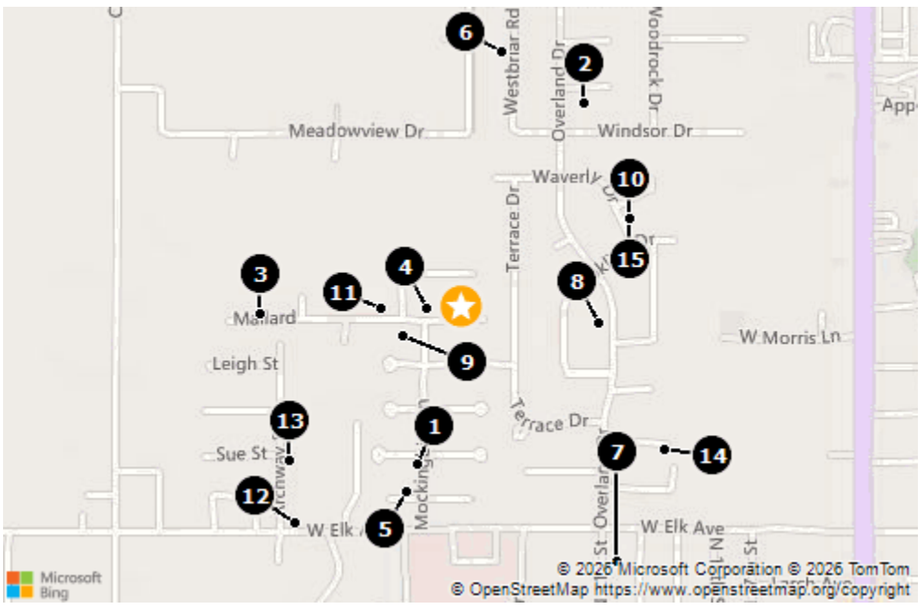
ICE SiteX Report

OrderID: 98351685

SiteX Property Information Report



Subject Property Location

2123 MALLARD, DUNCAN, OK 73533-1331

County:	**STEPHENS OK**	Census Tract:	401370001.011010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1637-00-001-008-0-000-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$299,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$275,080 - $322,920	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	5
Assd Land Value:	$1,543	Market Land Value:	$14,030	Tax Year:	2025
Assd Improvement:	$26,533	Market Improvment Value:	$241,211	Total Taxable Value:	$2,369
Total Assessed Value:	$28,076	Total Assessor Market Value:	$255,241	Delinquent Year:	
				Tax Account ID:	22776
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Block: 1 Section: 30 Subdivision: WILKINSON PARK ADD PART THREE Sec/Twnship/Range: SEC 30 TWN 01N RNG 07W
Abbreviated Description: BLK 1 LOT 8 WILKINSON PARK ADD PT 3

Property Characteristics

Lot Size:	10,792 SF	Bedrooms:	3	Pool:	AboveGround
Building Area:	2116 SF	Baths:	2	Fireplace:	1
Year Built:	2001	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Wood
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:	Traditional	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/15/2025	Sales Price:	$250,381
Document #:	I-2025008354 BK-PG 6273-235	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/17/2025	Loan Amount:	N/A
Document #:	I-2025-000436 BK-PG 6616-102	Loan Type:	FHA
TD Due Date:	01/01/2053	Type Finance:	

Legal Description:
Lot: 8 Block: 1 Subdivision: WILKINSON PARK ADDITION

Prior Transfer

Recording Date:	12/20/2022	Sales Price:	$255,000
Document #:	I-2022-012833 BK-PG 6273 -233	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/19/2022		
Document Type:			

Legal Description:
Lot: 8 Block: 1 Subdivision: WILKINSON PARK ADDITION
Abbreviated Description: PART THREE

Prior Transfer

Recording Date:	12/20/2022	Sales Price:	$255,000

ICE SiteX Report

OrderID: 98351685

Document #:	BK-PG 6273 -233	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 8 Block: 1 Section: 30 Subdivision: WILKINSON PARK ADD PART THREE Sec/Twnship/Range: SEC 30 TWN 01N RNG 07W
Abbreviated Description: BLK 1 LOT 8 WILKINSON PARK ADD PT 3

Prior Transfer

Recording Date:	07/06/2009	Sales Price:	$50,000
Document #:	79-9945 BK-PG 3162-079	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/04/2007	Sales Price:	N/A
Document #:	76-7736 BK-PG 3526 -055	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/17/2007		
Document Type:			

Legal Description:
Lot: 8 Block: 1 Subdivision: WILKINSON PARK ADDITION PART THREE TO DUNCAN

Mortgage Record

Recording Date:	06/06/2005	Loan Amount:	N/A
Document #:	73-7072 BK-PG 3162-079	Loan Type:	Credit Line (Revolving)
TD Due Date:	05/14/2025	Type Finance:	VAR

Legal Description:
Lot: 8 Block: 1 Subdivision: WILKINSON PARK ADDITION PART THREE
City/Muni/Twp: DUNCAN

Area Sales Analysis

Total Area Sales	$3,612,500	Median # of Bedrooms	3
Median Lot Size	10,919 SF	Median # of Baths	2
Median Living Area	1,730 SF	Median Year Built	1978
Price Range - 2 Yrs	$105,000 to $750,000	Age Range	21 years to 72 years
Median Value	$199,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**2202 FLAMINGO LN**	04/23/2026	$230,000	$101	2277	10/4/2	1971	12,294 SF	AboveGround
		DUNCAN, OK 73533-1312								
		APN: 1635-00-001-006-0-000-00 Document #: I-2026-003368								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 6 Subdivision: WILKINSON PARK ADDITION Abbreviated Description: Lot:6 Subdivision:WILKINSON PARK ADDITION Abbreviated Description:PART 1 City/Muni/Twp:DUNCAN City/Muni/Twp: DUNCAN								
2	.32Mi.	**1930 RIDGEWAY CIR**	04/10/2026	$143,000	$93	1534	8/3/2	1978	10,919 SF	AboveGround
		DUNCAN, OK 73533-1210								
		APN: 1520-00-005-002-0-000-00 Document #: I-2026-002846								
		Document Type: Price Code: D								
		Land Use: Single Family Residential								
		Legal: Lot: 2 Block: 5 Subdivision: TIMBERGATE ADDITION Abbreviated Description: Lot:2 Block:5 Subdivision:TIMBERGATE ADDITION								
3	.27Mi.	**2407 MALLARD**	04/02/2026	$750,000	$164	4562	11/5/6	2005	19,891 SF	G
		DUNCAN, OK 73533-1384								
		APN: 1638-00-005-010-0-000-00 Document #: I-2026-002556								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 10&11 Block: 5 Subdivision: WILKINSON PARK ADDITION Abbreviated Description: Lot:10&11 Block:5 Subdivision:WILKINSON PARK ADDITION Abbreviated Description:PART FOUR City/Muni/Twp:DUNCAN City/Muni/Twp: DUNCAN								
4	.05Mi.	**2129 MALLARD**	02/23/2026	$289,000	$141	2049	7/3/2	2001	10,826 SF	
		DUNCAN, OK 73533-1331								
		APN: 1637-00-001-011-0-000-00 Document #: I-2026-001395								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 11 Block: 1 Subdivision: WILKINSON PARK ADDITION Abbreviated Description: Lot:11 Block:1 Subdivision:WILKINSON PARK ADDITION City/Muni/Twp:DUNCAN City/Muni/Twp: DUNCAN								
5	.25Mi.	**2203 CANARY AVE**	01/18/2026	$162,000	$119	1351	8/3/1	1974	9,365 SF	AboveGround
		DUNCAN, OK 73533-1303								
		APN: 1405-00-001-012-0-000-00 Document #: I-2026-000406								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 12 Subdivision: NORTHWEST CENTER ADDITION Abbreviated Description: Lot:12 Subdivision:NORTHWEST CENTER ADDITION City/Muni/Twp:DUNCAN City/Muni/Twp: DUNCAN								
6	.35Mi.	**2103 WESTBRIAR RD**	10/20/2025	$167,500	$112	1487	6/3/2	1979	10,062 SF	
		DUNCAN, OK 73533-1211								
		APN: 1521-00-001-005-0-000-00 Document #: I-2025-009380								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 5 Block: 1 Subdivision: TIMBERGATE ADDITION Abbreviated Description: Lot:5 Block:1 Subdivision:TIMBERGATE ADDITION City/Muni/Twp:DUNCAN City/Muni/Twp: DUNCAN								
7	.4Mi.	**1416 N 21ST ST**	09/22/2025	$105,000	$92	1133	6/3/1	1954	6,361 SF	AboveGround
		DUNCAN, OK 73533-1638								
		APN: 1442-00-006-018-0-000-00 Document #: I-2025-008567								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								

ICE SiteX Report

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Legal: Lot: 18 Block: 6 Subdivision: RAYBURN ADDITION NO 3 Abbreviated Description: Lot:18 Block:6 Subdivision:RAYBURN ADDITION NO 3 City/Muni/Twp:DUNCAN City/Muni/Twp: DUNCAN

8	.19Mi.	**1717 OVERLAND DR**	08/28/2025	$199,000	$102	1936	6/3/2	1977	13,562 SF	AboveGround
		DUNCAN, OK 73533-1417								

APN: 1646-00-004-011-0-000-00 Document #: I-2025-007794
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 4 Subdivision: WILLIAMS WEST ADDITION Abbreviated Description: Lot:11 Block:4 Subdivision:WILLIAMS WEST ADDITION City/Muni/Twp:DUNCAN City/Muni/Twp: DUNCAN

9	.08Mi.	**2202 MALLARD**	07/14/2025	$262,000	$129	2021	8/3/2	2003	10,810 SF	AboveGround
		DUNCAN, OK 73533-1330								

APN: 1637-00-002-002-0-000-00 Document #: I-2025-006186
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Subdivision: WILKINSON PARK ADDITION Abbreviated Description: Lot:2 Block:2 Subdivision:WILKINSON PARK ADDITION Abbreviated Description:PART THREE City/Muni/Twp:DUNCAN City/Muni/Twp: DUNCAN

10	.26Mi.	**1710 CLOVER CIR**	06/30/2025	$208,000	$120	1730	6/3/2	1977	11,073 SF	AboveGround
		DUNCAN, OK 73533-1406								

APN: 1647-00-005-016-0-000-00 Document #: I-2025-005700
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Block: 5 Subdivision: WILLIAMS WEST ADDITION Abbreviated Description: Lot:16 Block:5 Subdivision:WILLIAMS WEST ADDITION City/Muni/Twp:DUNCAN City/Muni/Twp: DUNCAN

11	.11Mi.	**2203 MALLARD**	03/12/2025	$300,000	$111	2695	7/3/2	2002	10,785 SF	AboveGround
		DUNCAN, OK 73533-1329								

APN: 1637-00-003-002-0-000-00 Document #: I-2025-002048
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 3 Subdivision: WILKIMSON PARK ADDITION Abbreviated Description: Lot:2 Block:3 Subdivision:WILKIMSON PARK ADDITION

12	.36Mi.	**1502 ARCHWAY ST**	01/17/2025	$152,000	$106	1425	6/3/2	1984	10,984 SF	
		DUNCAN, OK 73533-1335								

APN: 1010-00-001-001-0-000-00 Document #: I-2025-000434
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: BAILEY BEALL ADDITION Abbreviated Description: Lot:1 Block:1 Subdivision:BAILEY BEALL ADDITION City/Muni/Twp:DUNCAN City/Muni/Twp: DUNCAN

13	.3Mi.	**1522 ARCHWAY ST**	12/11/2024	$180,000	$108	1658	6/3/2	1982	10,128 SF	AboveGround
		DUNCAN, OK 73533-1335								

APN: 1010-00-001-006-0-000-00 Document #: I-2024-010502
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Subdivision: BAILEY BEALL ADDITION Abbreviated Description: Lot:6 Block:1 Subdivision:BAILEY BEALL ADDITION

14	.33Mi.	**1502 SHADYBROOK LN**	11/27/2024	$280,000	$131	2130	6/3/2	1975	21,529 SF	
		DUNCAN, OK 73533-1424								

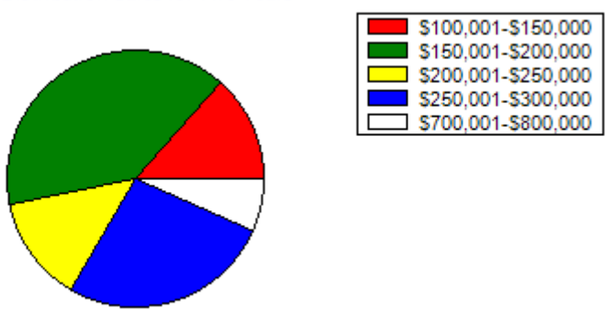
APN: 1645-00-002-006-0-000-00 01 Document #: I-2024-010171
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: WILLIAMS WEST ADDITION Abbreviated Description: Lot:6 Block:2 Subdivision:WILLIAMS WEST ADDITION City/Muni/Twp:DUNCAN City/Muni/Twp: DUNCAN

15	.26Mi.	**1710 CLOVER CIR**	11/26/2024	$185,000	$106	1730	6/3/2	1977	11,073 SF	AboveGround
		DUNCAN, OK 73533-1406								

APN: 1647-00-005-016-0-000-00 Document #: I-2024-010094
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Block: 5 Subdivision: WILLIAMS WEST ADDITION Abbreviated Description: Lot:16 Block:5 Subdivision:WILLIAMS WEST ADDITION City/Muni/Twp:DUNCAN City/Muni/Twp: DUNCAN

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

OrderID: 98351685

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.	**2123 MALLARD**	**12/20/2022**	$255,241	$28,076	2,116	8/3/2	2001	10,792 SF	AboveGround
.02Mi.	**2125 MALLARD**	**12/27/2005**	$220,396	$22,176	2,006	7/3/2	2001	10,791 SF	AboveGround
.02Mi.	**2121 MALLARD**	**06/26/2019**	$245,017	$26,387	1,970	7/4/2	2004	11,282 SF	G
.03Mi.	**2127 MALLARD**	**06/30/2022**	$249,640	$27,461	1,972	7/3/2	2001	10,753 SF	AboveGround
.03Mi.	**2119 MALLARD**	**05/05/2011**	$344,686	$33,667	2,700	8/3/4	2003	12,595 SF	
.04Mi.	**2122 MALLARD**	**11/21/2023**	$279,434	$30,738	1,850	7/3/2	2003	10,942 SF	G
.04Mi.	**2124 MALLARD**	**06/22/2012**	$229,552	$22,548	1,957	7/3/2	2002	10,744 SF	AboveGround
.04Mi.	**2120 MALLARD**	**05/16/2022**	$290,558	$31,961	2,369	7/3/2	2001	11,166 SF	AboveGround
.04Mi.	**2376 ROCKWELL DR**	**12/06/2023**	$416,379	$45,802	2,683	12/4/2	2024	10,059 SF	
.05Mi.	**2129 MALLARD**	**08/27/2025**	$232,397	$22,416	2,049	7/3/2	2001	10,826 SF	
.05Mi.	**2126 MALLARD**	**03/12/2013**	$317,716	$27,658	3,096	7/3/2	1999	13,474 SF	AboveGround
.05Mi.	**2118 MALLARD**	**09/23/2019**	$251,009	$24,863	1,950	7/3/2	2004	12,669 SF	AboveGround
.06Mi.	**1719 TERRACE DR**	**12/30/2021**	$147,001	$16,170	1,675	6/3/2	1977	12,685 SF	AboveGround
.06Mi.	**1721 TERRACE DR**	**04/22/2010**	$132,855	$13,702	1,561	6/3/2	1977	12,483 SF	
.06Mi.	**1717 TERRACE DR**		$142,453	$15,431	1,623	6/3/2	1977	12,360 SF	AboveGround
.06Mi.	**2123 MEADOW LARK DR**	**03/11/2024**	$216,128	$23,774	2,091	6/3/2	1997	11,091 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

11/2/2024 - Severe Tornados, Flooding 3/14/2025 - Wildhorse Fire

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