ICE SiteX Report

OrderID: 98458276

SiteX Property Information Report



Subject Property Location

21245 W 888 RD, COOKSON, OK 74427-2374

County:	**CHEROKEE OK**	Census Tract:	400219782.023059
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0000-36-15N-22E-0-034-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$186,000**	FSD:	32	Common Confidence Score:	22
Value Range:	$126,480 - $245,520	ICE Confidence Score:	68		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	101
Assd Land Value:	$3,400	Market Land Value:	$30,910	Tax Year:	2025
Assd Improvement:	$16,290	Market Improvment Value:	$148,090	Total Taxable Value:	$1,647
Total Assessed Value:	$19,690	Total Assessor Market Value:	$179,000	Delinquent Year:	
				Tax Account ID:	3408
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 36 TWN 15N RNG 22E
Abbreviated Description: T15N R22E S36 BEG NE/C NW SE SW W220'FOR BEG S170' W TO CTR OF GRAVEL RD NE ALG RD TO N LINE OF TR E TO BEG

Property Characteristics

Lot Size:	26,833 SF	Bedrooms:	4	Pool:	
Building Area:	1480 SF	Baths:	2	Fireplace:	1
Year Built:	1965	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Block
Number of Units:		Garage Type:	Carport	Heating:	Space
Number of Stories:	1+	Number of Cars:	2	A/C:	Window
Style:	Traditional	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/21/2025	Sales Price:	N/A
Document #:	I-2025-007682 BK-PG 1428-554	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/25/2024	Sales Price:	$179,000
Document #:	I-2024-007909 BK-PG 1428 -551	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/22/2024		
Document Type:			
Legal Description:			

Sec/Twnship/Range: NW4SE4SW4 S36T15NR22E IBM

Prior Transfer

Recording Date:	11/22/2024	Sales Price:	$179,000
Document #:	BK-PG 1428 -551	Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			

Sec/Twnship/Range: SEC 36 TWN 15N RNG 22E
Abbreviated Description: T15N R22E S36 BEG NE/C NW SE SW W220'FOR BEG S170' W TO CTR OF GRAVEL RD NE ALG RD TO N LINE OF TR E TO BEG

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Prior Transfer

Recording Date:	12/20/2023	Sales Price:	$84,000
Document #:	I-2023-008944 BK-PG 1400 -161	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/30/2023		
Document Type:			

Legal Description:
Sec/Twnship/Range: NW4SE4SW4 S36T15NR22E JBM

Prior Transfer

Recording Date:	11/30/2023	Sales Price:	$84,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/31/2018	Sales Price:	N/A
Document #:	2018-005482 BK-PG 1216-0004	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/31/2018	Sales Price:	$58,000
Document #:	2018-005480 BK-PG 1216 -0003	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/25/2018		
Document Type:			

Legal Description:
Sec/Twnship/Range: NW4SE4SW4 S36T15NR22E IBM

Area Sales Analysis

Total Area Sales	$1,759,000	Median # of Bedrooms	3
Median Lot Size	87,120 SF	Median # of Baths	2
Median Living Area	1,680 SF	Median Year Built	1972
Price Range - 2 Yrs	$90,000 to $410,000	Age Range	15 years to 66 years
Median Value	$250,000	Median Age	54 years

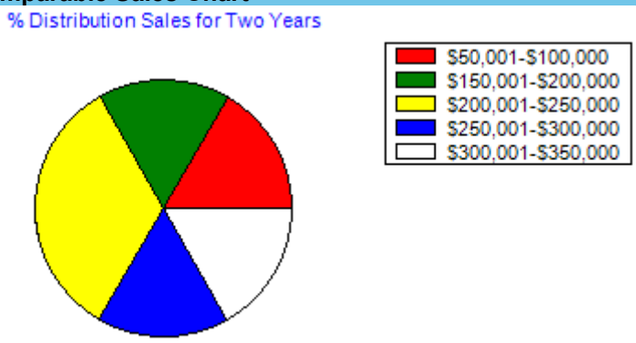
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.75Mi.	**21818 W 894 RD** **COOKSON, OK 74427-2250**	08/17/2026	$90,000	$39	2256	5/3/2	1960	87,120 SF	
	APN: 0000-01-14N-22E-0-013-00 Document #: I-2026-006001 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4NE4 S01T14NR22E IBM Abbreviated Description: Sec/Twnship/Range:SE4NE4 S01T14NR22E IBM									
2	.49Mi.	**21862 W 888 RD** **COOKSON, OK 74427-**	07/27/2026	$185,000	$289	640	3/1/1	2011	174,241 SF	
	APN: 0000-36-15N-22E-0-100-00 Document #: I-2026-005416 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4SE4 S36T15NR22E IBM Abbreviated Description: Sec/Twnship/Range:NE4SE4 S36T15NR22E IBM									
3	1.37Mi.	**32132 HIGHWAY 82** **COOKSON, OK 74427-2070**	07/09/2026	$250,000	$106	2340	5/3/2	1960	165,093 SF	
	APN: 0000-12-14N-22E-0-055-00 Document #: I-2026-004996 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:STR: NE4NW4NE4&NW4NE4NE4 S12T14NR22E									
4	.63Mi.	**20717 W 888 RD** **COOKSON, OK 74427-2371**	10/30/2025	$235,000	$87	2700	6/2/2	1972	SF	
	APN: 8060-00-000-079-0-000-00 Document #: I-2025-007907 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 79&80 Subdivision: CARLISLE COVE COTTAGE SITES Sec/Twnship/Range: S35&S36 T15NR22E IBM Abbreviated Description: Lot:79&80 Subdivision:CARLISLE COVE COTTAGE SITES Sec/Twnship/Range:S35&S36 T15NR22E IBM									
5	1.31Mi.	**31713 S 530 RD** **COOKSON, OK 74427-2036**	10/01/2025	$410,000	$247	1656	5/3/2	1999	29,621 SF	
	APN: 0000-02-14N-22E-0-038-00 Document #: I-2025-006926 Document Type: Price Code: R Land Use: Single Family Residential Legal:									
6	1.7Mi.	**20231 W QUAIL DR** **COOKSON, OK 74427-2100**	09/19/2025	$324,000	$192	1680	6/3/2	1988	SF	
	APN: 8240-00-004-006-0-000-00 Document #: I-2025-006640 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6&7 Block: 4 Subdivision: HICKORY RIDGE HOMESITES Abbreviated Description: Lot:6&7 Block:4 Subdivision:HICKORY RIDGE HOMESITES									
7	.14Mi.	**21179 W 888 RD** **COOKSON, OK 74427-2373**	06/03/2025	$265,000	$246	1075	3/2/1	1965	667,777 SF	
	APN: 0000-36-15N-22E-0-050-00 Document #: I-2025-003699 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: S36T15NR22E IBM Abbreviated Description: Sec/Twnship/Range:S36T15NR22E IBM									

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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.

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.	**21245 W 888 RD**	**11/22/2024**	$179,000	$19,690	1,480	8/4/2	1965	26,833 SF	
.03Mi.	**21283 W 888 RD**	**01/03/2022**	$46,690	$5,136	624	3/2/1	1965	18,295 SF	
.03Mi.	**21206 W 898 RD**	**05/02/2011**	$84,959	$4,615	2,576	6/4/2	1965	27,878 SF	
.06Mi.	**21244 W 898 RD**	**11/28/2023**	$59,473	$6,542	760	3/2/1	1965	28,750 SF	
.06Mi.	**21210 W 898 RD**	**11/08/2000**	$79,356	$7,148	1,196	4/3/1	1975	18,731 SF	
.08Mi.	**21243 W 898 RD**	**01/31/2024**	$102,328	$11,257	800	3/1/1	1965	26,528 SF	
.1Mi.	**21216 W 898 RD**	**06/28/2023**	$55,516	$5,425	1,020	3/2/1	1965	18,687 SF	
.11Mi.	**21447 W 888 RD**	**07/07/2020**	$27,953	$3,075	576	3/2/1	1960	15,464 SF	
.11Mi.	**21419 W 898 RD**	**11/24/2010**	$65,778	$4,543	1,586	4/3/1	1970	15,420 SF	
.12Mi.	**21229 W 898 RD**	**05/23/2025**	$18,393	$2,023	432	3/1/1	1965	19,515 SF	
.13Mi.	**21463 W 888 RD**	**09/11/2024**	$76,151	$8,377	1,040	3/2/1	1975	15,420 SF	
.14Mi.	**21179 W 888 RD**	**05/30/2025**	$127,592	$8,162	1,075	3/2/1	1965	15 SF	
.14Mi.	**21325 W 898 RD**	**02/08/2008**	$155,224	$17,075	2,367	6/3/2	1960	3 SF	
.15Mi.	**21477 W 888 RD**	**11/16/2006**	$67,006	$4,924	1,316	5/3/1	1960	15,420 SF	
.17Mi.	**21483 W 888 RD**	**11/16/2006**	$34,663	$2,277	576	3/2/1	1960	15,333 SF	
.17Mi.	**21421 W TIMBERWAY DR**	**03/13/2006**	$294,298	$24,311	2,442	7/3/2	2007		

Rent vs. Own

Households Occupied by Renters:	5%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	53.9 years old	Households:	583
Median Household Income:	$61,569	Households w/Family:	65%
Household Income Per Capita:	$44,159	Households w/Family Married:	55%
Most Common Education Level:	Some College	Households w/Family Children:	19%

School District

School District Zone:	Keys Public Schools	Students:	769
Number of Schools:	2	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.17Mi.	**Keys Elementary / Middle School**	B+	Public	PK - 8
Number of Students: 511				
Student-Teacher Ratio: 18.17				
4.78Mi.	**Keys High School**	B-	Public	9 - 12
Number of Students: 258				
Student-Teacher Ratio: 11.72				
Advanced Placement: Yes				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	25%	SIGNIFICANTLY LOWER
BURGLARY	172%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	9%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	164%	NOTABLY HIGHER
FORCIBLE RAPE	95%	SIMILAR
MURDER	99%	SIMILAR
OVERALL	158%	NOTABLY HIGHER

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Disaster Alerts

No alerts noted

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