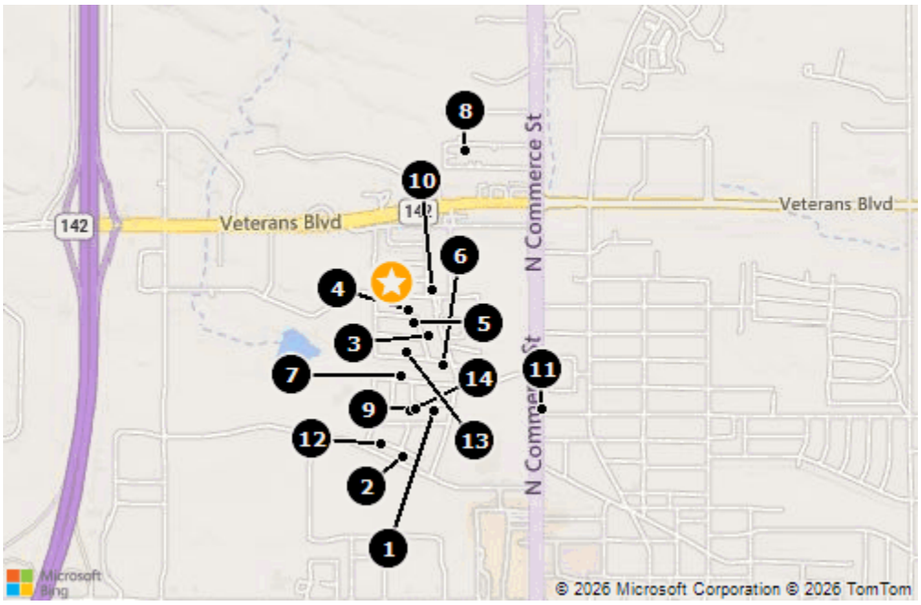
ICE SiteX Report

OrderID: 98262809

SiteX Property Information Report



Subject Property Location

1702 S CEDAR LOOP, ARDMORE, OK 73401-1074

County:	**CARTER OK**	Census Tract:	400198926.021004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1480-00-001-019-0-001-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$121,000**	FSD:	29	Common Confidence Score:	26
Value Range:	$85,910 - $156,090	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:	$1,800	Market Land Value:	$15,000	Tax Year:	2025
Assd Improvement:	$9,985	Market Improvment Value:	$83,211	Total Taxable Value:	$1,176
Total Assessed Value:	$11,785	Total Assessor Market Value:	$98,211	Delinquent Year:	
				Tax Account ID:	10217
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 19 Block: 1 Subdivision: WILDEWOOD ANNEX Phase No: 2 Sec/Twnship/Range: SEC 24 TWN 04S RNG 01E
Abbreviated Description: WILDEWOOD ANNEX PH#2, BLK 1 LOT 19 (31.18X90.95X78.65X124.18)

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:	2	Pool:	
Building Area:	1023 SF	Baths:	1	Fireplace:	
Year Built:	1984	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Veneer
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Traditional	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/10/2021	Sales Price:	$100,000
Document #:	2021-008726 BK-PG 7088 -276	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/03/2021		
Document Type:			

Legal Description:
Lot: 19 Block: 1 Subdivision: WILDEWOOD ANNEX Phase No: II
City/Muni/Twp: ARDMORE

Prior Transfer

Recording Date:	08/03/2021	Sales Price:	$100,000
Document #:	BK-PG 7088 -276	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 19 Block: 1 Subdivision: WILDEWOOD ANNEX Phase No: 2 Sec/Twnship/Range: SEC 24 TWN 04S RNG 01E
Abbreviated Description: WILDEWOOD ANNEX PH#2, BLK 1 LOT 19 (31.18X90.95X78.65X124.18)

Prior Transfer

Recording Date:	01/24/2003	Sales Price:	$46,500
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

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Area Sales Analysis

Total Area Sales	$3,167,500	Median # of Bedrooms	3
Median Lot Size	8,712 SF	Median # of Baths	2
Median Living Area	1,605 SF	Median Year Built	1982
Price Range - 2 Yrs	$150,000 to $368,000	Age Range	12 years to 76 years
Median Value	$220,000	Median Age	44 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**1508 PERSIMMON LN** **ARDMORE, OK 73401-1153**	08/20/2026	$175,000	$110	1587	7/3/2	1995	8,276 SF	
		APN: 1050-00-003-003-0-001-00 Document #: I-2026-008339 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Subdivision: RED OAK ADDITION Abbreviated Description: Lot:3 Block:3 Subdivision:RED OAK ADDITION City/Muni/Twp:ARDMORE City/Muni/Twp: ARDMORE								
2	.47Mi.	**1812 KENDALL DR** **ARDMORE, OK 73401-6599**	08/03/2026	$330,500	$169	1948	7/3/2	2014	8,276 SF	
		APN: 0810-00-001-020-0-001-00 Document #: I-2026-007501 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Block: 1 Subdivision: MEADOWS ADDITION PHASE II Abbreviated Description: Lot:20 Block:1 Subdivision:MEADOWS ADDITION PHASE II City/Muni/Twp:ARDMORE City/Muni/Twp: ARDMORE								
3	.17Mi.	**1508 WARD RD** **ARDMORE, OK 73401-1242**	07/01/2026	$174,000	$120	1450	7/3/2	1979	8,276 SF	
		APN: 1485-00-004-034-0-001-00 Document #: I-2026-006314 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 34 Block: 4 Section: I Subdivision: WILDEWOOD Abbreviated Description: Lot:34 Block:4 Section:I Subdivision:WILDEWOOD City/Muni/Twp:ARDMORE City/Muni/Twp: ARDMORE								
4	.09Mi.	**1609 WARD RD** **ARDMORE, OK 73401-1212**	05/12/2026	$181,000	$139	1300	7/3/2	1979	9,148 SF	
		APN: 1490-00-004-027-0-001-00 Document #: I-2026-004548 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Block: 4 Section: II Subdivision: WILDEWOOD Abbreviated Description: Lot:27 Block:4 Section:II Subdivision:WILDEWOOD City/Muni/Twp:ARDMORE City/Muni/Twp: ARDMORE								
5	.12Mi.	**1515 WARD RD** **ARDMORE, OK 73401-1295**	04/21/2026	$225,000	$119	1884	7/3/2	1979	10,890 SF	G
		APN: 1485-00-003-015-0-001-00 Document #: I-2026-003732 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Block: 3 Subdivision: SECTION I WILDEWOOD Abbreviated Description: Lot:15 Block:3 Subdivision:SECTION I WILDEWOOD City/Muni/Twp:ARDMORE City/Muni/Twp: ARDMORE								
6	.27Mi.	**1504 WILDEWOOD DR** **ARDMORE, OK 73401-1246**	04/14/2026	$150,000	$90	1659	7/3/2	1977	14,375 SF	
		APN: 1485-00-001-002-0-001-00 Document #: I-2026-003499 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Section: 1 Subdivision: WILDEWOOD Abbreviated Description: Lot:2 Block:1 Section:1 Subdivision:WILDEWOOD City/Muni/Twp:ARDMORE City/Muni/Twp: ARDMORE								
7	.25Mi.	**1609 RED OAK DR** **ARDMORE, OK 73401-0907**	03/12/2026	$220,000	$145	1509	7/3/2	1996	7,841 SF	G
		APN: 1050-00-001-011-0-001-00 Document #: I-2026-002328 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: 1 Subdivision: RED OAK ADDITION Abbreviated Description: Lot:11 Block:1 Subdivision:RED OAK ADDITION City/Muni/Twp:ARDMORE City/Muni/Twp: ARDMORE								
8	.4Mi.	**1206 N MEADOW DR** **ARDMORE, OK 73401-1042**	03/02/2026	$265,000	$157	1682	7/3/2	1975	17,424 SF	
		APN: 0225-00-002-012-0-001-00 Document #: I-2026-001967 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 2 Subdivision: CLUB HEIGHTS ADDITION Abbreviated Description: Lot:12 Block:2 Subdivision:CLUB HEIGHTS ADDITION City/Muni/Twp:ARDMORE City/Muni/Twp: ARDMORE								
9	.35Mi.	**1524 PERSIMMON LN** **ARDMORE, OK 73401-1142**	02/26/2026	$240,000	$147	1622	7/3/2	1997	7,405 SF	
		APN: 1050-00-003-007-0-001-00 Document #: I-2026-001869 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 3 Subdivision: RED OAK ADDITION Abbreviated Description: Lot:7 Block:3 Subdivision:RED OAK ADDITION City/Muni/Twp:ARDMORE City/Muni/Twp: ARDMORE								
10	.11Mi.	**2114 SHENANDOAH DR** **ARDMORE, OK 73401-1055**	01/28/2026	$220,000	$208	1056	6/2/2	1983	3,049 SF	
		APN: 1480-00-005-020-0-001-00 Document #: I-2026-000837 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20&21 Block: 5 Subdivision: WILDEWOOD ANNEX Phase No: II Abbreviated Description: Lot:20&21 Block:5 Subdivision:WILDEWOOD ANNEX Phase No:II City/Muni/Twp:ARDMORE City/Muni/Twp: ARDMORE								
11	.53Mi.	**1017 MAXWELL ST NW** **ARDMORE, OK 73401-1344**	12/03/2025	$195,000	$133	1464	7/3/2	1950	9,583 SF	
		APN: 0205-00-009-029-0-001-00 Document #: I-2025-013006 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 29-32 Block: 9 Subdivision: CHICKASAW HEIGHTS ADDITION Abbreviated Description: Lot:29-32 Block:9 Subdivision:CHICKASAW HEIGHTS ADDITION Abbreviated Description:PORTION LOTS29-32 City/Muni/Twp:ARDMORE City/Muni/Twp: ARDMORE								
12	.43Mi.	**1802 KENDALL DR** **ARDMORE, OK 73401-6599**	12/03/2025	$368,000	$150	2440	7/3/2	2014	11,761 SF	
		APN: 0810-00-001-025-0-001-00 Document #: I-2025-013004 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25 Block: 1 Subdivision: THE MEADOWS ADDITION PHASE II Abbreviated Description: Lot:25 Block:1 Subdivision:THE MEADOWS ADDITION PHASE II City/Muni/Twp:ARDMORE City/Muni/Twp: ARDMORE								
13	.19Mi.	**1615 WILDEWOOD DR**	10/15/2025	$179,000	$119	1500	7/3/2	1982	8,712 SF	

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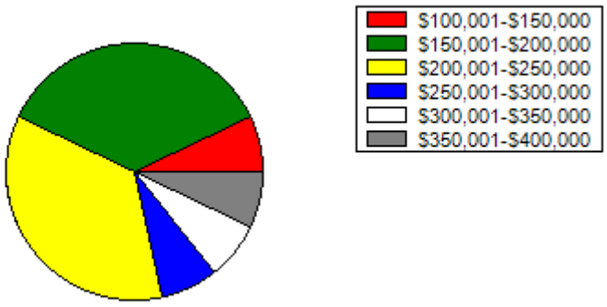
ARDMORE, OK 73401-1247
APN: 1490-00-002-004-0-001-00 Document #: I-2025-010897
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Section: II Subdivision: WILDEWOOD Abbreviated Description: Lot:4 Block:2 Section:II Subdivision:WILDEWOOD City/Muni/Twp:ARDMORE City/Muni/Twp: ARDMORE

14	.35Mi.	**1530 PERSIMMON LN**	09/22/2025	$245,000	$150	1629	7/3/2	1993	8,712 SF

ARDMORE, OK 73401-1141
APN: 1050-00-003-008-0-001-00 Document #: I-2025-010067
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Block: 3 Subdivision: RED OAK ADDITION Abbreviated Description: Lot:8 Block:3 Subdivision:RED OAK ADDITION City/Muni/Twp:ARDMORE City/Muni/Twp: ARDMORE

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.	**1702 S CEDAR LOOP**	**08/03/2021**	$98,211	$11,785	1,023	5/2/1	1984	5,663 SF	
.01Mi.	**1700 S CEDAR LOOP**	**02/09/2016**	$151,632	$12,200	1,216	7/3/2	1984	4,356 SF	
.01Mi.	**1704 S CEDAR LOOP**	**09/14/2007**	$136,703	$8,096	1,023	5/2/2	1984	7,405 SF	
.02Mi.	**1640 S CEDAR LOOP**	**01/30/2020**	$147,162	$5,554	1,219	5/2/1	1984	2,614 SF	
.02Mi.	**1636 S CEDAR LOOP**	**05/27/2008**	$126,971	$10,450	960	5/2/1	1984	2,614 SF	
.03Mi.	**2209 S CEDAR LOOP**	**02/24/2023**	$131,081	$15,730	990	5/2/1	1984	5,227 SF	
.03Mi.	**1632 S CEDAR LOOP**	**05/06/2015**	$134,404	$10,977	960	5/2/1	1984	2,614 SF	
.03Mi.	**1637 S CEDAR LOOP**	**02/24/1998**	$130,390	$10,379	992	5/2/1	1984	2,614 SF	
.04Mi.	**1633 S CEDAR LOOP**	**02/07/2019**	$130,390	$10,707	992	5/2/1	1984	3,485 SF	
.04Mi.	**1628 S CEDAR LOOP**	**03/14/1998**	$129,294	$10,094	960	5/2/1	1984	2,614 SF	
.04Mi.	**1629 S CEDAR LOOP**	**02/24/1998**	$130,390	$10,623	992	5/2/1	1984	3,485 SF	
.04Mi.	**1624 S CEDAR LOOP**	**08/03/2018**	$130,643	$9,969	990	5/2/1	1984	3,485 SF	
.05Mi.	**1710 KNOX RD**	**09/03/2021**	$159,930	$17,620	1,337	5/2/1	1979	5,227 SF	
.05Mi.	**1625 S CEDAR LOOP**	**02/24/1998**	$130,390	$10,704	992	5/2/1	1984	2,614 SF	
.05Mi.	**1705 HUDSON VALLEY RD**	**04/29/1997**	$153,874	$11,935	1,204	6/2/2	1984	4,356 SF	
.05Mi.	**1712 KNOX RD**	**12/16/2020**	$119,915	$11,099	1,107	5/2/1	1980	5,227 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	38.1 years old	Households:	14,417
Median Household Income:	$62,439	Households w/Family:	68%
Household Income Per Capita:	$31,371	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Ardmore Public Schools	Students:	2,546
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.01Mi.	**Ardmore High School**	D	Public	9 - 12
Number of Students: 707 Student-Teacher Ratio: 17.7 Advanced Placement: Yes				
1.67Mi.	**Will Rogers Elementary School**	A-	Public	PK - KG
Number of Students: 324				

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Student-Teacher Ratio: 15.15				
0.99Mi. **Charles Evans Elementary School** Number of Students: 398 Student-Teacher Ratio: 33.25		A	Public	1 - 2
1.25Mi. **Ardmore Middle School** Number of Students: 312 Student-Teacher Ratio: 16.96		C	Public	7 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	117%	HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	114%	HIGHER
MURDER	124%	HIGHER
OVERALL	117%	HIGHER

Disaster Alerts

2/19/2026 - Hospital Road Fire

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