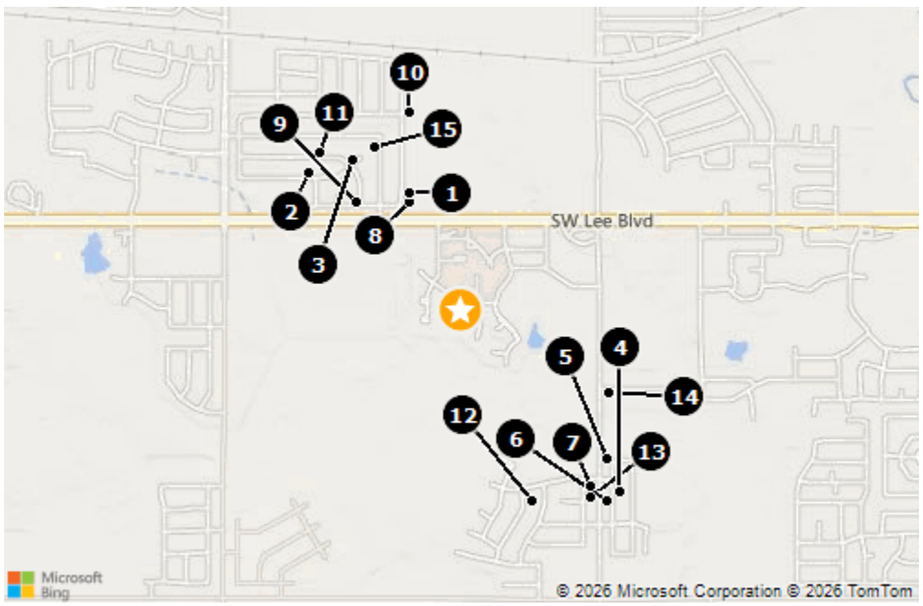
ICE SiteX Report

OrderID: 98697636

SiteX Property Information Report



Subject Property Location

1604 SW EDWARD CIR, LAWTON, OK 73505-8504

County:	**COMANCHE OK**	Census Tract:	400310005.062024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	40107	Thomas Bros Pg-Grid:	

Valuation

Value:	**$263,000**	FSD:	10	Common Confidence Score:	64
Value Range:	$236,700 - $289,300	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2
Assd Land Value:	$3,150	Market Land Value:	$28,000	Tax Year:	2025
Assd Improvement:	$24,309	Market Improvment Value:	$216,080	Total Taxable Value:	$2,962
Total Assessed Value:	$27,459	Total Assessor Market Value:	$244,080	Delinquent Year:	
				Tax Account ID:	40107
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 23 Block: 1 Subdivision: BOYLES LANDING Sec/Twnship/Range: SEC 04 TWN 01N RNG 12W
Abbreviated Description: BOYLES LANDING BLK 1 LOT 23

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	2107 SF	Baths:	3	Fireplace:	1
Year Built:	2005	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	3	A/C:	Central
Style:	Traditional	Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/13/2010	Sales Price:	N/A
Document #:	BK-PG 9149 -1	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 23 Block: 1 Subdivision: BOYLES LANDING Sec/Twnship/Range: SEC 04 TWN 01N RNG 12W
Abbreviated Description: BOYLES LANDING BLK 1 LOT 23

Mortgage Record

Recording Date:	06/01/2005	Loan Amount:	N/A
Document #:	2005-011089 BK-PG 4689-0066	Loan Type:	VA
TD Due Date:	06/01/2035	Type Finance:	

Legal Description:
Lot: 23 Block: 1 Section: 1 Subdivision: BOYLES LANDING
City/Muni/Twp: LAWTON

Prior Transfer

Recording Date:	11/30/2004	Sales Price:	$25,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

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Area Sales Analysis

Total Area Sales	$2,845,000	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,548 SF	Median Year Built	1986
Price Range - 2 Yrs	$33,000 to $340,000	Age Range	14 years to 49 years
Median Value	$152,000	Median Age	40 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**1206 SW 60TH ST** **LAWTON, OK 73505-7705**	09/30/2026	$130,000	$122	1064	5/3/2	1986	SF	
		APN: 23364 Document #: 2026-015709 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 1 Subdivision: LEE WEST ESTATES Abbreviated Description: Lot:9 Block:1 Subdivision:LEE WEST ESTATES City/Muni/Twp:LAWTON City/Muni/Twp: LAWTON								
2	.54Mi.	**6115 SW PARK PL** **LAWTON, OK 73505-7731**	09/14/2026	$150,000	$93	1596	5/3/1	1978	SF	
		APN: 23432 Document #: 2026-014672 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 29 Block: 6 Subdivision: LEE WEST ESTATES PART ONE Abbreviated Description: Lot:29 Block:6 Subdivision:LEE WEST ESTATES PART ONE City/Muni/Twp:LAWTON City/Muni/Twp: LAWTON								
3	.49Mi.	**6103 SW PARK AVE** **LAWTON, OK 73505-7718**	09/01/2026	$139,500	$121	1150	5/3/2	1983	SF	
		APN: 23484 Document #: 2026-013922 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 74 Block: 7 Subdivision: LEE WEST ESTATES PART TWO A Abbreviated Description: Lot:74 Block:7 Subdivision:LEE WEST ESTATES PART TWO A City/Muni/Twp:LAWTON City/Muni/Twp: LAWTON								
4	.64Mi.	**2216 SW EDINBUROUGH DR** **LAWTON, OK 73505-0849**	09/01/2026	$220,000	$140	1569	6/3/2	2012	SF	
		APN: 92090 Document #: 2026-013924 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 4 Subdivision: THE HIGHLANDS PART ONE Abbreviated Description: Lot:9 Block:4 Subdivision:THE HIGHLANDS PART ONE City/Muni/Twp:LAWTON City/Muni/Twp: LAWTON								
5	.55Mi.	**2101 SW EDINBUROUGH DR** **LAWTON, OK 73505-0878**	08/27/2026	$219,000	$142	1534	7/4/2	2012	SF	
		APN: 92072 Document #: 2026-013704 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: THE HIGHLANDS PART ONE Abbreviated Description: Lot:5 Block:3 Subdivision:THE HIGHLANDS PART ONE City/Muni/Twp:LAWTON City/Muni/Twp: LAWTON								
6	.64Mi.	**2209 SW EDINBUROUGH DR** **LAWTON, OK 73505-0829**	06/03/2026	$230,000	$148	1548	/4/2	2010	SF	
		APN: 92063 Document #: 2026-008739 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 2 Subdivision: THE HIGHLANDS Abbreviated Description: Lot:5 Block:2 Subdivision:THE HIGHLANDS City/Muni/Twp:LAWTON City/Muni/Twp: LAWTON								
7	.58Mi.	**2202 SW 53RD ST** **LAWTON, OK 73505-9620**	05/05/2026	$305,000	$144	2117	7/4/2	2006	SF	
		APN: 88709 Document #: 2026-006937 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: DOVE CREEK ADDITION Abbreviated Description: Lot:1 Block:1 Subdivision:DOVE CREEK ADDITION City/Muni/Twp:LAWTON City/Muni/Twp: LAWTON								
8	.32Mi.	**1210 SW 60TH ST** **LAWTON, OK 73505-7705**	05/01/2026	$68,000	$57	1190	5/3/2	1977	SF	
		APN: 23362 Document #: 2026-006766 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: LEE WEST ESTATES Abbreviated Description: Lot:7 Block:1 Subdivision:LEE WEST ESTATES City/Muni/Twp:LAWTON City/Muni/Twp: LAWTON								
9	.4Mi.	**6002 SW PARK AVE** **LAWTON, OK 73505-7717**	03/06/2026	$33,000	$29	1116	6/3/2	1978	SF	
		APN: 45124 Document #: 2026-003194 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Block: 4 Subdivision: LEE WEST ESTATES PART ONE Abbreviated Description: Lot:22 Block:4 Subdivision:LEE WEST ESTATES PART ONE City/Muni/Twp:LAWTON City/Muni/Twp: LAWTON								
10	.55Mi.	**622 SW 60TH ST** **LAWTON, OK 73505-7616**	09/12/2025	$146,500	$90	1624	5/3/2	1986	SF	
		APN: 23628 Document #: 2025-014357 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 19 Subdivision: LEE WEST ESTATES Abbreviated Description: Lot:1 Block:19 Subdivision:LEE WEST ESTATES City/Muni/Twp:LAWTON City/Muni/Twp: LAWTON								
11	.57Mi.	**6115 SW PARK AVE** **LAWTON, OK 73505-7718**	09/05/2025	$140,000	$122	1142	5/3/2	1977	SF	
		APN: 23444 Document #: 2025-013974 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 7 Subdivision: LEE WEST ESTATES Abbreviated Description: Lot:9 Block:7 Subdivision:LEE WEST ESTATES City/Muni/Twp:LAWTON City/Muni/Twp: LAWTON								
12	.54Mi.	**2204 SW 55TH ST** **LAWTON, OK 73505-3134**	08/25/2025	$340,000	$155	2187	7/3/2	2010	SF	
		APN: 93849 Document #: 2025-013345 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 28 Block: 7 Subdivision: DOVE CREEK ADDITION Abbreviated Description: Lot:28 Block:7 Subdivision:DOVE CREEK ADDITION City/Muni/Twp:LAWTON City/Muni/Twp: LAWTON								
13	.61Mi.	**2206 SW 53RD ST**	08/04/2025	$285,000	$131	2163	7/4/2	2006	SF	

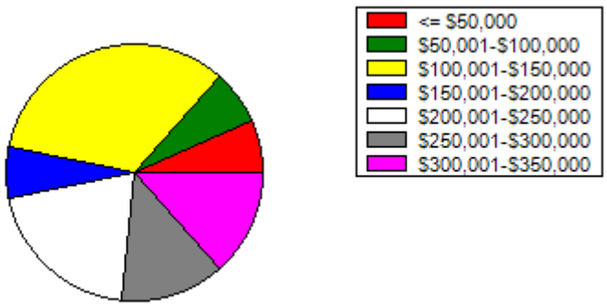
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		LAWTON, OK 73505-9620								
	APN: 88711 Document #: 2025-012112 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: DOVE CREEK ADDITION Abbreviated Description: Lot:3 Block:1 Subdivision:DOVE CREEK ADDITION City/Muni/Twp:LAWTON City/Muni/Twp: LAWTON									
14	.46Mi.	**5016 SW MALCOM RD**	06/26/2025	$287,000	$130	2203	8/3/1	1996	SF	
		LAWTON, OK 73505-9700								
	APN: 43253 Document #: 2025-009968 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: PARK RIDGE WEST Abbreviated Description: Lot:1 Block:2 Subdivision:PARK RIDGE WEST City/Muni/Twp:LAWTON City/Muni/Twp: LAWTON									
15	.49Mi.	**1003 SW 61ST ST**	06/03/2025	$152,000	$112	1346	6/4/2	1979	SF	
		LAWTON, OK 73505-7621								
	APN: 23474 Document #: 2025-008496 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 55 Block: 7 Subdivision: LEE WEST ESTATES Abbreviated Description: Lot:55 Block:7 Subdivision:LEE WEST ESTATES Abbreviated Description:PART TWO B City/Muni/Twp:LAWTON City/Muni/Twp: LAWTON									

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.	**1604 SW EDWARD CIR**	**04/13/2010**	$244,080	$27,459	2,107	7/4/3	2005		
.02Mi.	**1606 SW EDWARD CIR**	**01/13/2006**	$224,586	$24,559	2,131	7/3/2	1995		
.02Mi.	**1602 SW EDWARD CIR**	**10/28/2022**	$290,318	$30,377	2,771	/4/3	1995		
.03Mi.	**1608 SW EDWARD CIR**	**12/08/2021**	$250,929	$28,051	2,273	9/3/2	2006		
.03Mi.	**1601 SW SANDRA CIR**	**05/16/2017**	$300,447	$33,641	3,021	8/4/2	2006		
.03Mi.	**1603 SW SANDRA CIR**	**05/30/2023**	$478,499	$53,245	4,994	7/4/3	1993		
.04Mi.	**1605 SW EDWARD CIR**	**08/23/2005**	$249,267	$27,553	2,300	7/4/2	2005		
.04Mi.	**1603 SW EDWARD CIR**	**08/10/2015**	$245,052	$25,374	2,267	7/3/2	2006		
.04Mi.	**1605 SW SANDRA CIR**	**02/01/2021**	$275,757	$31,023	3,422	6/4/2	2005		
.05Mi.	**1601 SW EDWARD CIR**	**09/16/2025**	$288,128	$32,414	2,786	7/4/3	2005		
.05Mi.	**1607 SW EDWARD CIR**	**10/12/2022**	$317,901	$35,583	2,409	7/4/2	1995		
.05Mi.	**1610 SW EDWARD CIR**	**03/21/2006**	$264,830	$29,572	2,467	8/3/2	2006		
.06Mi.	**1607 SW SANDRA CIR**	**04/21/2006**	$304,397	$33,764	3,015	7/4/3	2005		
.06Mi.	**1609 SW EDWARD CIR**	**05/04/2009**	$270,277	$28,544	2,734	7/3/2	1996		
.07Mi.	**1612 SW EDWARD CIR**	**01/17/2013**	$286,866	$31,711	2,781	7/4/3	2002		
.07Mi.	**1612 SW MARK EDWARD DR**	**02/11/2022**	$228,178	$24,751	2,110	8/3/2	2006		

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

ICE SiteX Report

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Flood Report

The Subject Property of **1604 SW EDWARD CIR, LAWTON, OK 73505-8504** 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	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

No alerts noted

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