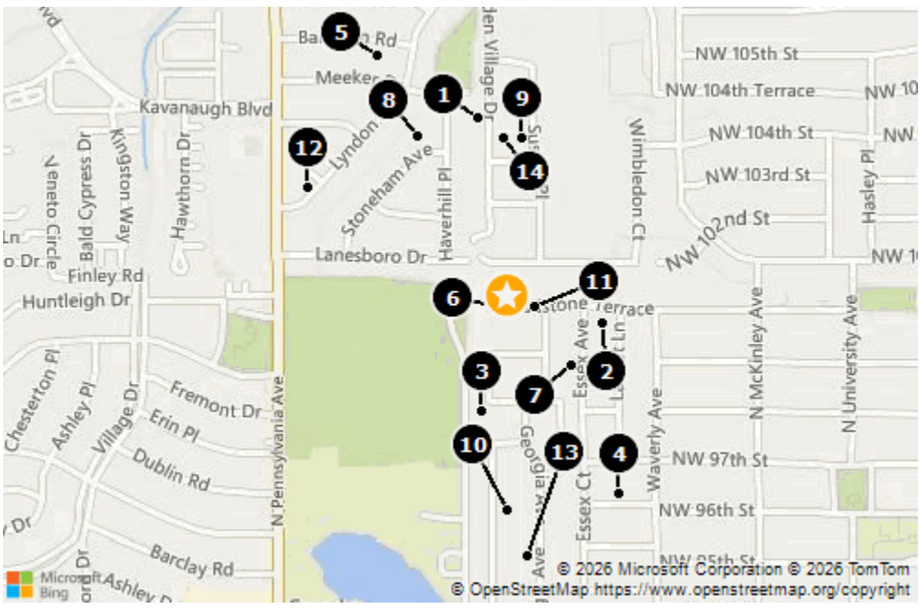
ICE SiteX Report

OrderID: 98677845

SiteX Property Information Report



Subject Property Location

1717 GLADSTONE TER, VILLAGE, OK 73120-3917

County:	**OKLAHOMA OK**	Census Tract:	401091084.041001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	17-944-1270	Thomas Bros Pg-Grid:	

Valuation

Value:	**$237,000**	FSD:	19	Common Confidence Score:	35
Value Range:	$191,970 - $282,030	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	627
Assd Land Value:	$3,386	Market Land Value:	$42,413	Tax Year:	2025
Assd Improvement:	$12,982	Market Improvment Value:	$162,587	Total Taxable Value:	$1,921
Total Assessed Value:	$16,368	Total Assessor Market Value:	$205,000	Delinquent Year:	
				Tax Account ID:	R179441270
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 7 Block: 13 Section: 3 Subdivision: CASADY WAVERLY SEC 3 REPLAT Sec/Twnship/Range: SW4 SEC 29 TWN 13N RNG 03W
Abbreviated Description: CASADY WAVERLY SEC 3 REPLAT 013 007

Property Characteristics

Lot Size:	9,017 SF	Bedrooms:	3	Pool:	
Building Area:	1498 SF	Baths:	1	Fireplace:	1
Year Built:	1973	Partial Baths:		Type Const:	Frame
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:	2	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/01/2000	Sales Price:	$75,000
Document #:	2000053567 BK-PG 7828-1146	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/27/2000		
Document Type:			

Legal Description:
Lot: 7 Block: 13 Subdivision: REPLAT OF CASADY WAVERLY ADDITION SECTION 3

Prior Transfer

Recording Date:	04/27/2000	Sales Price:	$75,000
Document #:	BK-PG 7828 -1146	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 Block: 13 Section: 3 Subdivision: CASADY WAVERLY SEC 3 REPLAT Sec/Twnship/Range: SW4 SEC 29 TWN 13N RNG 03W
Abbreviated Description: CASADY WAVERLY SEC 3 REPLAT 013 007

Prior Transfer

Recording Date:	04/05/2000	Sales Price:	$62,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

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Area Sales Analysis

Total Area Sales	$3,030,500	Median # of Bedrooms	3
Median Lot Size	8,342 SF	Median # of Baths	1
Median Living Area	1,505 SF	Median Year Built	1969
Price Range - 2 Yrs	$85,000 to $275,000	Age Range	9 years to 65 years
Median Value	$225,750	Median Age	57 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**10225 HIDDEN VILLAGE DR VILLAGE, OK 73120-2120**	08/12/2026	$218,500	$96	2268	6/4/2	2016	6,490 SF	
		APN: 21-425-1130 Document #: 2026081201117775 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Subdivision: HIDDEN VILLAGE PHASE 1 Abbreviated Description: Lot:14 Block:1 Subdivision:HIDDEN VILLAGE PHASE 1 City/Muni/Twp:THE VILLAGE City/Muni/Twp: THE VILLAGE								
2	.12Mi.	**10008 ESSEX AVE VILLAGE, OK 73120-4022**	07/24/2026	$85,000	$42	2010	7/4/2	1966	7,710 SF	
		APN: 17-941-1640 Document #: 2026072401109529 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Block: 4 Subdivision: CASADY WAVERLY ADDITION Abbreviated Description: Lot:17 Block:4 Subdivision:CASADY WAVERLY ADDITION City/Muni/Twp:THE VILLAGE City/Muni/Twp: THE VILLAGE								
3	.16Mi.	**1716 ERIN PL VILLAGE, OK 73120-3908**	07/20/2026	$255,000	$153	1663	6/4/1	1973	10,934 SF	
		APN: 17-942-1390 Document #: 2026072001106977 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 9 Section: 2 Subdivision: CASADY WAVERLY ADDITION Abbreviated Description: Lot:1 Block:9 Section:2 Subdivision:CASADY WAVERLY ADDITION								
4	.3Mi.	**1513 CARLTON WAY VILLAGE, OK 73120-4005**	07/07/2026	$210,000	$158	1323	6/3/2	1963	8,233 SF	
		APN: 17-948-1095 Document #: 2026070701099088 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: DEWEY DOBSON FIRST ADDITION Abbreviated Description: Lot:10 Block:1 Subdivision:DEWEY DOBSON FIRST ADDITION								
5	.36Mi.	**1908 BARRYTON RD VILLAGE, OK 73120-4208**	07/01/2026	$215,000	$136	1578	6/3/1	1962	8,146 SF	
		APN: 17-950-1165 Document #: 2026070101096811 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: 11 Subdivision: SECTION TWO CASADY MANOR Abbreviated Description: Lot:11 Block:11 Subdivision:SECTION TWO CASADY MANOR								
6	.04Mi.	**1729 GLADSTONE TER VILLAGE, OK 73120-3917**	06/25/2026	$162,000	$105	1531	7/4/1	1972	12,850 SF	
		APN: 17-944-1300 Document #: 2026062501093542 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 13 Subdivision: REPLAT SECTION 3 CASADY WAVERLY ADDITION Abbreviated Description: Lot:10 Block:13 Subdivision:REPLAT SECTION 3 CASADY WAVERLY ADDITION								
7	.13Mi.	**9917 ESSEX AVE VILLAGE, OK 73120-4019**	06/11/2026	$195,000	$141	1375	5/3/1	1967	7,057 SF	
		APN: 17-941-1400 Document #: 2026061101086155 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 3 Subdivision: CASADY WAVERLY ADDITION Abbreviated Description: Lot:6 Block:3 Subdivision:CASADY WAVERLY ADDITION City/Muni/Twp:THE VILLAGE City/Muni/Twp: THE VILLAGE								
8	.24Mi.	**10237 STONEHAM AVE VILLAGE, OK 73120-3947**	06/03/2026	$244,500	$165	1478	6/3/1	1962	15,507 SF	
		APN: 17-951-2095 Document #: 2026060301081604 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 39 Block: 5 Subdivision: CASADY MANOR Abbreviated Description: Lot:39 Block:5 Subdivision:CASADY MANOR City/Muni/Twp:THE VILLAGE City/Muni/Twp: THE VILLAGE								
9	.21Mi.	**10207 SUSSEX PL VILLAGE, OK 73120-2148**	05/27/2026	$233,000	$164	1413	/3/2	2017	7,100 SF	
		APN: 21-425-1760 Document #: 2026052701077218 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Block: 3 Subdivision: HIDDEN VILLAGE PHASE 1 Abbreviated Description: Lot:15 Block:3 Subdivision:HIDDEN VILLAGE PHASE 1 City/Muni/Twp:THE VILLAGE City/Muni/Twp: THE VILLAGE								
10	.28Mi.	**9620 NICHOLS RD VILLAGE, OK 73120-3938**	05/06/2026	$260,000	$166	1560	6/3/1	1976	10,454 SF	Yes
		APN: 17-942-1030 Document #: 2026050601066158 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 7 Section: 2 Subdivision: CASADY WAVERLY ADDITION Abbreviated Description: Lot:4 Block:7 Section:2 Subdivision:CASADY WAVERLY ADDITION City/Muni/Twp:THE VILLAGE City/Muni/Twp: THE VILLAGE								
11	0Mi.	**1701 GLADSTONE TER VILLAGE, OK 73120-3917**	04/28/2026	$255,000	$177	1440	6/3/1	1974	8,451 SF	
		APN: 17-944-1230 Document #: 2026042801060523 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 13 Section: 3 Subdivision: CASADY WAVERLY ADDITION Abbreviated Description: Lot:3 Block:13 Section:3 Subdivision:CASADY WAVERLY ADDITION City/Muni/Twp:THE VILLAGE City/Muni/Twp: THE VILLAGE								
12	.3Mi.	**10209 LYNDON RD VILLAGE, OK 73120-4202**	04/01/2026	$240,000	$200	1200	5/3/1	1961	9,627 SF	
		APN: 17-951-2335 Document #: 2026040101044306 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Block: 6 Subdivision: CASADY MANOR Abbreviated Description: Lot:19 Block:6 Subdivision:CASADY MANOR								
13	.34Mi.	**9605 GEORGIA AVE VILLAGE, OK 73120-4049**	03/30/2026	$275,000	$161	1705	6/3/1	1964	9,148 SF	

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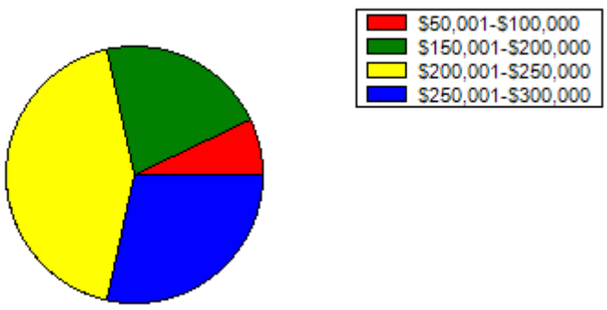
APN: 17-947-1085 Document #: 2026033001042978
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 1 Subdivision: DOBSON & WINTER 1ST ADDITION Abbreviated Description: Lot:9 Block:1 Subdivision:DOBSON & WINTER 1ST ADDITION City/Muni/Twp:THE VILLAGE City/Muni/Twp: THE VILLAGE

14	.21Mi.	**10212 HIDDEN VILLAGE DR VILLAGE, OK 73120-2121**	03/17/2026	$182,500	$149	1224	/3/2	2017	7,100 SF

APN: 21-425-1710 Document #: 2026031701035947
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: 3 Subdivision: HIDDEN VILLAGE PHASE I Abbreviated Description: Lot:10 Block:3 Subdivision:HIDDEN VILLAGE PHASE I City/Muni/Twp:THE VILLAGE City/Muni/Twp: THE VILLAGE

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.	**1717 GLADSTONE TER**	**04/27/2000**	$205,000	$16,368	1,498	7/3/1	1973	9,017 SF	
.01Mi.	**1713 GLADSTONE TER**	**05/02/2015**	$205,500	$8,597	1,441	6/3/1	1974	8,451 SF	
.01Mi.	**1721 GLADSTONE TER**	**02/28/2017**	$206,500	$17,319	1,545	6/3/1	1973	8,451 SF	
.02Mi.	**1709 GLADSTONE TER**	**04/02/1998**	$204,500	$16,233	1,440	7/3/1	1974	8,451 SF	
.02Mi.	**1716 LANESBORO DR**	**11/14/2019**	$229,000	$22,040	1,412	/3/2	2018	6,011 SF	
.03Mi.	**1720 LANESBORO DR**	**05/12/2022**	$241,000	$26,510	1,528	/3/2	2018	6,011 SF	
.03Mi.	**1712 LANESBORO DR**	**05/12/2022**	$242,500	$26,675	1,547	/3/2	2018	6,011 SF	
.03Mi.	**1725 GLADSTONE TER**	**04/14/2022**	$249,500	$25,588	1,584	6/3/1	1972	9,932 SF	
.03Mi.	**1724 LANESBORO DR**	**11/14/2019**	$223,500	$21,478	1,358	/3/2	2019	6,011 SF	
.03Mi.	**1708 LANESBORO DR**	**08/30/2021**	$229,000	$20,020	1,412	/3/2	2018	6,011 SF	
.03Mi.	**1705 GLADSTONE TER**	**01/26/2024**	$202,500	$22,275	1,452	6/3/1	1974	8,451 SF	
.04Mi.	**1716 GLADSTONE TER**	**02/02/2010**	$212,000	$19,346	1,548	6/3/1	1974	9,104 SF	
.04Mi.	**1712 GLADSTONE TER**	**01/19/2022**	$218,000	$20,004	1,448	6/3/1	1974	9,104 SF	
.04Mi.	**1704 LANESBORO DR**	**12/27/2018**	$220,500	$20,987	1,328	/3/2	2018	6,011 SF	
.04Mi.	**1708 GLADSTONE TER**	**04/06/1994**	$207,000	$16,503	1,392	7/3/1	1974	9,104 SF	
.04Mi.	**1729 GLADSTONE TER**	**04/12/2024**	$247,000	$27,170	1,531	7/4/1	1972	12,850 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	39.1 years old	Households:	17,948
Median Household Income:	$72,656	Households w/Family:	51%
Household Income Per Capita:	$46,709	Households w/Family Married:	35%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	21%

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
2.88Mi.	**John Marshall Enterprise High School**	F	Public	9 - 12
Number of Students: 802 Student-Teacher Ratio: 15.96 Advanced Placement: Yes				
1.29Mi.	**John Marshall Enterprise Middle School**	F	Public	5 - 8
Number of Students: 698 Student-Teacher Ratio: 16.6				

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0.82Mi.	**Ridgeview Elementary School**	C+	Public	PK - 4

Number of Students: 372
Student-Teacher Ratio: 13.78

Flood Report

The Subject Property of **1717 GLADSTONE TER, VILLAGE, OK 73120-3917** 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	130%	NOTABLY HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	136%	NOTABLY HIGHER
FORCIBLE RAPE	52%	NOTABLY LOWER
MURDER	112%	HIGHER
OVERALL	106%	SIMILAR

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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