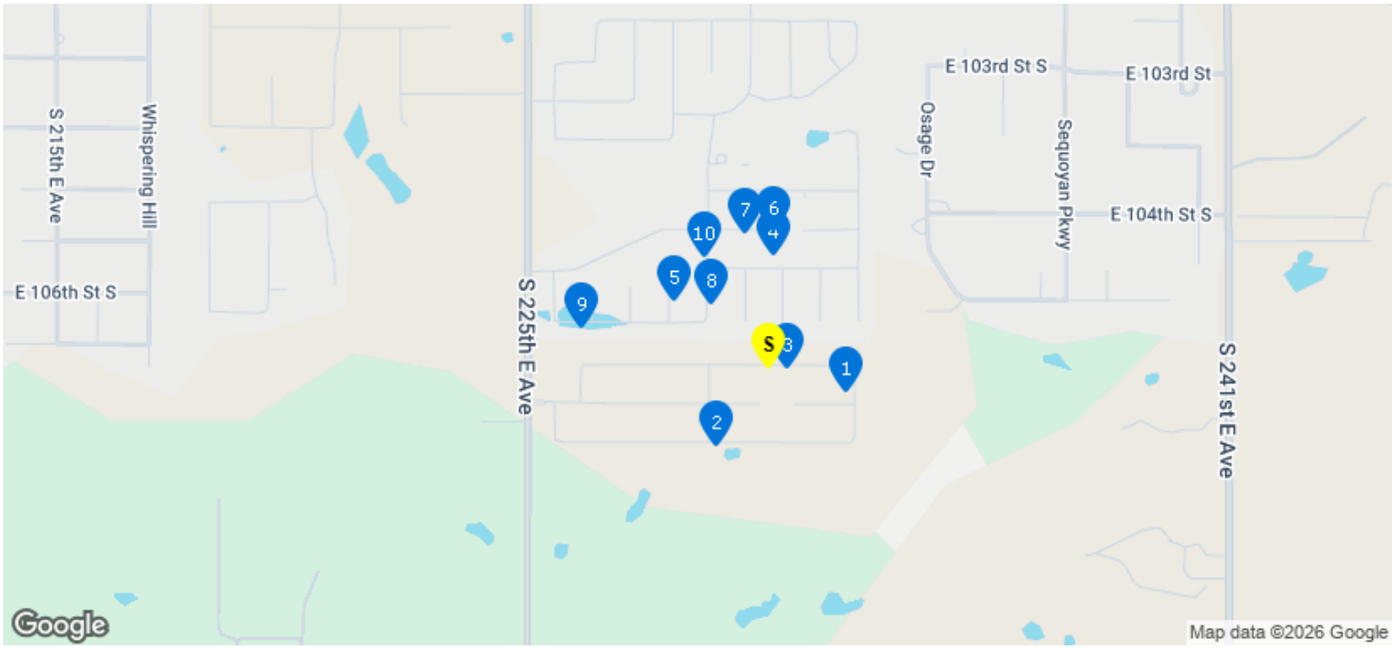
ICE SiteX Report

OrderID: 98757898

SiteX Property Information Report



Subject Property Location

23073 E 106TH ST S, BROKEN ARROW, OK 74014-6271

County:	**WAGONER OK**	Census Tract:	0305.11
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	008800-002021-000000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$364,000**	FSD:	8	Common Confidence Score:	71
Value Range:	$334,880 - $393,120	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3
Assd Land Value:	$7,840	Market Land Value:	$70,000	Tax Year:	2025
Assd Improvement:	$31,472	Market Improvment Value:	$281,003	Total Taxable Value:	$3,921
Total Assessed Value:	$39,312	Total Assessor Market Value:	$351,003	Delinquent Year:	
				Tax Account ID:	94886
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 21 Block: 2 Subdivision: HIGHLAND RIDGE Phase No: 1 Sec/Twnship/Range: SEC 28 TWN 18N RNG 15E
Abbreviated Description: HIGHLAND RIDGE PHASE 1 LOT 21 BLOCK 2

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2134 SF	Baths:		Fireplace:	1
Year Built:	2023	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick veneer
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/07/2025	Loan Amount:	N/A
Document #:	2025-4428 BK-PG 3059-60	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/19/2025		
TD Due Date:	07/01/2054	Type Finance:	

Legal Description:
Block: 2 Subdivision: HIGHLANDRIDGE PHASE 1 Map Ref: 0

Mortgage Record

Recording Date:	07/01/2024	Loan Amount:	N/A
Document #:	2024-8761 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/28/2024		
TD Due Date:	07/01/2054	Type Finance:	

Legal Description:
Block: 2 Subdivision: HIGHLAND RIDGE PHASE 1

Prior Transfer

Recording Date:	07/01/2024	Sales Price:	$317,500
Document #:	2024-8760 BK-PG 2983-703	Type of Sale:	Arms-Length Transfer
Contract Date:	06/28/2024		
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: HIGHLAND RIDGE PHASE 1

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Prior Transfer

Recording Date:	05/25/2023	Sales Price:	$1,512,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 2 Subdivision: HIGHLAND RIDGE Phase No: 1 Sec/Twnship/Range: SEC 28 TWN 18N RNG 15E
Abbreviated Description: HIGHLAND RIDGE PHASE 1 LOT 21 BLOCK 2

Area Sales Analysis

Total Area Sales	$3,660,500	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,989 SF	Median Year Built	2019
Price Range - 2 Yrs	$310,000 to $415,000	Age Range	2 years to 9 years
Median Value	$360,000	Median Age	7 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**23101 E 106TH ST S** **BROKEN ARROW, OK 74014-6363**	12/18/2025	$415,000	$246	1689	/3/2	2024	SF	
		APN: 008800-002023-000000 Document #: 2025-18523 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 23 Block: 2 Subdivision: HIGHLAND RIDGE -PHASE 1 Sec/Twnship/Range: SW4 S28T18NR15E IBM Abbreviated Description: Lot:23 Block:2 Subdivision:HIGHLAND RIDGE -PHASE 1 Sec/Twnship/Range:SW4 S28T18NR15E IBM								
2	.04Mi.	**10434 S 232ND EAST AVE** **BROKEN ARROW, OK 74014-3342**	07/17/2026	$415,000	$150	2769	//	2022	SF	
		APN: 008321-005042-000000 Document #: 2026-11326 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 42 Block: 5 Subdivision: CORRECTION PLAT OF HIGHLAND CREEK PHASE 2 Abbreviated Description: Lot:42 Block:5 Subdivision:CORRECTION PLAT OF HIGHLAND CREEK PHASE 2								
3	.13Mi.	**22999 E 107TH ST S** **BROKEN ARROW, OK 74014-6299**	10/06/2026	$383,000	$192	1992	/3/2	2024	SF	
		APN: 008800-004016-000000 Document #: 2026-15900 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 16 Block: 4 Subdivision: HIGHLAND RIDGE PHASE I Abbreviated Description: Lot:16 Block:4 Subdivision:HIGHLAND RIDGE PHASE I								
4	.14Mi.	**10442 S 233RD EAST PL** **BROKEN ARROW, OK 74014-3341**	07/13/2026	$400,000	$165	2427	/3/2	2018	SF	
		APN: 008321-005014-000000 Document #: 2026-11056 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Block: 5 Subdivision: CORRECTION PLAT OF HIGHLAND CREEK- PHASE 2 Abbreviated Description: Lot:14 Block:5 Subdivision:CORRECTION PLAT OF HIGHLAND CREEK- PHASE 2								
5	.15Mi.	**23275 E 106TH ST S** **BROKEN ARROW, OK 74014-6375**	04/13/2026	$360,000			//		SF	
		APN: 008800-002033-000000 Document #: 2026-5501 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 33 Block: 2 Section: 28 Subdivision: HIGHLAND RIDGE- PHASE 1 Abbreviated Description: Lot:33 Block:2 Section:28 Subdivision:HIGHLAND RIDGE- PHASE 1								
6	.16Mi.	**23106 E 104TH ST S** **BROKEN ARROW, OK 74014-6251**	01/27/2026	$310,000	$150	2062	//	2020	SF	
		APN: 008321-006051-000000 Document #: 2026-1205 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 51 Block: 6 Subdivision: HIGHLAND CREEK - PHASE 2 Abbreviated Description: Lot:51 Block:6 Subdivision:HIGHLAND CREEK - PHASE 2								
7	.17Mi.	**10414 S 229TH EAST AVE** **BROKEN ARROW, OK 74014-6222**	07/23/2026	$360,000	$178	2017	/4/2	2017	SF	
		APN: 008320-002039-000000 Document #: 2026-11774 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 39 Block: 2 Subdivision: HIGHLAND CREEK Phase No: I Abbreviated Description: Lot:39 Block:2 Subdivision:HIGHLAND CREEK Phase No:I								
8	.18Mi.	**10409 S 228TH EAST AVE** **BROKEN ARROW, OK 74014-6223**	04/28/2026	$295,000	$158	1869	/3/2	2017	SF	
		APN: 008320-002046-000000 Document #: 2026-6593 Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 46 Block: 2 Subdivision: HIGHLAND CREEK Phase No: I Abbreviated Description: Lot:46 Block:2 Subdivision:HIGHLAND CREEK Phase No:I								
9	.19Mi.	**23105 E 104TH ST S** **BROKEN ARROW, OK 74014-6257**	07/17/2026	$355,000	$185	1918	//	2019	SF	
		APN: 008321-006056-000000 Document #: 2026-11392 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 56 Block: 6 Subdivision: CORRECTION PLAT OF HIGHLAND CREEK PHASE 2 Abbreviated Description: Lot:56 Block:6 Subdivision:CORRECTION PLAT OF HIGHLAND CREEK PHASE 2								
10	.21Mi.	**23211 E 104TH ST S** **BROKEN ARROW, OK 74014-6252**	04/28/2026	$390,000	$187	2089	/4/3	2021	SF	
		APN: 008321-006021-000000 Document #: 2026-6595 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 21 Block: 6 Subdivision: HIGHLAND CREEK PHASE II Abbreviated Description: Lot:21 Block:6 Subdivision:HIGHLAND CREEK PHASE II								
11	.22Mi.	**23202 E 103RD PL S** **BROKEN ARROW, OK 74014-3740**	12/29/2025	$292,000	$166	1762	/4/2	2018	SF	
		APN: 008321-006009-000000 Document #: 2025-18917 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 9 Block: 6 Subdivision: HIGHLAND CREEK PHASE 2 Abbreviated Description: Lot:9 Block:6 Subdivision:HIGHLAND CREEK PHASE 2								
12	.32Mi.	**10312 S 234TH EAST AVE** **BROKEN ARROW, OK 74014-3741**	08/04/2026	$235,000	$316	744	//1	1992	SF	
		APN: 008526-001008-001000 Document #: 2026-12420 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential								

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Legal: Lot: 8 Block: 1 Subdivision: ONETA ACRES Sec/Twnship/Range: NE4 S28T18NR15E IBM Abbreviated Description: Lot:8 Block:1 Subdivision:ONETA ACRES Sec/Twnship/Range:NE4 S28T18NR15E IBM

13	.32Mi.	**10402 S 226TH EAST AVE** **BROKEN ARROW, OK 74014-6220**	06/25/2026	$365,000	$150	2426	//	2017	SF

APN: 008320-003001-000000 Document #: 2026-10152
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 3 Subdivision: HIGHLAND CREEK - PHASE I Sec/Twnship/Range: NW4 S28T18NR15E IBM Abbreviated Description: Lot:1 Block:3 Subdivision:HIGHLAND CREEK - PHASE I Sec/Twnship/Range:NW4 S28T18NR15E IBM

14	.32Mi.	**22810 E 103RD ST S** **BROKEN ARROW, OK 74014-3763**	03/03/2026	$435,000	$160	2711	/5/4	2021	SF

APN: 008325-002006-000000 Document #: 2026-3229
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: HIGHLAND CREEK - PHASE 4 Abbreviated Description: Lot:6 Block:2 Subdivision:HIGHLAND CREEK - PHASE 4

15	.41Mi.	**23223 E 102ND PL S** **BROKEN ARROW, OK 74014-2464**	07/15/2026	$310,000	$160	1932	/3/2	2021	SF

APN: 008322-007010-000000 Document #: 2026-11202
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Block: 7 Subdivision: HIGHLAND CREEK PHASE 3 Sec/Twnship/Range: NW4 S28T18NR15E IBM Abbreviated Description: Lot:10 Block:7 Subdivision:HIGHLAND CREEK PHASE 3 Sec/Twnship/Range:NW4 S28T18NR15E IBM

16	.42Mi.	**22605 E 103RD ST S** **BROKEN ARROW, OK 74014-3760**	08/24/2026	$305,000	$180	1691	/3/2	2021	SF

APN: 008325-007024-000000 Document #: 2026-13420
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 24 Block: 7 Subdivision: HIGHLAND CREEK PHASE 4 Sec/Twnship/Range: NW4 S28T18NR15E Abbreviated Description: Lot:24 Block:7 Subdivision:HIGHLAND CREEK PHASE 4 Sec/Twnship/Range:NW4 S28T18NR15E

17	.42Mi.	**10201 S 231ST EAST AVE** **BROKEN ARROW, OK 74014-2435**	07/27/2026	$285,000	$157	1813	//	2022	SF

APN: 008322-006005-000000 Document #: 2026-11923
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: N2SE4 S03T17NR16E IBM Abbreviated Description: Sec/Twnship/Range:N2SE4 S03T17NR16E IBM

18	.43Mi.	**10114 S 230TH EAST AVE** **BROKEN ARROW, OK 74014-2475**	08/18/2026	$365,000	$148	2463	/4/3	2021	SF

APN: 008325-003014-000000 Document #: 2026-13103
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Block: 3 Subdivision: HIGHL AND CREEK PHASE 4 Sec/Twnship/Range: NW4 S28T18NR15E IBM Abbreviated Description: Lot:14 Block:3 Subdivision:HIGHL AND CREEK PHASE 4 Sec/Twnship/Range:NW4 S28T18NR15E IBM

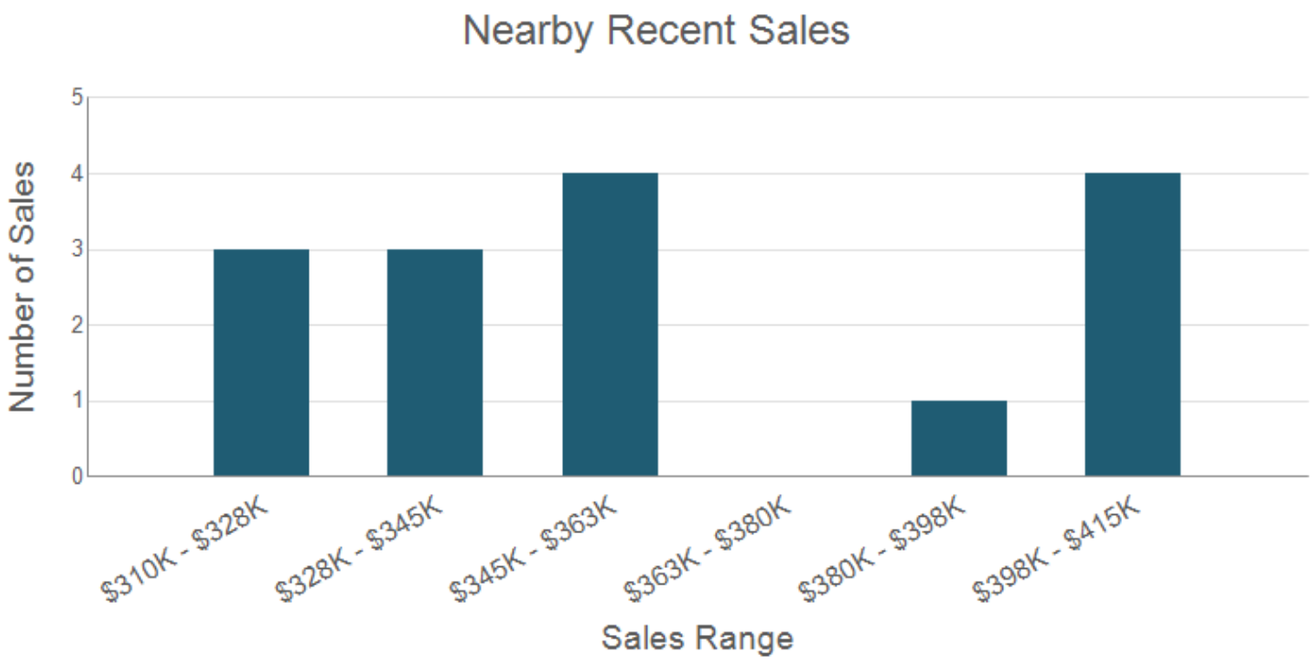
19	.44Mi.	**22703 E 102ND PL S** **BROKEN ARROW, OK 74014-2473**	07/23/2026	$370,000	$161	2303	//	2022	SF

APN: 008325-006023-000000 Document #: 2026-11746
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 23 Block: 6 Subdivision: HIGHLAND CREEK Phase No: 4 Abbreviated Description: Lot:23 Block:6 Subdivision:HIGHLAND CREEK Phase No:4

20	.44Mi.	**10203 S 228TH EAST AVE** **BROKEN ARROW, OK 74014-6809**	06/16/2026	$335,000	$185	1810	/3/2	2021	SF

APN: 008325-008005-000000 Document #: 2026-9585
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 5 Block: 8 Subdivision: HIGHLAND CREEK-PHASE 4 Abbreviated Description: Lot:5 Block:8 Subdivision:HIGHLAND CREEK-PHASE 4

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.

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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.	**23073 E 106TH ST S**	**06/28/2024**	$351,003	$39,312	2,134		2023		
.01Mi.	**23095 E 106TH ST S**	**11/27/2023**	$374,026	$41,891	2,107	/3/3	2023		
.01Mi.	**23065 E 106TH ST S**	**05/17/2024**	$335,999	$37,632	1,883	/3/2	2023		
.02Mi.	**23053 E 106TH ST S**	**08/22/2024**	$362,265	$40,574	2,091	/3/2	2024		
.02Mi.	**23101 E 106TH ST S**	**09/06/2024**	$355,630	$39,831	1,689	/3/2	2024		
.03Mi.	**10441 S 231ST EAST AVE**	**11/05/2019**	$433,610	$39,868	2,157	/3/2	2019		
.03Mi.	**10440 S 231ST EAST AVE**	**11/26/2018**	$388,119	$40,901	2,641	/4/3	2018		
.03Mi.	**23076 E 106TH ST S**	**10/10/2024**	$364,307	$40,802	1,791	/3/2	2024		
.03Mi.	**23094 E 106TH ST S**	**02/20/2025**	$70,000	$7	1,894	/3/2	2024		
.03Mi.	**23066 E 106TH ST S**	**12/19/2023**	$115,966	$12,988	1,608				
.04Mi.	**23119 E 106TH ST S**	**11/26/2024**	$346,660	$38,826	2,053	/3/2	2024		
.04Mi.	**10437 S 231ST EAST AVE**	**01/06/2022**	$391,217	$38,320	2,500	/4/3	2019		
.04Mi.	**23102 E 106TH ST S**	**12/18/2024**	$125,350	$14,039	1,751	/3/2			
.04Mi.	**23056 E 106TH ST S**	**12/06/2024**	$416,834	$46,685	2,203	/4/2	2024		
.04Mi.	**10438 S 232ND EAST AVE**	**08/02/2018**	$382,296	$37,420	2,439		2018		
.04Mi.	**10434 S 232ND EAST AVE**	**04/27/2022**	$414,268	$46,398	2,769		2022		

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

No alerts noted

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