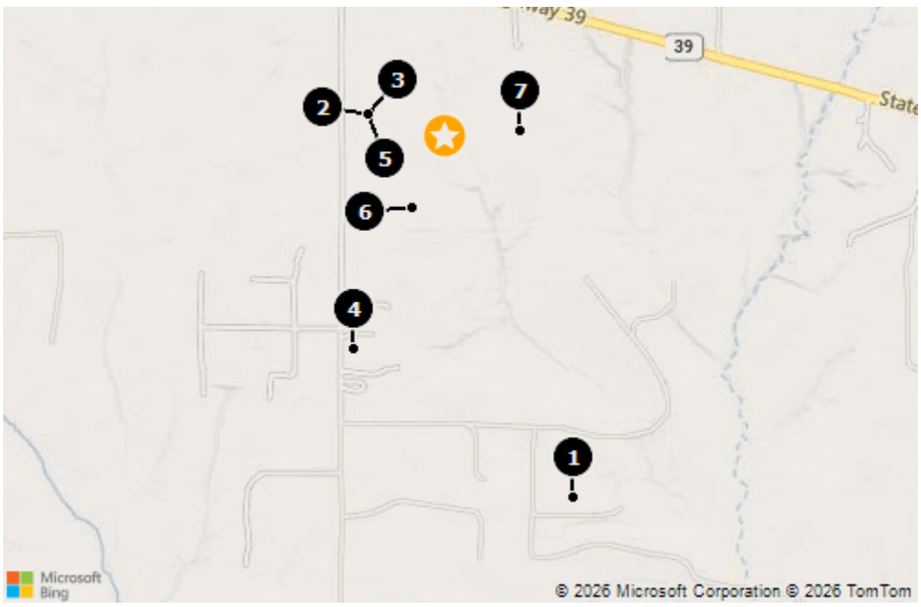
ICE SiteX Report

OrderID: 98341831

SiteX Property Information Report



Subject Property Location

13262 SOUTHERLAND RD, BLANCHARD, OK 73010-5277

County:	**MCCLAIN OK**	Census Tract:	400874001.031
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Land Zoning:	
Parcel Number:	0STL-00-001-028-0-000-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$222,000**	FSD:	11	Common Confidence Score:	67
Value Range:	$197,580 - $246,420	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	102
Assd Land Value:	$4,851	Market Land Value:	$49,000	Tax Year:	2025
Assd Improvement:	$16,266	Market Improvment Value:	$155,471	Total Taxable Value:	$2,294
Total Assessed Value:	$21,117	Total Assessor Market Value:	$204,471	Delinquent Year:	
				Tax Account ID:	37629
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 28 Block: 1 Subdivision: SOUTHERLAND Sec/Twnship/Range: SEC 03 TWN 06N RNG 04W
Abbreviated Description: BLOCK 1 LOT 28 SOUTHERLAND

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1944 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	9	Ext Walls:	2
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/28/2023	Sales Price:	N/A
Document #:	I-2023-011628 BK-PG 2885 -619	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/25/2023		
Document Type:			

Legal Description:
Lot: 28 Subdivision: SOUTHERLAND Sec/Twnship/Range: SW4 S03T06NR04W IM

Prior Transfer

Recording Date:	08/30/2023	Sales Price:	$275,000
Document #:	I-2023-010381 BK-PG 2880 -237	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/25/2023		
Document Type:			

Legal Description:
Lot: 28 Subdivision: SOUTHERLAND Sec/Twnship/Range: SW4 S03T06NR04W IM

Prior Transfer

Recording Date:	08/25/2023	Sales Price:	$275,000
Document #:	BK-PG 2880 -237	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 28 Block: 1 Subdivision: SOUTHERLAND Sec/Twnship/Range: SEC 03 TWN 06N RNG 04W
Abbreviated Description: BLOCK 1 LOT 28 SOUTHERLAND

ICE SiteX Report

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Prior Transfer

Recording Date:	04/26/2022	Sales Price:	$43,000
Document #:	I-2022-004970 BK-PG 2778 -272	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/25/2022		
Document Type:			

Legal Description:
Lot: 28 Subdivision: SOUTHERLSAND Sec/Twnship/Range: SW4 S03T06NR04W IM

Prior Transfer

Recording Date:	04/25/2022	Sales Price:	$43,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

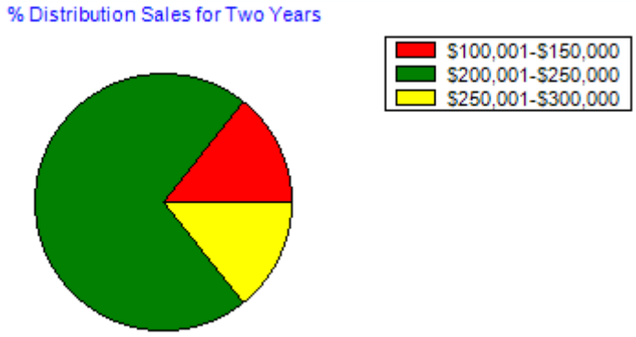
Area Sales Analysis

Total Area Sales	$1,564,500	Median # of Bedrooms	4
Median Lot Size	SF	Median # of Baths	2
Median Living Area	2,032 SF	Median Year Built	2022
Price Range - 2 Yrs	$115,000 to $258,000	Age Range	2 years to 24 years
Median Value	$240,000	Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.02Mi.	**13595 202ND ST** **BLANCHARD, OK 73010-5155**	09/02/2026	$234,000	$157	1486	7/3/2	2002	243,501 SF	
		APN: 0000-10-06N-04W-0-028-00 Document #: I-2026-010160 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Sec/Twnship/Range: SE4S10T06NR04WIM Abbreviated Description: Sec/Twnship/Range:SE4S10T06NR04WIM								
2	.21Mi.	**13067 SOUTHERLAND RD** **BLANCHARD, OK 73010-5275**	12/02/2025	$250,000	$109	2280	9/4/2	2022	SF	
		APN: 0STL-00-001-002-0-000-00 Document #: I-2025-012645 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 2 Subdivision: SOUTHERLAND Sec/Twnship/Range: SW4S03T06NR04WIM Abbreviated Description: Lot:2 Subdivision:SOUTHERLAND Sec/Twnship/Range:SW4S03T06NR04WIM								
3	.21Mi.	**13067 SOUTHERLAND RD** **BLANCHARD, OK 73010-5275**	10/02/2025	$250,000	$109	2280	9/4/2	2022	SF	
		APN: 0STL-00-001-002-0-000-00 Document #: I-2025-010428 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 2 Subdivision: SOUTHERLAND Sec/Twnship/Range: SW4S03T06NR04WIM Abbreviated Description: Lot:2 Subdivision:SOUTHERLAND Sec/Twnship/Range:SW4S03T06NR04WIM								
4	.61Mi.	**20708 MACARTHUR AVE** **BLANCHARD, OK 73010-4975**	11/27/2024	$115,000	$128	896	6/2/2	2003	213,445 SF	
		APN: 0000-10-06N-04W-0-042-00 Document #: I-2024-011355 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 10 Sec/Twnship/Range: NW4S10T06NR04WIM Abbreviated Description: Lot:10 Sec/Twnship/Range:NW4S10T06NR04WIM Abbreviated Description:WEST 735 FEET OF LOT 10								
5	.21Mi.	**13067 SOUTHERLAND RD** **BLANCHARD, OK 73010-5275**	08/02/2024	$217,500	$95	2280	9/4/2	2022	SF	
		APN: 0STL-00-001-002-0-000-00 Document #: I-2024-007468 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 2 Subdivision: SOUTHERLAND Sec/Twnship/Range: SW4S03T06NR04WIM Abbreviated Description: Lot:2 Subdivision:SOUTHERLAND Sec/Twnship/Range:SW4S03T06NR04WIM								
6	.21Mi.	**21083 CREEK CROSSING TRL** **BLANCHARD, OK 73010-5285**	05/29/2024	$258,000	$131	1960	8/3/2	2024	SF	
		APN: 0STL-00-001-038-0-000-00 Document #: I-2024-005246 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 38 Subdivision: SOUTHERLAND Sec/Twnship/Range: SW4S03T06NR04WIM Abbreviated Description: Lot:38 Subdivision:SOUTHERLAND Sec/Twnship/Range:SW4S03T06NR04WIM								
7	.2Mi.	**21268 PRAIRIE VIEW RD** **BLANCHARD, OK 73010-5280**	05/28/2024	$240,000	$118	2032	8/4/2	2023	SF	
		APN: 0STL-00-001-015-0-000-00 Document #: I-2024-005185 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 15 Subdivision: SOUTHERLAND Sec/Twnship/Range: SW4S03T06NR04WIM Abbreviated Description: Lot:15 Subdivision:SOUTHERLAND Sec/Twnship/Range:SW4S03T06NR04WIM								

Comparable Sales Chart



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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.	**13262 SOUTHERLAND RD**	**08/25/2023**	$204,471	$21,117	1,944	9/3/2	2022		
.08Mi.	**13225 SOUTHERLAND RD**	**06/13/2024**	$171,997	$18,920	1,456	10/3/2	2025		
.1Mi.	**13199 SOUTHERLAND RD**	**07/17/2023**	$206,834	$22,751	1,566	8/3/2	2022		
.1Mi.	**13331 SOUTHERLAND RD**	**02/27/2023**	$132,041	$14,424	1,216	8/3/2	2023		
.13Mi.	**13365 SOUTHERLAND RD**	**02/10/2023**	$184,063	$20,164	1,568	8/4/2	2023		
.13Mi.	**21175 CREEK CROSSING TRL**	**07/28/2023**	$139,332	$14,945	1,568	8/3/2	2024		
.13Mi.	**21116 CREEK CROSSING TRL**	**06/09/2022**	$255,838	$28,142	2,200	10/4/2	2023		
.18Mi.	**13088 SOUTHERLAND RD**	**06/28/2022**	$151,492	$13,743	1,568	8/3/2	2022		
.2Mi.	**21268 PRAIRIE VIEW RD**	**05/22/2024**	$234,674	$25,815	2,032	8/4/2	2023		
.21Mi.	**21083 CREEK CROSSING TRL**	**05/20/2024**	$250,072	$27,508	1,960	8/3/2	2024		
.21Mi.	**13067 SOUTHERLAND RD**	**07/29/2024**	$225,647	$24,821	2,280	9/4/2	2022		
.21Mi.	**21222 PRAIRIE VIEW RD**	**10/06/2022**	$49,000	$3,759	1,904	8/3/2	2025		
.26Mi.	**21071 PRAIRIE VIEW RD**	**07/21/2022**	$179,292	$19,606	1,922	8/3/2	2021		
.31Mi.	**21070 PRAIRIE VIEW RD**	**06/22/2022**	$149,938	$15,221	1,568	8/3/2	2022		
.47Mi.	**20788 MACARTHUR AVE**	**07/21/2022**	$190,899	$20,940	1,728	8/3/2	2024	10 SF	
.47Mi.	**20925 MACARTHUR AVE**	**07/18/2023**	$124,654	$13,712	1,024	5/2/1	2018	3 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

3/22/2026 - Dibble Creek Fire

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