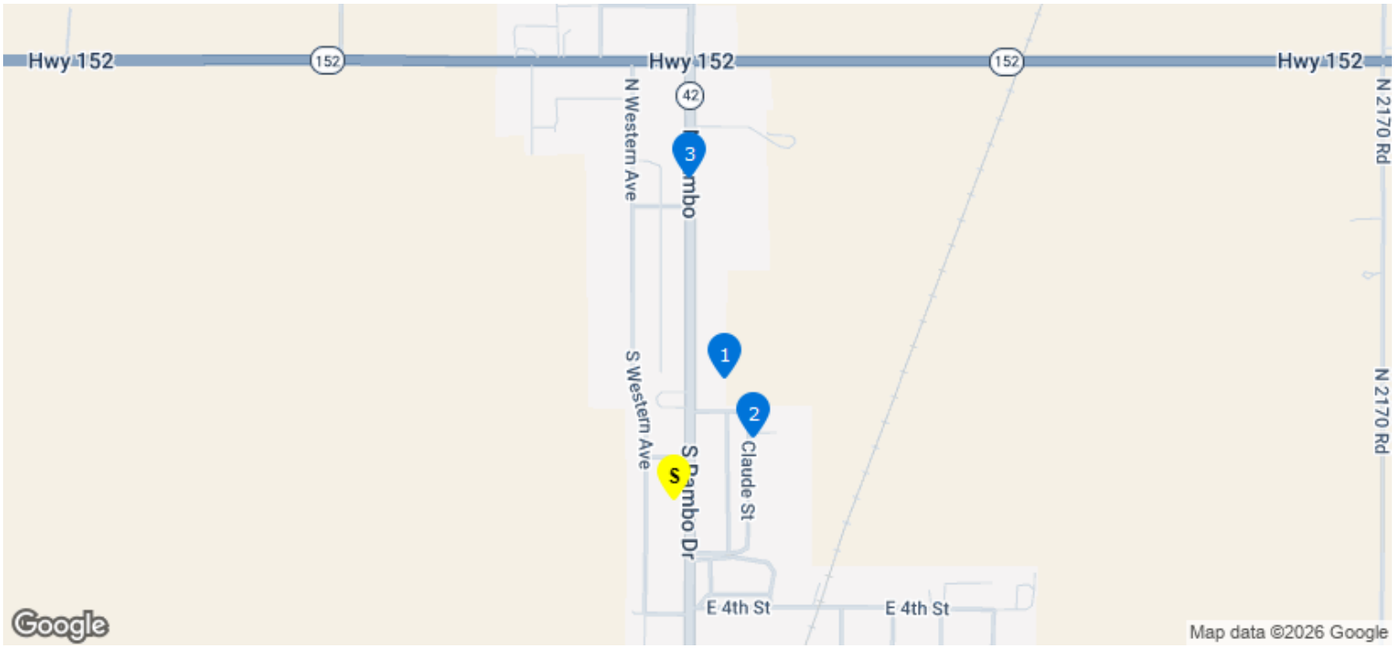
ICE SiteX Report

OrderID: 98809215

SiteX Property Information Report



Subject Property Location

206 S WESTERN, DILL CITY, OK 73641-9534

County:	**WASHITA OK**	Census Tract:	9650.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	E030-00-002-028-0-001-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$95,000**	FSD:	36	Common Confidence Score:	22
Value Range:	$60,800 - $129,200	ICE Confidence Score:	64		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	203
Assd Land Value:	$588	Market Land Value:	$5,344	Tax Year:	2024
Assd Improvement:	$9,467	Market Improvment Value:	$108,380	Total Taxable Value:	$677
Total Assessed Value:	$10,055	Total Assessor Market Value:	$113,724	Delinquent Year:	
				Tax Account ID:	9716
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 28,29 Block: 2 Subdivision: HOEFAR PLAT Sec/Twnship/Range: SEC 6 TWN 9NN RNG 18WW
Abbreviated Description: DILL CITY, HOEFAR PLAT BLK 2 N 40' OF LOT 28 & ALL OF LOT 29 100' X 140'

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1485 SF	Baths:	2	Fireplace:	1
Year Built:	1978	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick veneer
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Traditional / Old	Basement:		Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/03/2012	Sales Price:	N/A
Document #:	I-2012-002990 BK-PG 1230-721	Type of Sale:	Non Residential Transfer
Document Type:	Deed		

Legal Description:
Block: 2

Prior Transfer

Recording Date:	08/08/2010	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: M Block: 2 Subdivision: HOEFAR PLAT Sec/Twnship/Range: SEC 6 TWN 9NN RNG 18WW
Abbreviated Description: DILL CITY, HOEFAR PLAT BLK 2 N 40' OF LOT 28 & ALL OF LOT 29 100' X 140'

Area Sales Analysis

Total Area Sales	$243,000	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,785 SF	Median Year Built	1963
Price Range - 2 Yrs	$65,000 to $110,000	Age Range	47 years to 64 years
Median Value	$68,000	Median Age	63 years

ICE SiteX Report

OrderID: 98809215

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**101 CLAUDE ST** **DILL CITY, OK 73641-9531**	03/19/2026	$68,000	$50	1357	6/2/1	1963	SF	
		APN: E050-00-001-013-0-001-00 Document #: 2026-000857 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 13&14 Block: 1 Subdivision: WILLIAMS ADDITION Abbreviated Description: Lot:13&14 Block:1 Subdivision:WILLIAMS ADDITION Abbreviated Description:PORTION LOT13 City/Muni/Twp:DILL CITY City/Muni/Twp: DILL CITY								
2	.39Mi.	**409 S MCDONALD ST** **DILL CITY, OK 73641-**	04/20/2026	$135,000	$78	1728	8/3/2	1930	SF	
		APN: E001-00-032-007-0-001-00 Document #: 2026-001219 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1-9 Block: 32 Subdivision: DILL CITY Abbreviated Description: Lot:1-9 Block:32 Subdivision:DILL CITY								
3	5.25Mi.	**313 PAWNEE RD** **BURNS FLAT, OK 73647-**	04/13/2026	$113,000	$52	2186	6/3/1	1958	SF	
		APN: R030-00-001-004-0-001-00 Document #: 2026-001138 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: INDIAN TRAILS SUBDIVISION Abbreviated Description: Lot:4 Block:1 Subdivision:INDIAN TRAILS SUBDIVISION City/Muni/Twp:BURNS FLAT City/Muni/Twp: BURNS FLAT								
4	5.32Mi.	**218 PAWNEE RD** **BURNS FLAT, OK 73647-9016**	05/05/2026	$125,000	$59	2135	8/3/2	1958	SF	
		APN: R030-00-003-001-0-001-00 Document #: 2026-001402 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 1 Block: 3 Subdivision: INDIAN TRAILS SUBDIVISION Sec/Twnship/Range: SE4 S11T10NR19W IM Abbreviated Description: Lot:1 Block:3 Subdivision:INDIAN TRAILS SUBDIVISION Sec/Twnship/Range:SE4 S11T10NR19W IM								
5	5.41Mi.	**312 SUWANNEE RD** **BURNS FLAT, OK 73647-**	04/02/2026	$70,000	$44	1608	6/3/1	1958	SF	
		APN: R030-00-005-007-0-001-00 Document #: 2026-001022 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 5 Subdivision: INDIAN TRAILS SUBDIVISION Sec/Twnship/Range: SE4 S11T10NR19 WIM Abbreviated Description: Lot:7 Block:5 Subdivision:INDIAN TRAILS SUBDIVISION Sec/Twnship/Range:SE4 S11T10NR19 WIM								
6	5.48Mi.	**200 CHEROKEE TRL** **BURNS FLAT, OK 73647-9014**	05/21/2026	$55,000	$38	1440	6/3/1	1958	SF	
		APN: R030-00-008-009-0-001-00 Document #: 2026-001609 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Block: 8 Subdivision: INDIAN TRAILS SUBDIVISION Sec/Twnship/Range: E2 S11T10NR19W IM Abbreviated Description: Lot:9 Block:8 Subdivision:INDIAN TRAILS SUBDIVISION Sec/Twnship/Range:E2 S11T10NR19W IM Abbreviated Description:PORTION LOT9								
7	5.65Mi.	**11424 N 2170 RD** **FOSS, OK 73647-**	03/23/2026	$389,000	$208	1873	6/3/2	1920	17,424 SF	
		APN: 0000-09-010-018-1-003-00 Document #: 2026-000882 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4 S09T10NR18W IM Abbreviated Description: Sec/Twnship/Range:NW4 S09T10NR18W IM								
8	7.89Mi.	**631 W 10TH ST** **CORDELL, OK 73632-2607**	04/28/2026	$78,000	$71	1104	5/3/1	1954	SF	
		APN: A090-00-00V-038-0-001-00 Document #: 2026-001338 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 38 Subdivision: CORDELL HEIGHTS Abbreviated Description: Lot:38 Subdivision:CORDELL HEIGHTS								
9	7.91Mi.	**1319 N COOK** **CORDELL, OK 73632-1801**	05/18/2026	$118,500	$77	1540	6/3/1	1976	SF	
		APN: A060-00-00S-000-0-006-00 Document #: 2026-001578 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Block: S Subdivision: CHRISTIAN COLLEGE ADDITION Abbreviated Description: Block:S Subdivision:CHRISTIAN COLLEGE ADDITION City/Muni/Twp:NEW CORDELL City/Muni/Twp: NEW CORDELL								
10	7.93Mi.	**708 W 12TH ST** **CORDELL, OK 73632-2410**	05/07/2026	$90,000	$71	1262	5/2/1	1957	SF	
		APN: A090-00-00U-007-0-001-00 Document #: 2026-001453 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 7 Block: U Subdivision: CORDELL HEIGHTS Abbreviated Description: Lot:7 Block:U Subdivision:CORDELL HEIGHTS								
11	7.96Mi.	**21344 E 1120 RD** **FOSS, OK 73647-4732**	04/20/2026	$265,000	$115	2304	6/3/2	1998	191,664 SF	
		APN: 0000-35-011-019-2-005-00 Document #: 2026-001225 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NW4 S35T11NR19W IM Abbreviated Description: Sec/Twnship/Range:NE4NW4 S35T11NR19W IM								
12	8.09Mi.	**1207 N LEE ST** **CORDELL, OK 73632-2419**	03/27/2026	$80,000	$52	1544	6/3/1	1949	SF	
		APN: A020-00-00Z-028-0-001-00 Document #: 2026-000949 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 28 Block: Z Subdivision: BALDWINS SUBDIVISION Abbreviated Description: Lot:28 Block:Z Subdivision:BALDWINS SUBDIVISION								
13	8.1Mi.	**1110 N GRANT ST** **CORDELL, OK 73632-2624**	03/27/2026	$89,000	$80	1112	5/3/1	1954	SF	
		APN: A020-00-00Z-036-0-002-00 Document #: 2026-000929 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 36&37 Block: Z Subdivision: BALDWINS SUB DIVISION Abbreviated Description: Lot:36&37 Block:Z Subdivision:BALDWINS SUB DIVISION Abbreviated Description:PORTION LOTS36&37 City/Muni/Twp:NEW CORDELL City/Muni/Twp: NEW CORDELL								
14	8.11Mi.	**520 N WEST ST** **CORDELL, OK 73632-3844**	05/15/2026	$299,000	$105	2855	7/5/3	1981	SF	
		APN: A001-00-021-001-0-001-00 Document #: 2026-001546 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 1,4&5 Block: 21 Abbreviated Description: Lot:1,4&5 Block:21 City/Muni/Twp:NEW CORDELL City/Muni/Twp: NEW CORDELL								
15	8.31Mi.	**12603 N 2210 RD** **SENTINEL, OK 73664-**	04/23/2026	$112,000			//		43,560 SF	

ICE SiteX Report

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APN: 0000-12-008-018-1-001-00 Document #: 2026-001274
Document Type: Warranty Deed Price Code: U
Land Use: Residential - Vacant Land
Legal: Sec/Twnship/Range: NE4NE4 S12T08NR18W IBM Abbreviated Description: Sec/Twnship/Range:NE4NE4 S12T08NR18W IBM

16	8.31Mi.	**901 N COLLEGE ST** **CORDELL, OK 73632-2827**	03/09/2026	$150,000	$53	2811	6/3/1	1972	SF

APN: A300-00-001-006-0-001-00 Document #: 2026-000701
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 1 Subdivision: WEDELS SUB DIVISION Abbreviated Description: Lot:6&7 Block:1 Subdivision:WEDELS SUB DIVISION Abbreviated Description:PORTION LOT6

17	8.39Mi.	**1304 N MARKET ST** **CORDELL, OK 73632-1818**	03/25/2026	$120,000	$70	1710	5/3/2	1965	SF

APN: A060-00-002-005-0-001-00 Document #: 2026-000901
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5&8 Block: 2 Subdivision: CHRISTIAN COLLEGE ADDITION Abbreviated Description: Lot:5&8 Block:2 Subdivision:CHRISTIAN COLLEGE ADDITION Abbreviated Description:PORTION LOT5 City/Muni/Twp:NEW CORDELL City/Muni/Twp: NEW CORDELL

18	8.42Mi.	**320 S LINWOOD ST** **CORDELL, OK 73632-5824**	08/28/2026	$7,500	$5	1568	7/3/1	1928	SF

APN: A001-00-069-010-0-001-00 Document #: 2026-002728
Document Type: Warranty Deed Price Code: U
Land Use: Single Family Residential
Legal: Lot: 10-12 Block: 69 Abbreviated Description: Lot:10-12 Block:69 City/Muni/Twp:CORDELL City/Muni/Twp: CORDELL

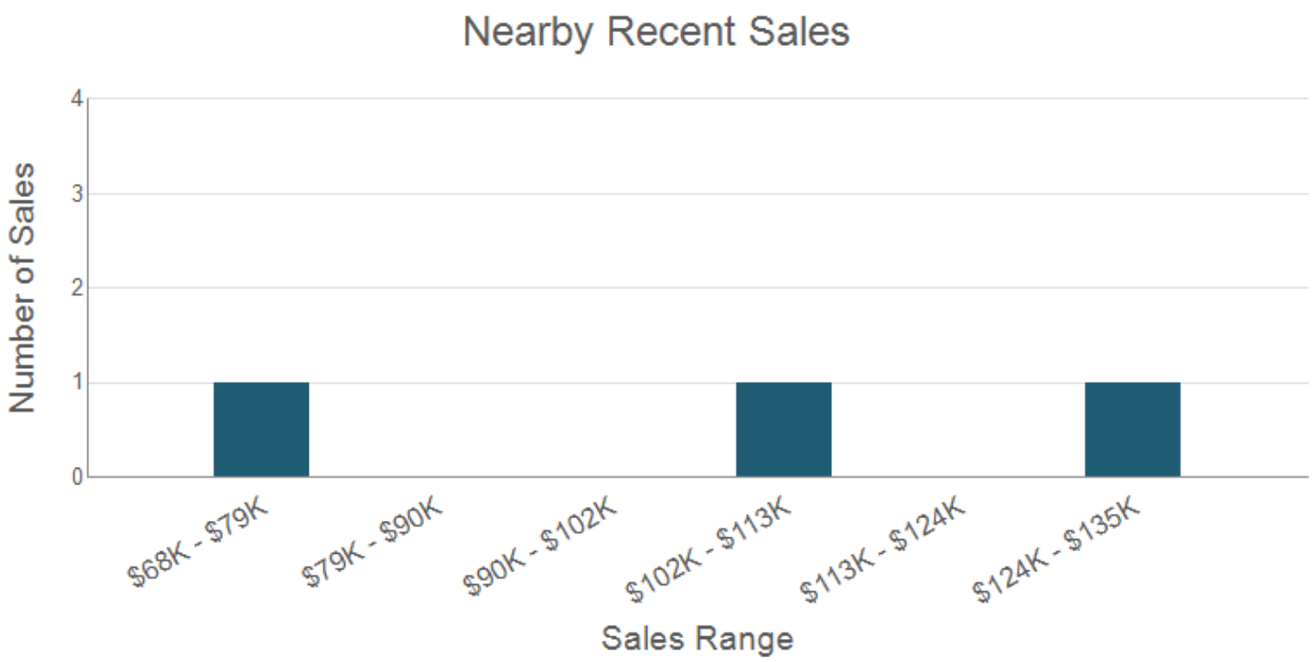
19	8.53Mi.	**315 S CORDELL AVE** **CORDELL, OK 73632-5819**	03/06/2026	$102,000	$76	1344	8/4/2	1925	SF

APN: A050-00-009-009-0-002-00 Document #: 2026-000689
Document Type: Warranty Deed Price Code: U
Land Use: Single Family Residential
Legal: Lot: 9-12 Block: 9 Subdivision: CALDWELLS ADDITION Abbreviated Description: Lot:9-12 Block:9 Subdivision:CALDWELLS ADDITION Abbreviated Description:PORTION LOTS9-12 City/Muni/Twp:CORDELL City/Muni/Twp: CORDELL

20	8.59Mi.	**813 S MAGNOLIA AVE** **CORDELL, OK 73632-6052**	04/30/2026	$160,000	$106	1515	6/3/2	1960	SF

APN: A010-00-000-005-0-001-00 Document #: 2026-001363
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: ARMITAGE HEIGHTS ADDITION Abbreviated Description: Lot:5 Subdivision:ARMITAGE HEIGHTS ADDITION

Comparable Sales Chart



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

OrderID: 98809215

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.	**206 S WESTERN**	**05/03/2012**	$113,724	$10,055	1,485	8/3/2	1978		
.02Mi.	**210 S WESTERN**	**08/08/2022**	$55,833	$6,142	1,260	6/2/1	1960		
.02Mi.	**202 S WESTERN**	**09/07/2018**	$98,573	$7,759	1,775	7/3/2	1960		
.03Mi.	**205 S RAMBO**	**10/29/2021**	$32,495	$2,322	1,121	6/2/1	1936		
.03Mi.	**203 S RAMBO**	**08/20/2018**	$23,771	$221	1,204	5/2/1	1935		
.03Mi.	**212 S WESTERN**	**06/22/2022**	$54,476	$5,993	1,519	6/2/1	1959		
.03Mi.	**205 S WESTERN**	**10/20/2010**	$91,933	$6,547	1,792	6/3/1	1962		
.03Mi.	**207 S RAMBO**	**05/08/2023**	$90,109	$9,912	2,268	7/3/2	1960		
.04Mi.	**203 S WESTERN**	**03/05/2025**	$37,492	$4,124	1,156	6/2/1	1960		
.04Mi.	**209 S WESTERN**	**02/16/2000**	$49,312	$3,453	1,363	6/2/1	1959		
.04Mi.	**201 S WESTERN**	**03/05/2025**	$95,043	$4,298	2,065	6/3/2	1962		
.05Mi.	**212 S WESTERN**	**02/08/2016**	$7,680	$845					
.05Mi.	**209 S RAMBO**	**09/28/2021**	$57,687	$2,358	1,496	6/2/1	1958		
.05Mi.	**211 S WESTERN**	**07/30/2018**	$69,264	$3,873	1,384	6/3/2	1960		
.06Mi.	**107 S WESTERN**	**09/28/2024**	$66,691	$4,207	1,287	6/3/1	1961		
.06Mi.	**108 S WESTERN**	**10/11/2017**	$140,375	$5,239	1,970	7/2/1	1961		

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	40.3 years old	Households:	551
Median Household Income:	$57,795	Households w/Family:	71%
Household Income Per Capita:	$30,432	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Burns Flat-Dill City Schools	Students:	487
Number of Schools:	2	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.76Mi.	**Will Rogers Elementary School** Number of Students: 355 Student-Teacher Ratio: 15.01	D+	Public	PK - 8
4.92Mi.	**Burns Flat-Dill City High School** Number of Students: 132 Student-Teacher Ratio: 11.06	B	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	108%	SIMILAR
BURGLARY	151%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	142%	NOTABLY HIGHER
FORCIBLE ROBBERY	164%	NOTABLY HIGHER
AGGRAVATED ASSAULT	127%	HIGHER
FORCIBLE RAPE	147%	NOTABLY HIGHER
MURDER	154%	NOTABLY HIGHER
OVERALL	148%	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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