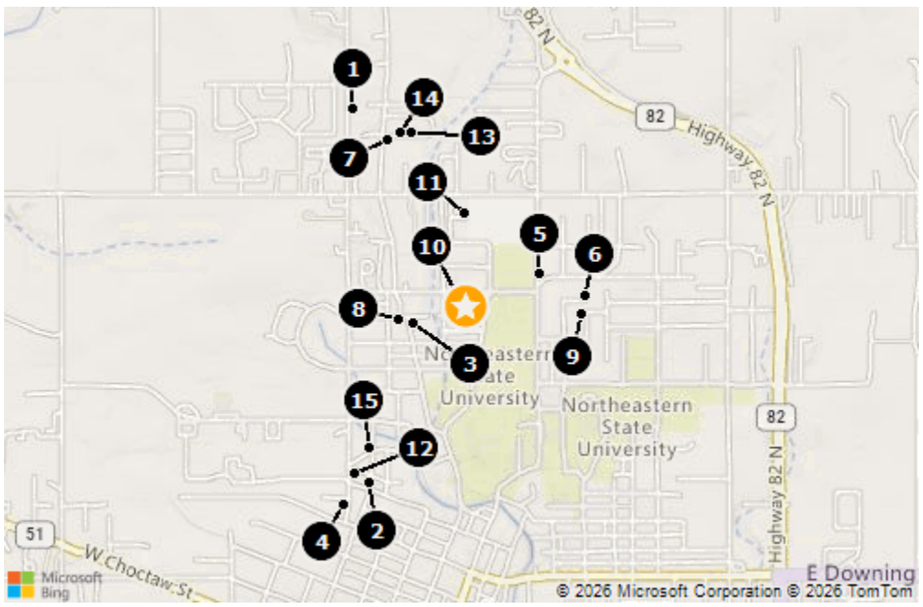
ICE SiteX Report

OrderID: 98730004

SiteX Property Information Report



Subject Property Location

249 PATTI JUNE ST, TAHLEQUAH, OK 74464-4041

County:	**CHEROKEE OK**	Census Tract:	400219779.021008
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	3001-00-003-010-0-002-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$116,000**	FSD:	37	Common Confidence Score:	20
Value Range:	$73,080 - $158,920	ICE Confidence Score:	63		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	203
Assd Land Value:	$235	Market Land Value:	$2,137	Tax Year:	2025
Assd Improvement:	$11,040	Market Improvment Value:	$100,363	Total Taxable Value:	$1,053
Total Assessed Value:	$11,275	Total Assessor Market Value:	$102,500	Delinquent Year:	
				Tax Account ID:	59270
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Block: 3 Subdivision: TAHLEQUAH LOTS
Abbreviated Description: TAHLEQUAH LOTS N43' OF E50' LOT 10 BLK 3

Property Characteristics

Lot Size:	2,137 SF	Bedrooms:	2	Pool:	
Building Area:	560 SF	Baths:	1	Fireplace:	
Year Built:	1990	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/30/2024	Sales Price:	$102,500
Document #:	BK-PG 1421 -174	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 10 Block: 3 Subdivision: TAHLEQUAH LOTS
Abbreviated Description: TAHLEQUAH LOTS N43' OF E50' LOT 10 BLK 3

Area Sales Analysis

Total Area Sales	$2,335,500	Median # of Bedrooms	3
Median Lot Size	4,869 SF	Median # of Baths	1
Median Living Area	1,080 SF	Median Year Built	1965
Price Range - 2 Yrs	$67,000 to $250,000	Age Range	5 years to 126 years
Median Value	$157,000	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.6Mi.	**1420 N JONES AVE** **TAHLEQUAH, OK 74464-6419**	09/28/2026	$239,000	$222	1073	6/3/2	2021	13,504 SF	

APN: 3999-21-17N-22E-0-156-00 Document #: I-2026-007072
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4SW4SW4 S21T17NR22E IBM Abbreviated Description: Sec/Twnship/Range:NW4SW4SW4 S21T17NR22E IBM

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2	.53Mi.	**414 ACADEMY ST** **TAHLEQUAH, OK 74464-2604**	08/18/2026	$89,500	$133	672	5/2/1	1940	7,050 SF

APN: 3005-00-008-004-0-000-00 Document #: I-2026-006087
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 8 Subdivision: ACADEMY ADDITION Abbreviated Description: Lot:4 Block:8 Subdivision:ACADEMY ADDITION City/Muni/Twp:TAHLEQUAH City/Muni/Twp: TAHLEQUAH

3	.15Mi.	**1020 N VINITA AVE** **TAHLEQUAH, OK 74464-6822**	08/07/2026	$175,000	$122	1429	6/3/2	1900	17,080 SF

APN: 3001-00-005-001-0-000-00 Document #: I-2026-005754
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 5 Abbreviated Description: Lot:1 Block:5 City/Muni/Twp:TAHLEQUAH City/Muni/Twp: TAHLEQUAH

4	.62Mi.	**403 N JONES AVE** **TAHLEQUAH, OK 74464-2613**	07/28/2026	$237,000	$149	1590	6/3/1	1960	SF

APN: 3310-00-000-000-0-010-00 Document #: I-2026-005483
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4SE4SE4 S29T17NR22E Abbreviated Description: Sec/Twnship/Range:NE4SE4SE4 S29T17NR22E City/Muni/Twp:TAHLEQUAH City/Muni/Twp: TAHLEQUAH

5	.22Mi.	**1200 N GRAND AVE** **TAHLEQUAH, OK 74464-6612**	07/27/2026	$157,000	$113	1382	5/3/1	1947	14,063 SF

APN: 3180-00-010-005-0-000-00 Document #: I-2026-005386
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 10 Subdivision: JAMESTOWN ADDITION Abbreviated Description: Lot:5 Block:10 Subdivision:JAMESTOWN ADDITION City/Muni/Twp:TAHLEQUAH City/Muni/Twp: TAHLEQUAH

6	.32Mi.	**209 E SENECA ST** **TAHLEQUAH, OK 74464-7041**	07/20/2026	$219,000	$151	1442	5/3/2	1976	SF

APN: 3285-00-002-001-0-000-00 Document #: I-2026-005216
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Subdivision: OAK HEIGHTS ADDITION Sec/Twnship/Range: NW4SW4NE4 S28T17NR22E Abbreviated Description: Lot:1 Block:2 Subdivision:OAK HEIGHTS ADDITION Sec/Twnship/Range:NW4SW4NE4 S28T17NR22E City/Muni/Twp:TAHLEQUAH City/Muni/Twp: TAHLEQUAH

7	.48Mi.	**201 NORTHSIDE CT** **TAHLEQUAH, OK 74464-6203**	07/13/2026	$165,500	$99	1670	5/3/2	1975	SF

APN: 3270-00-001-021-0-000-00 Document #: I-2026-005038
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 Block: 1 Subdivision: NORTHSIDE SUBDIVISION Sec/Twnship/Range: SW4SW4 S21T17NR22E Abbreviated Description: Lot:21 Block:1 Subdivision:NORTHSIDE SUBDIVISION Sec/Twnship/Range:SW4SW4 S21T17NR22E

8	.18Mi.	**1021 N VINITA AVE** **TAHLEQUAH, OK 74464-6821**	06/22/2026	$73,000	$64	1125	4/2/1	1966	4,869 SF

APN: 3001-00-006-001-0-002-00 Document #: I-2026-004524
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 6 Abbreviated Description: Lot:1&2 Block:6 Abbreviated Description:PORTION LOTS1&2 City/Muni/Twp:TAHLEQUAH City/Muni/Twp: TAHLEQUAH

9	.3Mi.	**1025 JACKSON AVE** **TAHLEQUAH, OK 74464-7023**	06/15/2026	$250,000	$178	1399	6/3/2	2016	SF

APN: 3285-00-003-007-0-000-00 Document #: I-2026-004233
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 3 Subdivision: OAK HEIGHTS SUBDIVISION Sec/Twnship/Range: NW4SW4NE4 S28T17NR22E IBM Abbreviated Description: Lot:7 Block:3 Subdivision:OAK HEIGHTS SUBDIVISION Sec/Twnship/Range:NW4SW4NE4 S28T17NR22E IBM

10	.02Mi.	**220 W SENECA ST** **TAHLEQUAH, OK 74464-6923**	05/26/2026	$135,000	$156	864	5/1/1	1945	4,862 SF

APN: 3001-00-003-010-0-001-00 01 Document #: I-2026-003751
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: 3 Abbreviated Description: Lot:10 Block:3 Abbreviated Description:PORTOIN LOT10 City/Muni/Twp:TAHLEQUAH City/Muni/Twp: TAHLEQUAH

11	.25Mi.	**264 WORKMAN CT** **TAHLEQUAH, OK 74464-6486**	05/14/2026	$138,500	$235	588	4/2/1	1955	7,000 SF

APN: 3999-28-17N-22E-0-048-00 Document #: I-2026-003468
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: W2NW4NE4NW4 S28T17NR22E IBM Abbreviated Description: Sec/Twnship/Range:W2NW4NE4NW4 S28T17NR22E IBM

12	.53Mi.	**602 N JONES AVE** **TAHLEQUAH, OK 74464-2229**	05/11/2026	$175,000	$162	1080	5/3/2	2018	5,264 SF

APN: 3005-00-008-009-0-001-00 Document #: I-2026-003380
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 8 Subdivision: ACADEMY ADDITION Abbreviated Description: Lot:9 Block:8 Subdivision:ACADEMY ADDITION

13	.48Mi.	**210 NORTHSIDE CT** **TAHLEQUAH, OK 74464-6204**	05/05/2026	$85,000	$110	768	5/2/1	1965	SF

APN: 3270-00-002-012-0-000-00 Document #: I-2026-003190
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 2 Subdivision: NORTHSIDE SUBDIVISION Sec/Twnship/Range: N2SW4SW4 S21T17NR22 EIM Abbreviated Description: Lot:12 Block:2 Subdivision:NORTHSIDE SUBDIVISION Sec/Twnship/Range:N2SW4SW4 S21T17NR22 EIM

14	.49Mi.	**206 NORTHSIDE CT** **TAHLEQUAH, OK 74464-6204**	04/07/2026	$67,000	$69	960	3/2/1	1965	SF

APN: 3270-00-002-014-0-000-00 Document #: I-2026-002414
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Block: 2 Subdivision: NORTHSIDE SUBDIVISION Sec/Twnship/Range: SW4SW4 S21T17NR22E IBM Abbreviated Description: Lot:14 Block:2 Subdivision:NORTHSIDE SUBDIVISION Sec/Twnship/Range:SW4SW4 S21T17NR22E IBM

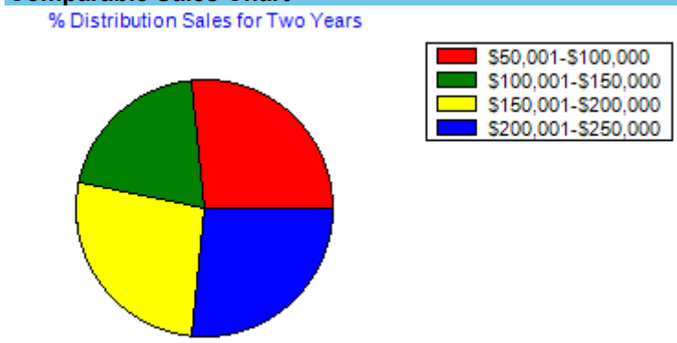
15	.46Mi.	**605 RUSSELL AVE** **TAHLEQUAH, OK 74464-2222**	04/07/2026	$130,000	$140	928	5/3/2	1955	14,153 SF

APN: 3005-00-003-007-0-000-00 Document #: I-2026-002383
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7&8 Block: 3 Subdivision: ACADEMY ADDITION Abbreviated Description: Lot:7&8 Block:3 Subdivision:ACADEMY ADDITION City/Muni/Twp:TAHLEQUAH City/Muni/Twp: TAHLEQUAH

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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.	**249 PATTI JUNE ST**	**08/30/2024**	$102,500	$11,275	560	4/2/1	1990	2,137 SF	
.01Mi.	**214 W SENECA ST**	**06/22/2009**	$77,153	$4,713	828	5/3/1	1946	7,000 SF	
.01Mi.	**204 W SENECA ST**	**04/25/2022**	$89,993	$9,899	978	5/3/1	1950	7,000 SF	
.02Mi.	**220 W SENECA ST**	**04/28/2025**	$55,000	$6,050	864	5/1/1	1945	4,862 SF	
.02Mi.	**219 NORTH ST**	**12/07/2021**	$92,809	$6,517	672	4/2/1	1950	8,750 SF	
.02Mi.	**222 W SENECA ST**	**08/05/2024**	$49,287	$5,422	1,152	5/3/1	1945	7,000 SF	
.02Mi.	**1103 SEMINARY AVE**	**07/27/2005**	$68,169	$4,545	710	5/2/1	1946	10,185 SF	
.03Mi.	**1101 SEMINARY AVE**	**08/05/2011**	$126,974	$10,748	1,160	6/3/2	1944	9,366 SF	
.03Mi.	**217 NORTH ST**	**06/09/2017**	$109,434	$9,184	1,078	5/3/2	1960	8,750 SF	
.03Mi.	**221 NORTH ST**	**04/15/2020**	$56,813	$5,562	794	5/2/1	1950	7,000 SF	
.03Mi.	**224 W SENECA ST**	**12/27/2012**	$60,664	$3,762	480	3/1/1	1950	8,400 SF	
.03Mi.	**223 NORTH ST**	**05/23/2006**	$75,397	$4,890	844	5/2/1	1950	7,000 SF	
.03Mi.	**1111 SEMINARY AVE**	**03/02/2018**	$75,994	$6,549	774	4/2/1	1950	9,835 SF	
.04Mi.	**1011 SEMINARY AVE**	**09/26/2000**	$105,231	$11,575	1,829	2/3/3	1940	8,600 SF	
.04Mi.	**226 W SENECA ST**	**03/06/2006**	$81,613	$4,420	768	4/2/1	1964	5,600 SF	
.04Mi.	**207 W SENECA ST**	**06/24/2002**	$160,840	$8,428	2,424	6/3/2	1940	14,000 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

No alerts noted

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