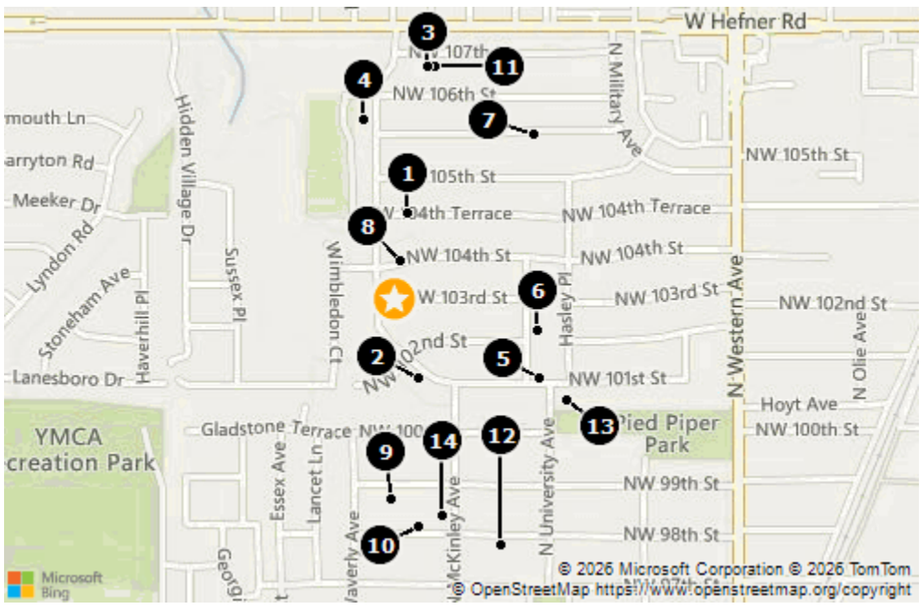
ICE SiteX Report

OrderID: 98722550

SiteX Property Information Report



Subject Property Location

1425 NW 103RD ST, OKLAHOMA CITY, OK 73114-5007

County:	**OKLAHOMA OK**	Census Tract:	401091083.092004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	13-067-1205	Thomas Bros Pg-Grid:	

Valuation

Value:	**$149,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$137,080 - $160,920	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	200
Assd Land Value:	$2,686	Market Land Value:	$24,780	Tax Year:	2025
Assd Improvement:	$14,818	Market Improvment Value:	$136,720	Total Taxable Value:	$2,045
Total Assessed Value:	$17,504	Total Assessor Market Value:	$161,500	Delinquent Year:	
				Tax Account ID:	R130671205
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 15 Block: 9 Subdivision: J W RICHARDSON P P VIL 2ND Sec/Twnship/Range: NE4 SEC 29 TWN 13N RNG 03W
Abbreviated Description: J W RICHARDSON P P VIL 2ND 009 015

Property Characteristics

Lot Size:	7,100 SF	Bedrooms:	3	Pool:	
Building Area:	1073 SF	Baths:	1	Fireplace:	
Year Built:	1960	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/21/2024	Loan Amount:	N/A
Document #:	2024102101143340 BK-PG 15899-1055	Loan Type:	FHA
TD Due Date:	10/01/2054	Type Finance:	

Legal Description:
Lot: 15 Block: 9 Section: 2 Subdivision: J WILEY RICHARDSONS PIED PIPER VILLAGE
City/Muni/Twp: OKLAHOMA CITY

Prior Transfer

Recording Date:	02/12/2024	Sales Price:	N/A
Document #:	2024021201017768 BK-PG 15323-160	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/01/2022	Sales Price:	N/A
Document #:	2022120101181049 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/16/2022	Sales Price:	$140,500
Document #:	2022111601174880 BK-PG 15323-159	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/14/2022		

Document Type:
Legal Description:
Lot: 159 Block: 9 Section: 2 Subdivision: J WILEY RICHARDSONS PIED PIPER VILLAGE
City/Muni/Twp: OKLAHOMA CITY

Prior Transfer

Recording Date:	11/14/2022	Sales Price:	$140,500
Document #:	BK-PG 15323 -159	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 15 Block: 9 Subdivision: J W RICHARDSON P P VIL 2ND Sec/Twnship/Range: NE4 SEC 29 TWN 13N RNG 03W
Abbreviated Description: J W RICHARDSON P P VIL 2ND 009 015

Prior Transfer

Recording Date:	01/16/2020	Sales Price:	N/A
Document #:	20200116010074960 BK-PG 2318-0365	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/03/2020	Sales Price:	$104,500
Document #:	20200103010013240 BK-PG 14228-0568	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/26/2019		
Document Type:			

Legal Description:
Lot: 15 Block: 9 Section: 2 Subdivision: J WILEY RICHARDSON S PIED PIPER VILLAGE
City/Muni/Twp: OKLAHOMA CITY

Prior Transfer

Recording Date:	12/26/2019	Sales Price:	$104,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/02/2013	Sales Price:	$85,000
Document #:	20130802011080210 BK-PG 12318-0310	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/31/2013		
Document Type:			

Legal Description:
Lot: 15 Block: 9 Section: 2 Subdivision: J WILEY RICHARDSONS PIED PIPER VILLAGE
City/Muni/Twp: OKLAHOMA CITY

Prior Transfer

Recording Date:	12/12/2012	Sales Price:	N/A
Document #:	20121212011711660 BK-PG 10462-0580	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/29/2012	Sales Price:	$45,000
Document #:	20121129011636980 BK-PG 12096-0993	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/15/2012		
Document Type:			

Legal Description:
Lot: 15 Block: 9 Section: 2 Subdivision: J WILEY RICHARDSONS PIED PIPER VILLAGE
City/Muni/Twp: OKLAHOMA CITY

Prior Transfer

Recording Date:	04/27/2007	Sales Price:	$75,500
Document #:	2007059957 BK-PG 10462-0535	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/25/2007		
Document Type:			

Legal Description:
Lot: 15 Block: 9 Subdivision: SECTION #2 J WILEY RICHARDSONS PIED PIPER VILLAGE
City/Muni/Twp: OKLAHOMA CITY

Prior Transfer

Recording Date:	06/16/2004	Sales Price:	$45,000
Document #:	2004096983 BK-PG 9356-1447	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/11/2004		
Document Type:			

Legal Description:
Lot: 15 Block: 9 Subdivision: SECTION #2 J WILEY RICHARDSON PIED PIPER VILLAGE
City/Muni/Twp: OKLAHOMA CITY

Prior Transfer

Recording Date:	01/30/2004	Sales Price:	N/A
Document #:	2004015621 BK-PG 9192-1155	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/26/2004		
Document Type:			

Legal Description:
Lot: 15 Block: 9 Subdivision: SECTION #2 J WILEY RICHARDSONS PIED PIPER VILLAGE
City/Muni/Twp: OKLAHOMA CITY

Prior Transfer

Recording Date:	05/24/2001	Sales Price:	N/A
Document #:	2001070020 BK-PG 8101-1223	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT

ICE SiteX Report

OrderID: 98722550

Contract Date: 05/21/2001
Document Type:
Legal Description:
Lot: 15 Block: 9 Subdivision: SECTION #2 J WILEY RICHARDSONS PIED PIPER VILLAGE
City/Muni/Twp: OKLAHOMA CITY

Area Sales Analysis

Total Area Sales	$2,052,000	Median # of Bedrooms	3
Median Lot Size	7,013 SF	Median # of Baths	1
Median Living Area	1,066 SF	Median Year Built	1962
Price Range - 2 Yrs	$47,000 to $245,000	Age Range	19 years to 76 years
Median Value	$157,500	Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**1433 NW 104TH TER** **OKLAHOMA CITY, OK 73114-5107**	08/12/2026	$136,000	$148	918	5/3/1	1963	6,795 SF	
		APN: 10-376-1585 Document #: 2026081201117788 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 9 Section: 2 Subdivision: WESTERN VILLAGE Abbreviated Description: Lot:3 Block:9 Section:2 Subdivision:WESTERN VILLAGE City/Muni/Twp:OKLAHOMA CITY City/Muni/Twp: OKLAHOMA CITY								
2	.11Mi.	**10217 N MCKINLEY AVE** **OKLAHOMA CITY, OK 73114-4935**	08/05/2026	$89,500	$86	1034	5/3/1	1962	7,187 SF	
		APN: 13-065-1635 Document #: 2026080501115134 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 6 Section: 1 Subdivision: J WILEY RICHARDSONS PIED PIPER VILLAGE Abbreviated Description: Lot:5 Block:6 Section:1 Subdivision:J WILEY RICHARDSONS PIED PIPER VILLAGE City/Muni/Twp:OKLAHOMA CITY City/Muni/Twp: OKLAHOMA CITY								
3	.31Mi.	**1412 NW 107TH ST** **OKLAHOMA CITY, OK 73114-5220**	07/29/2026	$161,500	$118	1364	5/3/1	1966	6,665 SF	
		APN: 10-377-2440 Document #: 2026072901111316 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 49 Block: 14 Section: 3 Subdivision: WESTERN VILLAGE Abbreviated Description: Lot:49 Block:14 Section:3 Subdivision:WESTERN VILLAGE								
4	.24Mi.	**10609 N MCKINLEY AVE** **OKLAHOMA CITY, OK 73114-5221**	07/21/2026	$245,000	$162	1506	6/3/1	1965	6,360 SF	
		APN: 10-377-2610 Document #: 2026072101107664 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 17 Subdivision: WESTERN VILLAGE SECTION 3 Abbreviated Description: Lot:12 Block:17 Subdivision:WESTERN VILLAGE SECTION 3								
5	.22Mi.	**10200 N UNIVERSITY AVE** **OKLAHOMA CITY, OK 73114-4942**	07/10/2026	$185,000	$208	888	5/3/1	1960	7,405 SF	
		APN: 13-065-1065 Document #: 2026071001101416 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: SECTION NO 1 J WILEY RICHARDSONS PIED PIPER VILLAG Abbreviated Description: Lot:7 Block:1 Subdivision:SECTION NO 1 J WILEY RICHARDSONS PIED PIPER VILLAG								
6	.2Mi.	**10304 N UNIVERSITY AVE** **OKLAHOMA CITY, OK 73114-5028**	07/09/2026	$113,000	$124	908	5/3/1	1960	7,187 SF	
		APN: 13-065-1015 Document #: 2026070901100708 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: J WILEY RICHARDSONS PIED PIPER VILLAGE Abbreviated Description: Lot:2 Block:1 Subdivision:J WILEY RICHARDSONS PIED PIPER VILLAGE								
7	.28Mi.	**1304 NW 105TH TER** **OKLAHOMA CITY, OK 73114-5204**	07/06/2026	$178,000	$143	1242	5/3/1	1966	7,187 SF	
		APN: 10-377-1100 Document #: 2026070601098511 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 39 Block: 10 Subdivision: WESTERN VILLAGE SECTION 3 Abbreviated Description: Lot:39 Block:10 Subdivision:WESTERN VILLAGE SECTION 3 City/Muni/Twp:OKLAHOMA City/Muni/Twp: OKLAHOMA								
8	.06Mi.	**1435 NW 104TH ST** **OKLAHOMA CITY, OK 73114-5015**	06/17/2026	$195,000	$133	1460	6/3/1	1962	7,144 SF	
		APN: 13-069-1335 Document #: 2026061701089401 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Block: 13 Section: 3 Subdivision: J WILEY RICHARDSONS PIED PIPER VILLAGE Abbreviated Description: Lot:17 Block:13 Section:3 Subdivision:J WILEY RICHARDSONS PIED PIPER VILLAGE City/Muni/Twp:OKLAHOMA CITY City/Muni/Twp: OKLAHOMA CITY								
9	.26Mi.	**1432 NW 99TH ST** **OKLAHOMA CITY, OK 73114-4910**	06/10/2026	$47,000	$54	869	4/2/1	1960	7,013 SF	
		APN: 13-064-7474 Document #: 2026061001085051 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41&42 Block: 24 Subdivision: ALTAVUE ADDITION Abbreviated Description: Lot:41&42 Block:24 Subdivision:ALTAVUE ADDITION City/Muni/Twp:OKLAHOMA CITY City/Muni/Twp: OKLAHOMA CITY								
10	.3Mi.	**1419 NW 98TH ST** **OKLAHOMA CITY, OK 73114-4815**	06/05/2026	$160,000	$153	1040	4/2/1	2007	7,013 SF	
		APN: 13-064-7430 Document #: 2026060501083075 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15&16 Block: 24 Subdivision: ALTAVUE ADDITION Abbreviated Description: Lot:15&16 Block:24 Subdivision:ALTAVUE ADDITION City/Muni/Twp:OKLAHOMA CITY City/Muni/Twp: OKLAHOMA CITY								
11	.31Mi.	**1408 NW 107TH ST** **OKLAHOMA CITY, OK 73114-5220**	05/22/2026	$200,000	$119	1676	6/3/1	1966	6,621 SF	
		APN: 10-377-2430 Document #: 2026052201075949 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 48 Block: 14 Subdivision: WESTERN VILLAGE SECTION 3 Abbreviated Description: Lot:48 Block:14 Subdivision:WESTERN VILLAGE SECTION 3 City/Muni/Twp:OKLAHOMA CITY City/Muni/Twp: OKLAHOMA CITY								
12	.36Mi.	**1324 NW 98TH ST** **OKLAHOMA CITY, OK 73114-4814**	05/11/2026	$60,000	$54	1092	4/2/1	1950	7,013 SF	
		APN: 13-064-6428 Document #: 2026051101068253								

ICE SiteX Report

OrderID: 98722550

Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13&14 Block: 18 Subdivision: ALTAVUE ADDITION Abbreviated Description: Lot:13&14 Block:18 Subdivision:ALTAVUE ADDITION City/Muni/Twp:OKLAHOMA CITY City/Muni/Twp: OKLAHOMA CITY

13	.26Mi.	**1260 NW 101ST ST OKLAHOMA CITY, OK 73114-4916**	04/28/2026	$155,000	$134	1155	7/3/1	1961	7,928 SF

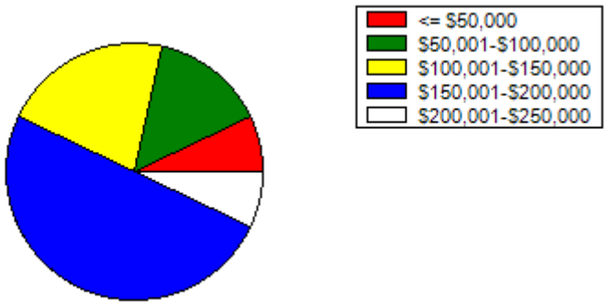
APN: 10-375-1015 Document #: 2026042801060460
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: WESTERN VILLAGE ADDITION Abbreviated Description: Lot:2 Block:1 Subdivision:WESTERN VILLAGE ADDITION City/Muni/Twp:OKLAHOMA CITY City/Muni/Twp: OKLAHOMA CITY

14	.29Mi.	**9909 N MCKINLEY AVE OKLAHOMA CITY, OK 73114-4818**	03/10/2026	$127,000	$126	1002	5/2/1	1960	7,013 SF

APN: 13-064-7407 Document #: 2026031001032640
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7&8 Block: 24 Subdivision: ALTAVUE ADDITION Abbreviated Description: Lot:7&8 Block:24 Subdivision:ALTAVUE ADDITION City/Muni/Twp:OKLAHOMA CITY City/Muni/Twp: OKLAHOMA CITY

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.	**1425 NW 103RD ST**	**11/14/2022**	$161,500	$17,504	1,073	5/3/1	1960	7,100 SF	
.01Mi.	**1421 NW 103RD ST**	**02/19/2009**	$128,000	$10,601	1,058	5/3/1	1960	7,405 SF	
.01Mi.	**1429 NW 103RD ST**	**02/26/2021**	$200,000	$17,969	1,431	6/3/1	1960	7,013 SF	
.02Mi.	**1434 NW 104TH ST**	**10/27/2022**	$119,000	$12,606	923	5/2/1	1967	8,102 SF	
.02Mi.	**1438 NW 104TH ST**	**08/25/2015**	$149,500	$12,381	1,164	5/3/1	1967	7,100 SF	
.02Mi.	**1417 NW 103RD ST**	**08/16/2021**	$126,000	$11,714	1,031	5/3/1	1960	7,623 SF	
.03Mi.	**1430 NW 104TH ST**	**04/23/1997**	$165,500	$12,039	1,413	6/3/1	1963	8,102 SF	
.03Mi.	**1424 NW 103RD ST**	**04/30/2007**	$130,500	$9,468	1,050	5/3/1	1961	7,449 SF	
.03Mi.	**1420 NW 103RD ST**	**04/02/2024**	$154,500	$16,995	978	5/3/1	1961	8,973 SF	
.03Mi.	**1428 NW 103RD ST**	**04/07/2004**	$126,000	$10,369	1,022	5/3/1	1961	6,534 SF	
.04Mi.	**1416 NW 103RD ST**	**09/12/2022**	$182,500	$20,075	1,116	5/3/1	1961	7,449 SF	
.04Mi.	**1413 NW 103RD ST**	**07/23/2024**	$167,000	$12,174	1,412	7/4/1	1960	7,144 SF	
.04Mi.	**10405 N MCKINLEY AVE**	**07/29/2022**	$182,000	$19,770	1,116	6/3/1	1961	7,797 SF	
.04Mi.	**10401 N MCKINLEY AVE**	**08/16/2024**	$130,500	$6,437	1,056	5/3/1	1961	7,187 SF	
.04Mi.	**1426 NW 104TH ST**	**07/29/2020**	$170,500	$16,044	1,448	6/3/1	1964	7,362 SF	
.04Mi.	**10409 N MCKINLEY AVE**	**12/31/1997**	$142,000	$10,145	1,056	6/3/1	1961	7,797 SF	

Rent vs. Own

Households Occupied by Renters:	60%	Households Occupied by Owners:	30%

Demographics & Income

Median Age:	33.9 years old	Households:	8,806
Median Household Income:	$49,276	Households w/Family:	51%
Household Income Per Capita:	$30,921	Households w/Family Married:	22%
Most Common Education Level:	Some College	Households w/Family Children:	26%

School District

School District Zone:	Oklahoma City Public Schools	Students:	32,750
Number of Schools:	57	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.32Mi.	**John Marshall Enterprise Middle School**	F	Public	5 - 8

Number of Students: 698

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Student-Teacher Ratio: 16.6

0.57Mi. **Britton Elementary School** Number of Students: 571 Student-Teacher Ratio: 19.07		F	Public	PK - 4
0.25Mi. **Stanley Humpfield Academy at Western Village** Number of Students: 292 Student-Teacher Ratio: 13.9		B+	Public	PK - 5
3.03Mi. **John Marshall Enterprise High School** Number of Students: 802 Student-Teacher Ratio: 15.96 Advanced Placement: Yes		F	Public	9 - 12

Flood Report

The Subject Property of **1425 NW 103RD ST, OKLAHOMA CITY, OK 73114-5007** 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	148%	NOTABLY HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	155%	NOTABLY HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	135%	NOTABLY HIGHER
FORCIBLE RAPE	126%	HIGHER
MURDER	146%	NOTABLY HIGHER
OVERALL	148%	NOTABLY HIGHER

Disaster Alerts

11/2/2024 - Severe Tornados, Flooding 3/14/2025 - Fire 3/14/2025 - Luther Fire 8/13/2026 - Train Trestle Fire

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