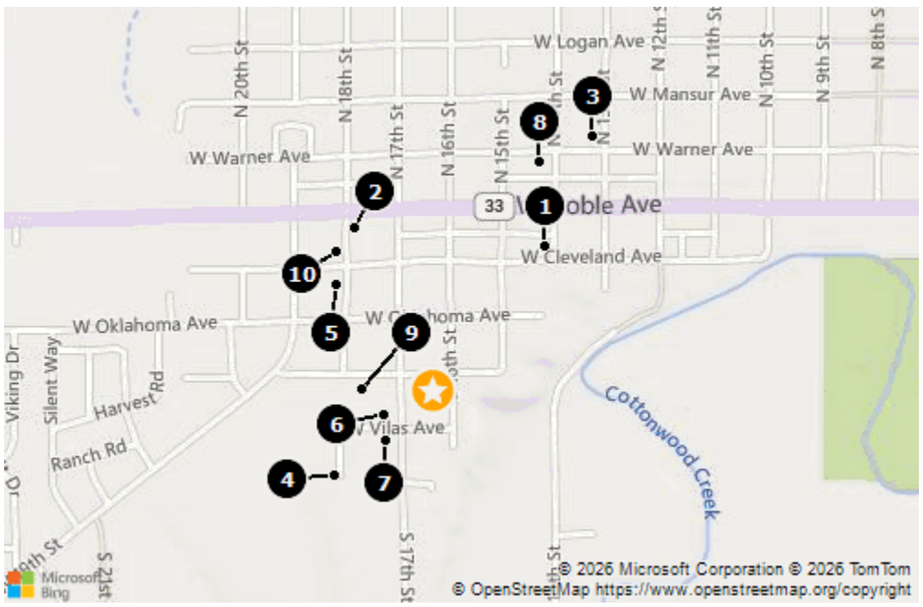
ICE SiteX Report

OrderID: 98237896

SiteX Property Information Report



Subject Property Location

1709 W HARRISON AVE, GUTHRIE, OK 73044-4014

County:	**LOGAN OK**	Census Tract:	400836003.001049
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	420003744	Thomas Bros Pg-Grid:	

Valuation

Value:	**$156,000**	FSD:	11	Common Confidence Score:	55
Value Range:	$138,840 - $173,160	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2
Assd Land Value:	$2,386	Market Land Value:	$21,693	Tax Year:	2025
Assd Improvement:	$13,591	Market Improvment Value:	$131,749	Total Taxable Value:	$1,529
Total Assessed Value:	$15,977	Total Assessor Market Value:	$153,442	Delinquent Year:	
				Tax Account ID:	0003744
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: 6 District: 2 Subdivision: WILLIAMS HEIGHTS Sec/Twnship/Range: SEC 07 TWN 16N RNG 02W
Abbreviated Description: WILLIAMS HEIGHTS W 70' OF 1-6 BLOCK 6

Property Characteristics

Lot Size:	10,498 SF	Bedrooms:	4	Pool:	
Building Area:	1068 SF	Baths:	1	Fireplace:	
Year Built:	1970	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/01/2023	Sales Price:	N/A
Document #:	I-2023-011065 BK-PG 2895-126	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/02/2023	Sales Price:	$152,500
Document #:	I-2023-009874 BK-PG 3257 -540	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/29/2023		
Document Type:			

Legal Description:
Lot: 1-6 Block: 6 Subdivision: WILLIAMS HEIGHTS
Abbreviated Description: PORTION LOTS1-6
City/Muni/Twp: GUTHRIE

Prior Transfer

Recording Date:	09/29/2023	Sales Price:	$152,500
Document #:	BK-PG 3257 -540	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: 6 District: 2 Subdivision: WILLIAMS HEIGHTS Sec/Twnship/Range: SEC 07 TWN 16N RNG 02W
Abbreviated Description: WILLIAMS HEIGHTS W 70' OF 1-6 BLOCK 6

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Mortgage Record

Recording Date:	10/03/2019	Loan Amount:	N/A
Document #:	2019-009476 BK-PG 2895-0126	Loan Type:	Commercial
TD Due Date:	09/17/2034	Type Finance:	VAR

Legal Description:
Lot: 1-6 Block: 6 Subdivision: WILLIAMS HEIGHTS
Abbreviated Description: WEST2 LOTS1-6
City/Muni/Twp: GUTHRIE

Prior Transfer

Recording Date:	05/29/2019	Sales Price:	$38,000
Document #:	2019-004703 BK-PG 2867 -0415	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/28/2019		
Document Type:			

Legal Description:
Lot: 1-6 Block: 6 Subdivision: WILLIAMS HEIGHTS
Abbreviated Description: WEST2 LOTS 1-6
City/Muni/Twp: GUTHRIE

Prior Transfer

Recording Date:	05/28/2019	Sales Price:	$38,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,998,500	Median # of Bedrooms	3
Median Lot Size	10,999 SF	Median # of Baths	1.5
Median Living Area	1,463 SF	Median Year Built	1937
Price Range - 2 Yrs	$85,000 to $380,000	Age Range	66 years to 106 years
Median Value	$169,250	Median Age	89 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**1502 W CLEVELAND AVE** **GUTHRIE, OK 73044-2315**	07/08/2026	$290,000	$161	1799	/4/2	1935	10,454 SF	
		APN: 420002343 Document #: I-2026-007346 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22-24 Block: 6 Subdivision: CAPITAL HEIGHTS ADDITION Abbreviated Description: Lot:22-24 Block:6 Subdivision:CAPITAL HEIGHTS ADDITION City/Muni/Twp:GUTHRIE City/Muni/Twp: GUTHRIE								
2	.24Mi.	**1823 W NOBLE AVE** **GUTHRIE, OK 73044-2234**	05/19/2026	$166,500	$147	1128	9/3/2	1925	6,970 SF	
		APN: 420002116 Document #: I-2026-005325 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4,5 Block: 26 Subdivision: THIRD 3 CAPITAL HEIGHTS ADDITION Abbreviated Description: Lot:4,5 Block:26 Subdivision:THIRD 3 CAPITAL HEIGHTS ADDITION City/Muni/Twp:CITY OF GUTHRIE City/Muni/Twp: CITY OF GUTHRIE								
3	.39Mi.	**1410 W WARNER AVE** **GUTHRIE, OK 73044-2435**	02/23/2026	$195,000	$118	1646	9/4/1	1960	9,801 SF	
		APN: 420003287 Document #: I-2026-001686 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18-20 Block: 22 Subdivision: TOWNSITE OF WEST GUTHRIE Abbreviated Description: Lot:18-20 Block:22 Subdivision:TOWNSITE OF WEST GUTHRIE City/Muni/Twp:CITY OF GUTHRIE City/Muni/Twp: CITY OF GUTHRIE								
4	.2Mi.	**405 JACQUA LN** **GUTHRIE, OK 73044-4016**	01/28/2026	$322,500	$186	1731	/3/1	1960	51,532 SF	
		APN: 420018771 Document #: I-2026-000842 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5-10 Block: 1 Subdivision: CANFIELD ADDITION Sec/Twnship/Range: S2NW4SE4S07T16NR02WIM Abbreviated Description: Lot:5-10 Block:1 Subdivision:CANFIELD ADDITION Sec/Twnship/Range:S2NW4SE4S07T16NR02WIM								
5	.19Mi.	**1901 W CLEVELAND AVE** **GUTHRIE, OK 73044-2124**	10/31/2025	$92,500	$50	1820	/3/2	1930	11,892 SF	
		APN: 420002123 Document #: I-2025-011258 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1-4 Block: 28 Subdivision: THIRD CAPITAL HEIGHTS Abbreviated Description: Lot:1-4 Block:28 Subdivision:THIRD CAPITAL HEIGHTS								
6	.08Mi.	**1810 W VILAS AVE** **GUTHRIE, OK 73044-4028**	09/29/2025	$165,000	$164	1006	/3/1	1950	3,485 SF	Yes
		APN: 420002393 Document #: I-2025-009928 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1-3 Block: 5 Subdivision: CLIFTON HEIGHTS ADDITION Abbreviated Description: Lot:1-3 Block:5 Subdivision:CLIFTON HEIGHTS ADDITION Abbreviated Description:LOT: WEST 54 FEET OF THE EAST 120 FEET OF LOTS ONE (1), TWO (2) AND THREE (3)								
7	.09Mi.	**311 S 17TH ST** **GUTHRIE, OK 73044-4011**	09/10/2025	$172,000	$139	1232	/2/2	1940	14,985 SF	
		APN: 420002395 Document #: I-2025-009250 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1,2 Subdivision: RINEHARTS SUBDIVISION Abbreviated Description: Lot:1,2 Subdivision:RINEHARTS SUBDIVISION City/Muni/Twp:CITY OF GUTHRIE City/Muni/Twp: CITY OF GUTHRIE								
8	.33Mi.	**321 N 14TH ST** **GUTHRIE, OK 73044-2415**	09/05/2025	$85,000	$86	980	//1	1920	7,013 SF	
		APN: 420002291 Document #: I-2025-009049 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1-6 Block: 1 Subdivision: CAPITOL HEIGHTS Abbreviated Description: Lot:1-6 Block:1 Subdivision:CAPITOL HEIGHTS Abbreviated Description:LOT: NORTH FIFTY (50) FEET OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5) AND SIX (6) City/Muni/Twp:CITY OF GUTHRIE City/Muni/Twp: CITY OF GUTHRIE								
9	.09Mi.	**1817 W HARRISON AVE** **GUTHRIE, OK 73044-4024**	08/18/2025	$130,000	$101	1280	/3/1	1955	11,543 SF	

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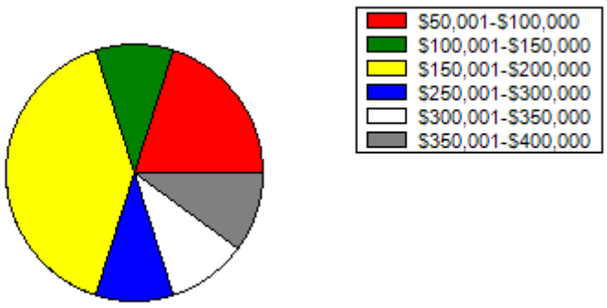
APN: 420003697 Document #: I-2025-008321
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1-3 Block: 2 Subdivision: WOODLAND ADDITION Abbreviated Description: Lot:1-3 Block:2 Subdivision:WOODLAND ADDITION City/Muni/Twp:CITY OF GUTHRIE City/Muni/Twp: CITY OF GUTHRIE

10	.22Mi.	**1904 W CLEVELAND AVE GUTHRIE, OK 73044-2125**	07/03/2025	$380,000	$209	1817	15/5/3	1930	13,983 SF	

APN: 420002114 Document #: I-2025-006653
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21-25 Block: 25 Subdivision: THIRD CAPITAL HEIGHTS ADDITION Abbreviated Description: Lot:21-25 Block:25 Subdivision:THIRD CAPITAL HEIGHTS ADDITION City/Muni/Twp:CITY OF GUTHRIE City/Muni/Twp: CITY OF GUTHRIE

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.	**1709 W HARRISON AVE**	**09/29/2023**	$153,442	$15,977	1,068	/4/1	1970	10,498 SF	
.01Mi.	**1703 W HARRISON AVE**	**05/15/2025**	$152,215	$9,835	1,532	/4/2	1960	10,498 SF	AboveGround
.02Mi.	**214 S 17TH ST**	**09/29/1995**	$142,838	$9,473	1,484		1960	10,498 SF	
.03Mi.	**216 S 17TH ST**	**07/09/1999**	$111,559	$6,038	908	/2/1	1947	10,498 SF	
.03Mi.	**216 S 17TH ST**	**12/05/2016**	$83,906	$5,902	884	/2/1	1935	14,113 SF	
.04Mi.	**223 S 16TH ST**	**09/18/2023**	$151,323	$7,220	1,485		1970	7,013 SF	
.04Mi.	**1623 W HARRISON AVE**	**06/22/2021**	$144,429	$7,638	1,425	/3/2	1920	13,112 SF	
.04Mi.	**220 S 17TH ST**	**02/26/2021**	$64,931	$7,091	1,164	/3/1	1935	7,013 SF	
.04Mi.	**123 S 16TH ST**	**02/26/2010**	$162,108	$12,110	1,777	/3/1	1970	13,983 SF	
.05Mi.	**1718 W HARRISON AVE**	**01/23/2014**	$130,814	$9,225	1,357	/3/1	1970	13,983 SF	
.05Mi.	**216 S 16TH ST**	**07/08/2002**	$114,543	$5,866	1,212		1960	8,407 SF	
.05Mi.	**1619 W HARRISON AVE**		$141,354	$9,451	1,352		1976	11,369 SF	
.05Mi.	**1724 W HARRISON AVE**	**10/02/2023**	$77,151	$4,141	1,202	/3/1	1940	7,013 SF	Yes
.06Mi.	**1624 W HARRISON AVE**	**08/18/2022**	$198,863	$21,875	1,676	/3/1	1940	6,970 SF	
.06Mi.	**213 S 17TH ST**	**03/12/2019**	$126,609	$12,567	1,456	/3/2	1935	13,983 SF	
.06Mi.	**1620 W HARRISON AVE**	**05/17/2021**	$97,590	$9,326	936	/2/1	1930	7,013 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	39.3 years old	Households:	10,882
Median Household Income:	$73,189	Households w/Family:	76%
Household Income Per Capita:	$38,429	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Guthrie Public Schools	Students:	3,483
Number of Schools:	7	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.79Mi.	**Guthrie High School** Number of Students: 960 Student-Teacher Ratio: 17.4	D+	Public	9 - 12
1.36Mi.	**Central Elementary School** Number of Students: 269 Student-Teacher Ratio: 13.21	B+	Public	PK - 4

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1.43Mi. **Mary E. Fogarty Elementary School** Number of Students: 405 Student-Teacher Ratio: 15.89		A-	Public	PK - 4
1.62Mi. **Guthrie Junior High School** Number of Students: 500 Student-Teacher Ratio: 14.78		A-	Public	7 - 8
1.99Mi. **Guthrie Upper Elementary School** Number of Students: 534 Student-Teacher Ratio: 17.88		C-	Public	5 - 6
0.27Mi. **Cotteral Elementary School** Number of Students: 347 Student-Teacher Ratio: 15.46		B-	Public	PK - 4

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	97%	SIMILAR
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	104%	SIMILAR
MURDER	106%	SIMILAR
OVERALL	105%	SIMILAR

Disaster Alerts

3/14/2025 - Fire 3/14/2025 - Logan Fire 3/14/2025 - Luther Fire

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