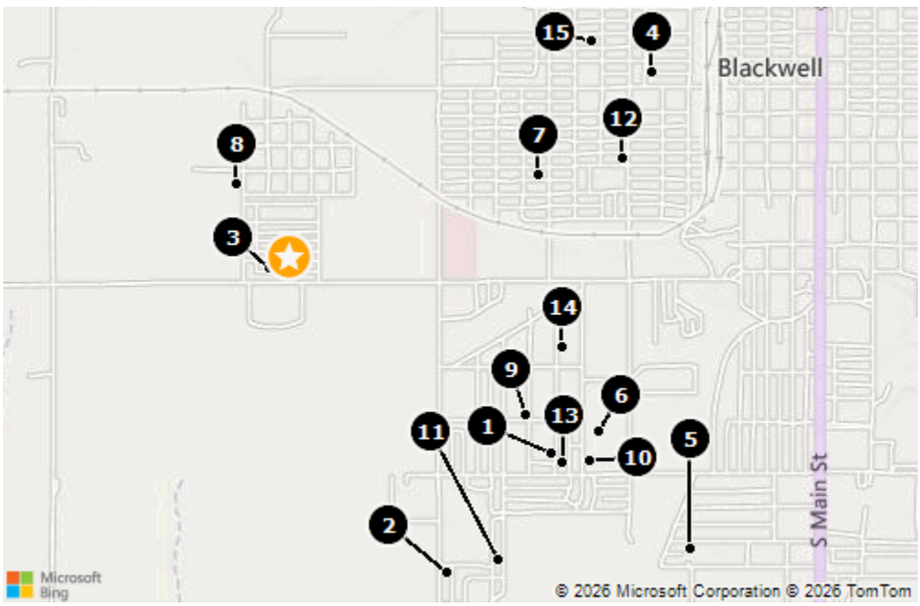
ICE SiteX Report

OrderID: 98722471

SiteX Property Information Report



Subject Property Location

1912 MEADOW LN, BLACKWELL, OK 74631-5403

County:	**KAY OK**	Census Tract:	400710013.012086
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2545-00-001-015-0-000-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$130,000**	FSD:	19	Common Confidence Score:	37
Value Range:	$105,300 - $154,700	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	204
Assd Land Value:	$1,436	Market Land Value:	$13,056	Tax Year:	2025
Assd Improvement:	$10,001	Market Improvment Value:	$99,327	Total Taxable Value:	$1,109
Total Assessed Value:	$11,437	Total Assessor Market Value:	$112,383	Delinquent Year:	
				Tax Account ID:	15814
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 15 Block: 1 Subdivision: WEST MEADOWS 2ND Sec/Twnship/Range: SEC 21 TWN 27N RNG 01W
Abbreviated Description: BKWL-W MEADOWS 2ND BLOCK 1 W 68' LOT 15

Property Characteristics

Lot Size:	6,795 SF	Bedrooms:	3	Pool:	
Building Area:	1514 SF	Baths:	1	Fireplace:	
Year Built:	1977	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
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:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/04/2020	Sales Price:	N/A
Document #:	2020-003105 BK-PG 1767-254	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/22/2019	Sales Price:	N/A
Document #:	2019-008070 BK-PG 1767-0254	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/29/2018	Sales Price:	$93,000
Document #:	2018-000690 BK-PG 1767 -0250	Type of Sale:	Full Amount on Deed
Contract Date:	01/16/2018		
Document Type:			
Legal Description:			

Lot: 15 Block: 1 Subdivision: WEST MEADOWS 2ND ADDITION
Abbreviated Description: WEST68FT LOT15
City/Muni/Twp: BLACKWELL

Prior Transfer

Recording Date:	01/16/2018	Sales Price:	$93,000

ICE SiteX Report

OrderID: 98722471

Document #:	BK-PG 1767 -250	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 15 Block: 1 Subdivision: WEST MEADOWS 2ND Sec/Twnship/Range: SEC 21 TWN 27N RNG 01W
Abbreviated Description: BKWL-W MEADOWS 2ND BLOCK 1 W 68' LOT 15

Prior Transfer

Recording Date:	06/05/2017	Sales Price:	N/A
Document #:	2017-004517 BK-PG 1746 -0979	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/15/2017		
Document Type:			

Legal Description:
Lot: 15 Block: 1 Subdivision: BKWL W MEADOWS 2ND
Abbreviated Description: WEST68FT LOT15

Prior Transfer

Recording Date:	06/05/2017	Sales Price:	N/A
Document #:	2017-004516 BK-PG 1746 -0976	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/15/2017		
Document Type:			

Legal Description:
Lot: 15 Block: 1 Subdivision: BKWL W MEADOWS 2ND

Area Sales Analysis

Total Area Sales	$1,287,884	Median # of Bedrooms	3
Median Lot Size	13,983 SF	Median # of Baths	1
Median Living Area	1,413 SF	Median Year Built	1950
Price Range - 2 Yrs	$5,000 to $230,000	Age Range	10 years to 116 years
Median Value	$60,000	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.85Mi.	**1325 S 9TH ST** **BLACKWELL, OK 74631-4619**	10/09/2026	$16,000	$15	1036	5/3/1	1955	29,839 SF	
		APN: 2220-00-008-001-0-000-00 Document #: I-2026-007247 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1-3 Block: 8 Subdivision: BLKWI HARRIS ADD Abbreviated Description: Lot:1-3 Block:8 Subdivision:BLKWI HARRIS ADD City/Muni/Twp:CITY OF BLACKWELL City/Muni/Twp: CITY OF BLACKWELL								
2	.91Mi.	**1602 S 13TH ST** **BLACKWELL, OK 74631-4763**	10/02/2026	$230,000	$131	1746	6/3/2	1980	15,420 SF	
		APN: 2490-00-000-031-0-000-00 Document #: I-2026-007042 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Subdivision: SURREY COUNTRY ESTATES Abbreviated Description: Lot:31 Subdivision:SURREY COUNTRY ESTATES City/Muni/Twp:CITY OF BLACKWELL City/Muni/Twp: CITY OF BLACKWELL								
3	.06Mi.	**2009 MEADOW LN** **BLACKWELL, OK 74631-5407**	09/22/2026	$40,000	$35	1112	5/3/1	1977	7,144 SF	
		APN: 2540-00-001-007-0-000-00 Document #: I-2026-006812 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: WEST MEADOWS FIRST ADDITION Abbreviated Description: Lot:7 Block:1 Subdivision:WEST MEADOWS FIRST ADDITION Abbreviated Description:LOT: EAST 65 FEET LOT 7 City/Muni/Twp:CITY OF BLACKWELL City/Muni/Twp: CITY OF BLACKWELL								
4	1.06Mi.	**116 N 5TH ST** **BLACKWELL, OK 74631-1904**	08/31/2026	$5,000	$4	1146	4/2/1	1920	4,835 SF	
		APN: 2390-00-010-020-0-001-00 Document #: I-2026-006112 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20-22 Block: 10 Subdivision: PECKHAM Abbreviated Description: Lot:20-22 Block:10 Subdivision:PECKHAM								
5	1.29Mi.	**249 RUSSELL AVE** **BLACKWELL, OK 74631-4834**	08/31/2026	$160,000	$105	1512	6/3/2	1982	14,985 SF	
		APN: 2510-00-001-013-0-001-00 Document #: I-2026-006133 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: VINNEDGE ADDITION Sec/Twnship/Range: SE4S27T27R01WIM Abbreviated Description: Lot:13 Subdivision:VINNEDGE ADDITION Sec/Twnship/Range:SE4S27T27R01WIM Abbreviated Description:LOT: NORTH HALF (N/2) OF LOT THIRTEEN (13) City/Muni/Twp:CITY OF BLACKWELL City/Muni/Twp: CITY OF BLACKWELL								
6	.92Mi.	**1224 S 8TH ST** **BLACKWELL, OK 74631-4602**	08/07/2026	$110,000	$87	1260	5/3/1	1958	43,560 SF	
		APN: 2450-27-027-01W-2-009-00 Document #: I-2026-005505 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF BLACKWELL City/Muni/Twp: CITY OF BLACKWELL								
7	.68Mi.	**1013 W COLLEGE AVE** **BLACKWELL, OK 74631-3107**	07/30/2026	$15,000	$10	1413	5/2/1	1920	7,013 SF	
		APN: 2010-00-023-005-0-000-00 Document #: I-2026-005366 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5,6 Block: 23 Subdivision: BAPTIST COLLEGE ADDITION Abbreviated Description: Lot:5,6 Block:23 Subdivision:BAPTIST COLLEGE ADDITION City/Muni/Twp:CITY OF BLACKWELL City/Muni/Twp: CITY OF BLACKWELL								
8	.24Mi.	**401 S 21ST ST** **BLACKWELL, OK 74631-2437**	07/27/2026	$192,000	$107	1782	5/3/2	2016	73,181 SF	
		APN: 2990-21-027-01W-3-002-50 Document #: I-2026-005291 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4S21T27NR01WIM Abbreviated Description: Sec/Twnship/Range:SW4S21T27NR01WIM								
9	.73Mi.	**1102 WILSON AVE** **BLACKWELL, OK 74631-4642**	07/27/2026	$36,551	$23	1580	7/2/1	1950	13,983 SF	
		APN: 2220-00-018-005-0-000-00 Document #: I-2026-005239 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 5,6 Block: 18 Subdivision: HARRIS ADDITION Abbreviated Description: Lot:5,6 Block:18 Subdivision:HARRIS ADDITION City/Muni/Twp:CITY OF BLACKWELL City/Muni/Twp: CITY OF BLACKWELL

10	.96Mi.	**1312 S 8TH ST** **BLACKWELL, OK 74631-4604**	07/23/2026	$79,000	$63	1252	5/3/1	1925	43,560 SF

APN: 2450-27-027-01W-2-011-00 Document #: I-2026-005164
Document Type: Price Code: R
Land Use: Single Family Residential
Legal:

11	.95Mi.	**1515 VIRGINIA AVE** **BLACKWELL, OK 74631-6748**	07/21/2026	$166,000	$111	1492	5/3/1	1982	9,191 SF

APN: 2490-00-000-051-0-000-00 Document #: I-2026-005085
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 51,52 Subdivision: SURREY COUNTRY ESTATES Abbreviated Description: Lot:51,52 Subdivision:SURREY COUNTRY ESTATES Abbreviated Description:LOT: THE NORTH 37 FEET OF LOT 51 AND THE SOUTH 36 FEET OF LOT 52 City/Muni/Twp:CITY OF BLACKWELL City/Muni/Twp: CITY OF BLACKWELL

12	.9Mi.	**315 S 6TH ST** **BLACKWELL, OK 74631-3241**	07/08/2026	$53,333	$24	2157	5/2/1	1920	6,752 SF

APN: 2090-00-033-021-0-000-00 Document #: I-2026-004675
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21-24 Block: 33 Subdivision: CAMPUS ADDITION Abbreviated Description: Lot:21-24 Block:33 Subdivision:CAMPUS ADDITION City/Muni/Twp:CITY OF BLACKWELL City/Muni/Twp: CITY OF BLACKWELL

13	.89Mi.	**1330 S 9TH ST** **BLACKWELL, OK 74631-4620**	06/08/2026	$95,000	$51	1844	5/2/1	1910	13,983 SF

APN: 2220-00-007-009-0-000-00 Document #: I-2026-004042
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9,10 Block: 7 Subdivision: HARRIS ADDITION Abbreviated Description: Lot:9,10 Block:7 Subdivision:HARRIS ADDITION City/Muni/Twp:CITY OF BLACKWELL City/Muni/Twp: CITY OF BLACKWELL

14	.75Mi.	**1002 S 9TH ST** **BLACKWELL, OK 74631-4155**	06/05/2026	$60,000	$45	1328	5/3/1	1925	18,208 SF

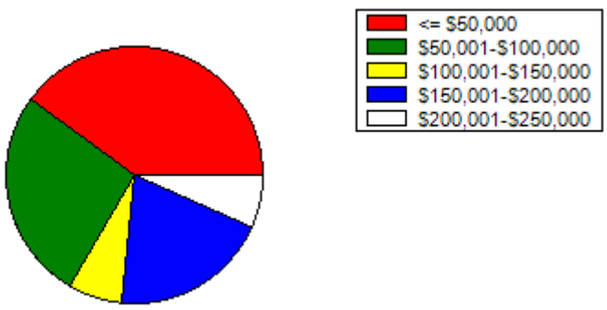
APN: 2220-00-003-011-0-000-00 Document #: I-2026-003993
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11,12 Block: 3 Subdivision: HARRIS ADDITION Abbreviated Description: Lot:11,12 Block:3 Subdivision:HARRIS ADDITION City/Muni/Twp:CITY OF BLACKWELL City/Muni/Twp: CITY OF BLACKWELL

15	.96Mi.	**809 W MCKINLEY AVE** **BLACKWELL, OK 74631-2018**	06/01/2026	$30,000	$34	872	4/2/1	1920	7,013 SF

APN: 2570-00-005-005-0-000-00 Document #: I-2026-003814
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3-6 Block: 5 Subdivision: WAITES ADDITION Abbreviated Description: Lot:3-6 Block:5 Subdivision:WAITES ADDITION City/Muni/Twp:CITY OF BLACKWELL City/Muni/Twp: CITY OF BLACKWELL

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.

ICE SiteX Report

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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.	**1912 MEADOW LN**	**01/16/2018**	$112,383	$11,437	1,514	6/3/1	1977	6,795 SF	
.01Mi.	**1910 MEADOW LN**	**08/23/2004**	$84,341	$4,800	1,453	5/3/1	1975	6,795 SF	
.01Mi.	**2002 MEADOW LN**	**04/22/2021**	$80,553	$8,723	1,132	5/3/1	1977	7,013 SF	
.02Mi.	**1913 RIDGEWAY RD**	**09/14/2015**	$77,287	$3,999	1,096	5/3/1	1977	6,752 SF	
.03Mi.	**1911 RIDGEWAY RD**	**11/08/2021**	$87,090	$8,723	1,171	5/3/2	1978	6,752 SF	
.03Mi.	**1908 MEADOW LN**	**08/24/2020**	$64,608	$7,107	864	4/2/1	1980	6,795 SF	Yes
.03Mi.	**2003 RIDGEWAY RD**	**10/12/2021**	$66,376	$4,060	876	5/3/1	1977	7,013 SF	
.03Mi.	**1911 MEADOW LN**	**07/07/2010**	$83,120	$6,386	1,140	5/3/1	1977	7,362 SF	
.03Mi.	**1909 MEADOW LN**	**05/07/2007**	$63,000	$3,390	1,120	5/3/1	1977	7,362 SF	
.03Mi.	**2003 MEADOW LN**	**08/15/2023**	$75,689	$5,775	1,124	6/4/1	1977	7,710 SF	
.03Mi.	**2004 MEADOW LN**	**04/03/1998**	$127,708	$8,550	1,703	5/3/1	1977	13,721 SF	
.03Mi.	**1909 RIDGEWAY RD**	**03/04/2022**	$74,980	$4,326	1,015	5/3/2	1978	5,576 SF	
.04Mi.	**1906 MEADOW LN**	**03/14/2023**	$100,452	$10,279	1,539	6/3/1	1978	6,795 SF	
.04Mi.	**1907 MEADOW LN**		$63,394	$3,270	1,120	5/3/1	1977	7,362 SF	
.04Mi.	**2005 MEADOW LN**	**03/29/2005**	$78,458	$3,732	1,372	5/3/1	1977	7,710 SF	
.04Mi.	**1907 RIDGEWAY RD**	**06/09/2017**	$111,078	$5,022	1,485	5/3/1	1981	6,752 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	38.6 years old	Households:	2,777
Median Household Income:	$53,604	Households w/Family:	61%
Household Income Per Capita:	$27,309	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Blackwell Public Schools	Students:	1,087
Number of Schools:	3	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.61Mi.	**Blackwell High School** Number of Students: 353 Student-Teacher Ratio: 16.16 Advanced Placement: Yes	C	Public	9 - 12
0.15Mi.	**Blackwell Elementary School** Number of Students: 507 Student-Teacher Ratio: 14.09	A-	Public	PK - 5
1.32Mi.	**Blackwell Middle School** Number of Students: 227 Student-Teacher Ratio: 12.39	C-	Public	6 - 8

Flood Report

The Subject Property of **1912 MEADOW LN, BLACKWELL, OK 74631-5403** 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	115%	HIGHER
BURGLARY	145%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	150%	NOTABLY HIGHER
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	144%	NOTABLY HIGHER
FORCIBLE RAPE	170%	NOTABLY HIGHER
MURDER	136%	NOTABLY HIGHER
OVERALL	136%	NOTABLY HIGHER

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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ICE SiteX Report

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