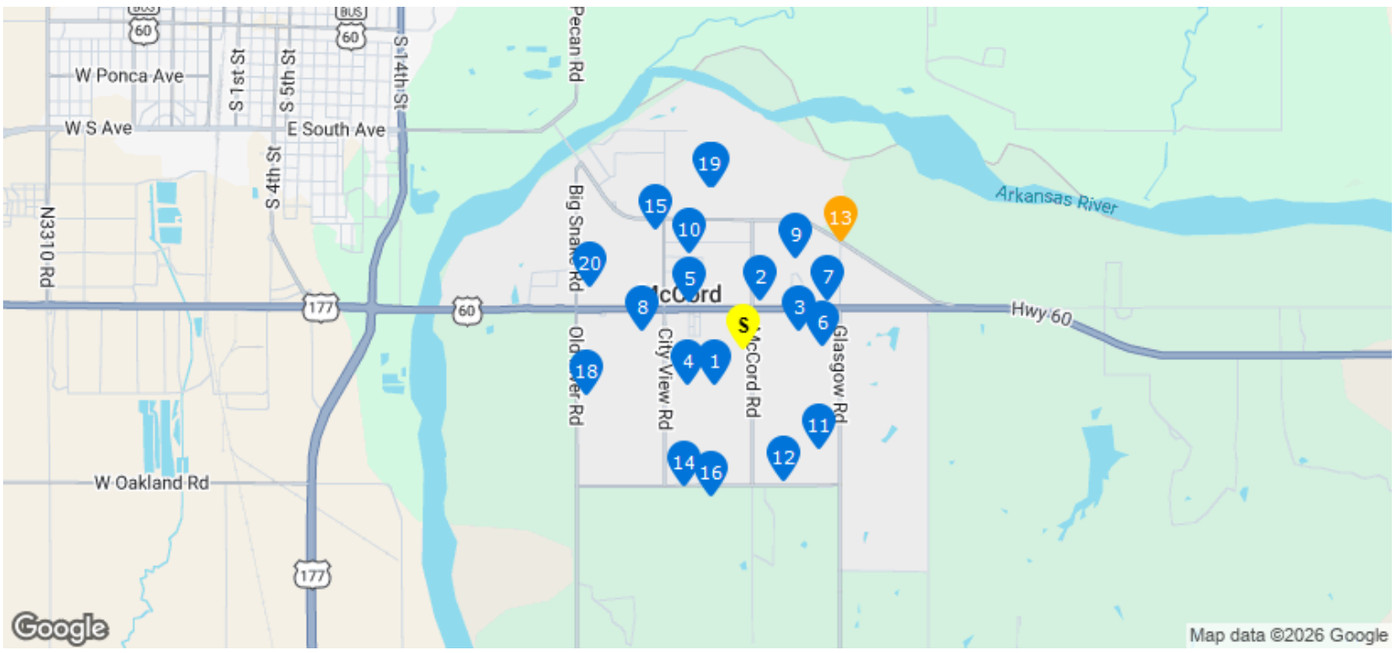
ICE SiteX Report

OrderID: 98745816

SiteX Property Information Report



Subject Property Location

165 HOLMES RD, PONCA CITY, OK 74604-5019

County:	**OSAGE OK**	Census Tract:	9400.03
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	39985	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	77
Assd Land Value:	$310	Market Land Value:	$2,585	Tax Year:	2025
Assd Improvement:	$3,464	Market Improvment Value:	$28,871	Total Taxable Value:	$333
Total Assessed Value:	$3,774	Total Assessor Market Value:	$31,456	Delinquent Year:	
				Tax Account ID:	39985
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 25 Sec/Twnship/Range: SEC 01 TWN 25N RNG 02E
Abbreviated Description: 1-25-2 TR IN E/2 W/2 NE NE-BEG 656.45' W & 722.64' S OF NE/C NE- S 148.39'-W 164.12'-N 148.39'-E 164.12' TO BEG
City/Muni/Twp: OSAGE CO

Property Characteristics

Lot Size:	22,521 SF	Bedrooms:	2	Pool:	Pool (yes)
Building Area:	1120 SF	Baths:	2	Fireplace:	
Year Built:	1981	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Vinyl siding
Number of Units:		Garage Type:	Finished -Detached	Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:	Mobile/ Manufactured	Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/08/2024	Sales Price:	$23,287
Document #:	I-2024-005336 BK-PG 1343-931	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	02/15/2023	Sales Price:	$23,287
Document #:	I-2023-000972 BK-PG 1343-931	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	03/06/2008	Loan Amount:	N/A
Document #:	2008-001820 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	02/29/2008		
TD Due Date:	04/10/2023	Type Finance:	
Legal Description:			

Sec/Twnship/Range: E2W2NE4NE4 S01T25NR02E IM

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Prior Transfer

Recording Date:	03/06/2008	Sales Price:	N/A
Document #:	2008-001819 BK-PG 1343-930	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/29/2008		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: E2W2NE4NE4 S01T25NR02E IM

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**114 PARK PL** **PONCA CITY, OK 74604-5687**	04/06/2026	$215,000	$117	1840	8/3/2	1975	SF	
		APN: 18511 Document #: I-2026-002317 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Block: 1 Subdivision: KNIGHT GARDEN ACRES Abbreviated Description: Lot:8 Block:1 Subdivision:KNIGHT GARDEN ACRES								
2	.29Mi.	**137 N MCCORD RD** **PONCA CITY, OK 74604-5884**	02/12/2026	$285,000	$125	2280	6/2/1	1960	209,088 SF	
		APN: 58509 Document #: I-2026-000931 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4 S36T26NR02E IM Abbreviated Description: Sec/Twnship/Range:SE4 S36T26NR02E IM								
3	.33Mi.	**63673 US HIGHWAY 60** **PONCA CITY, OK 74604-5024**	05/12/2025	$229,000	$113	2020	10/3/3	1984	43,560 SF	A
		APN: 38825 Document #: I-2025-003140 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
4	.37Mi.	**102 PARK PL** **PONCA CITY, OK 74604-5687**	10/21/2026	$223,000	$129	1732	7/3/2	1975	SF	
		APN: 18471 Document #: I-2026-008053 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: KNIGHT GARDEN ACRES Abbreviated Description: Lot:2 Block:1 Subdivision:KNIGHT GARDEN ACRES								
5	.41Mi.	**125 PROSPECT RD** **PONCA CITY, OK 74604-6117**	05/28/2026	$265,000	$166	1598	8/3/2	1981	SF	
		APN: 20742 Document #: I-2026-003819 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 60&61 Subdivision: TAPP 3RD ADDITION Sec/Twnship/Range: SW4SE4 S36T26NR02E Abbreviated Description: Lot:60&61 Subdivision:TAPP 3RD ADDITION Sec/Twnship/Range:SW4SE4 S36T26NR02E Abbreviated Description:PORTION LOT60								
6	.45Mi.	**134 LECHTENBURG RD** **PONCA CITY, OK 74604-**	01/16/2026	$20,000	$13	1508	7/3/2	1920	77,972 SF	
		APN: 12105 Document #: I-2026-000399 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Subdivision: LEEHTENBCRG SUBDIVISION Tract No: 2 Abbreviated Description: Subdivision:LEEHTENBCRG SUBDIVISION Tract No:2								
7	.54Mi.	**63524 US HIGHWAY 60** **PONCA CITY, OK 74604-5075**	11/19/2024	$180,000	$104	1736	8/3/1	1965	SF	
		APN: 20160 Document #: I-2024-007972 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3&14 Subdivision: ROBERTSONS TRACT Sec/Twnship/Range: S2SW4 S31T26NR03E 3PM Abbreviated Description: Lot:3&14 Subdivision:ROBERTSONS TRACT Sec/Twnship/Range:S2SW4 S31T26NR03E 3PM Abbreviated Description:PORTION LOTS3&14								
8	.59Mi.	**64565 US HIGHWAY 60** **PONCA CITY, OK 74604-5079**	04/11/2025	$420,000	$162	2600	//	1979	SF	
		APN: 18669 Document #: I-2025-002296 Document Type: Warranty Deed Price Code: A Land Use: Convenience store (7-11) Legal: Lot: 1&2 Block: 3 Subdivision: LESSERT SUBDIVISION Abbreviated Description: Lot:1&2 Block:3 Subdivision:LESSERT SUBDIVISION								
9	.59Mi.	**1155 KELLEY AVE** **PONCA CITY, OK 74604-5051**	02/20/2025	$265,000	$155	1710	7/3/1	1965	392,040 SF	
		APN: 39855 Document #: I-2025-001095 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Sec/Twnship/Range: NW4SW4 S31T26NR03E IM Abbreviated Description: Lot:3 Sec/Twnship/Range:NW4SW4 S31T26NR03E IM Abbreviated Description:PORTION LOT3								
10	.63Mi.	**454 TAPP RD** **PONCA CITY, OK 74604-6369**	02/05/2026	$100,000	$50	2017	8/4/1	1976	SF	
		APN: 19803 Document #: I-2026-000764 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
11	.7Mi.	**219 DOVE LN** **PONCA CITY, OK 74604-5204**	08/11/2025	$65,000	$62	1056	/3/1	1981	SF	
		APN: 18767 Document #: I-2025-005534 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Subdivision: LESSERT TRACTS Tract No: 23&24 Abbreviated Description: Subdivision:LESSERT TRACTS Tract No:23&24								
12	.78Mi.	**115 CHRISTY LN** **PONCA CITY, OK 74604-5796**	01/27/2025	$47,500			//		SF	
		APN: 18389 Document #: I-2025-000528 Document Type: Warranty Deed Price Code: A Land Use: Misc Residential Improvement Legal: Subdivision: KEELERS TRACTS Tract No: 3 Abbreviated Description: Subdivision:KEELERS TRACTS Tract No:3								
13	.82Mi.	**866 KELLEY AVE**	12/01/2025	$77,250	$65	1196	7/3/1	1983	89,298 SF	

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		PONCA CITY, OK 74604-5048									
	APN: 39830 Document #: I-2025-008424 Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S31T26NR03E IM Abbreviated Description: Sec/Twnship/Range:SW4 S31T26NR03E IM										
14	.84Mi.	**909 S CITY VIEW RD**	12/01/2025	$210,000	$122	1726	7/3/2	1975		SF	S
		PONCA CITY, OK 74604-6342									
	APN: 20646 Document #: I-2025-008432 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Block: 2 Subdivision: SOMERSET ADDITION Abbreviated Description: Lot:4 Block:2 Subdivision:SOMERSET ADDITION										
15	.84Mi.	**1938 KELLEY AVE**	10/03/2025	$194,000	$145	1340	7/3/1	1950	22,651	SF	
		PONCA CITY, OK 74604-5058									
	APN: 40482 Document #: I-2025-006882 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4NW4 S36T26NR02E IM Abbreviated Description: Sec/Twnship/Range:SE4NW4 S36T26NR02E IM										
16	.85Mi.	**820 SHERWIN AVE**	06/26/2026	$320,000	$153	2085	9/3/2	2000		SF	
		PONCA CITY, OK 74604-6113									
	APN: 20695 Document #: I-2026-004665 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Block: 4 Subdivision: SOMERSET ADDITION Abbreviated Description: Lot:8 Block:4 Subdivision:SOMERSET ADDITION										
17	.93Mi.	**184 OAKDALE RD**	08/17/2026	$231,000	$112	2054	9/3/2	1981		SF	
		PONCA CITY, OK 74604-5568									
	APN: 12652 Document #: I-2026-006121 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Subdivision: OAK DALE SUBDIVISION Sec/Twnship/Range: S2S2NW4NE4 S36T6NR02E IM Abbreviated Description: Lot:4 Subdivision:OAK DALE SUBDIVISION Sec/Twnship/Range:S2S2NW4NE4 S36T6NR02E IM										
18	.93Mi.	**400 OLD RIVER RD**	07/24/2025	$165,000	$76	2160	11/4/2	1975	43,560	SF	
		PONCA CITY, OK 74604-6059									
	APN: 40070 Document #: I-2025-005100 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Tract No: 4 Sec/Twnship/Range: NE4 S02T25NR02E IBM Abbreviated Description: Lot:1 Tract No:4 Sec/Twnship/Range:NE4 S02T25NR02E IBM										
19	.94Mi.	**158 OAKDALE RD**	12/10/2025	$200,000	$108	1848	10/3/2	1980		SF	
		PONCA CITY, OK 74604-5568									
	APN: 12646 Document #: I-2025-008719 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3&4 Subdivision: OAK DALE SUBDIVISION Abbreviated Description: Lot:3&4 Subdivision:OAK DALE SUBDIVISION Abbreviated Description:PORTION LOTS3&4										
20	.94Mi.	**10 RAINTREE ST**	07/28/2025	$450,000	$179	2508	8/3/2	2023		SF	
		PONCA CITY, OK 74604-5412									
	APN: 17407 Document #: I-2025-005171 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Subdivision: RAINTREE Abbreviated Description: Lot:10 Subdivision:RAINTREE										

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.	**165 HOLMES RD**	**02/28/2008**	$31,456	$3,774	1,120	6/2/2	1981	22,521 SF	P
.04Mi.	**192 HOLMES RD**	**09/08/2014**	$28,580	$3,429	1,148	7/3/2	1983	22,521 SF	
.06Mi.	**117 HOLMES RD**	**02/19/2016**	$14,633	$1,756	1,064	7/3/2	1985	22,521 SF	
.08Mi.	**251 HOLMES RD**	**01/16/2014**	$13,232	$1,588	1,078	6/3/1	1972	22,521 SF	P
.09Mi.	**252 HOLMES RD**	**12/13/2010**	$13,555	$1,623	938	7/2/2	1977	22,521 SF	
.2Mi.	**67 BLUE JAY LN**	**02/10/2023**	$16,000	$1,920	784	6/2/2	1977		
.22Mi.	**157 S MCCORD RD**	**06/13/2018**	$40,586	$4,870	1,152	7/3/2	1995	4 SF	
.25Mi.	**100 LAILA PL**	**08/23/2002**	$70,166	$8,420	2,240	8/4/2	2003		
.29Mi.	**81 LAILA PL**	**08/18/2009**	$30,883	$3,706	1,120	7/3/2	1982		
.3Mi.	**51 LAILA PL**	**11/27/2019**	$30,000	$3,600	896	7/3/2	1973		
.37Mi.	**3526 BELL RD**	**07/17/2023**	$29,674	$3,561	1,224	6/2/2	1982	2 SF	
.39Mi.	**81 PROSPECT RD**	**11/14/2022**	$145,662	$17,479	1,440	8/3/2	2022		
.4Mi.	**173 HOWARD ST**		$28,695	$3,443	1,620	6/3/2	1986		
55.8Mi.	**18307 N LEWIS AVE**	**09/18/2020**	$39,100	$4,692	1,216	7/3/2	2021		
55.8Mi.	**43 NOONAN AVE**	**05/03/2005**	$48,547	$5,826	1,456	7/3/2	2008		
56.4Mi.	**3402 NEW PRUE RD**	**12/07/2023**	$42,947	$5,153	2,100	/3/2	1985		

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	43.7 years old	Households:	5,171
Median Household Income:	$73,674	Households w/Family:	67%
Household Income Per Capita:	$40,254	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

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School District

School District Zone:	McCord Public School	Students:	294
Number of Schools:	1	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.83Mi.	**McCord School** Number of Students: 294 Student-Teacher Ratio: 14.13	A+	Public	PK - 6

Flood Report

The Subject Property of **165 HOLMES RD, PONCA CITY, OK 74604-5019** 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	104%	SIMILAR
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	135%	NOTABLY HIGHER
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	118%	HIGHER
MURDER	106%	SIMILAR
OVERALL	86%	LOWER

Disaster Alerts

2/19/2026 - Rattlesnake Fire 7/4/2026 - Severe Storm

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