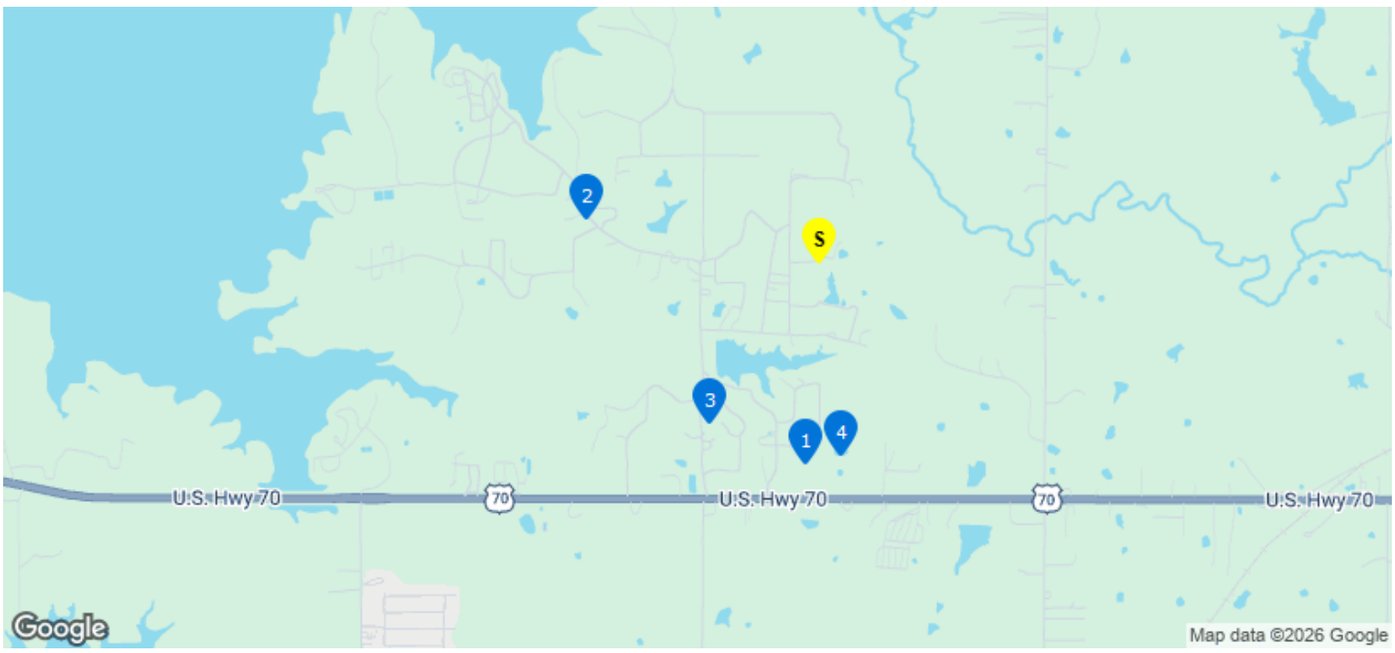
ICE SiteX Report

OrderID: 98779356

SiteX Property Information Report



Subject Property Location

256 BADGER LN, MEAD, OK 73449-6326

County:	**BRYAN OK**	Census Tract:	7960.03
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0000-26-06S-07E-2-010-01	Thomas Bros Pg-Grid:	

Valuation

Value:	**$109,000**	FSD:	15	Common Confidence Score:	50
Value Range:	$92,650 - $125,350	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	101
Assd Land Value:	$2,239	Market Land Value:	$26,746	Tax Year:	
Assd Improvement:	$13,008	Market Improvment Value:	$124,645	Total Taxable Value:	
Total Assessed Value:	$15,247	Total Assessor Market Value:	$151,391	Delinquent Year:	
				Tax Account ID:	44111
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Sec/Twnship/Range: SEC 26 TWN 06S RNG 07E
Abbreviated Description: SEC 26-6S-7E PT N2N2SENW OF SAID SEC 26 DESCRIBED AS BEG AT THE NW/C OF SAID SENW OF SAID SEC 26, THENCE ALONG THE NORTH LINE

Property Characteristics

Lot Size:	1.770 AC	Bedrooms:	3	Pool:	
Building Area:	1566 SF	Baths:	2	Fireplace:	
Year Built:	1992	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	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:	11/17/2025	Sales Price:	$220,000
Document #:	I-2025-779913 BK-PG 1687-269	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	01/15/2025	Loan Amount:	N/A
Document #:	I-2025-771091 BK-PG 1687-269	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	11/29/2024		
TD Due Date:	12/01/2054	Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: N2N2SE4NW4S26T06SR07EIBM
City/Muni/Twp: CITY OF MEAD

Prior Transfer

Recording Date:	01/15/2025	Sales Price:	N/A
Document #:	I-2025-771090 BK-PG 1687-266	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/29/2024		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: N2N2SE4NW4S26T06SR07EIBM

ICE SiteX Report

OrderID: 98779356

Mortgage Record

Recording Date:	01/09/2024	Loan Amount:	N/A
Document #:	I-2024-760849 BK-PG 1651-430	Loan Type:	Conventional
Contract Date:	12/23/2023		
TD Due Date:	01/01/2054	Type Finance:	

Legal Description:
Map Ref: 0 Sec/Twnship/Range: N2N2SE4NW4S26T06SR07EIBM
City/Muni/Twp: CITY OF MEAD

Prior Transfer

Recording Date:	01/09/2024	Sales Price:	N/A
Document #:	I-2024-760848 BK-PG 1651-425	Type of Sale:	Non Arms-Length Transfer
Contract Date:	12/28/2023		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: N2N2SE4NW4S26T06SR07EIBM

Area Sales Analysis

Total Area Sales	$1,038,000	Median # of Bedrooms	3
Median Lot Size	20,910 SF	Median # of Baths	2
Median Living Area	1,634 SF	Median Year Built	1996
Price Range - 2 Yrs	$110,000 to $398,000	Age Range	17 years to 44 years
Median Value	$265,000	Median Age	30.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**163 TIMBERLINE DR** **MEAD, OK 73449-6076**	05/07/2026	$184,000	$165	1118	5/3/2	1987	SF	
	APN: 0310-00-004-005-0-000-00 Document #: I-2026-784875 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 5,9 Block: 4 Subdivision: NORTH PARK ADDITION Abbreviated Description: Lot:5,9 Block:4 Subdivision:NORTH PARK ADDITION									
2	1.7Mi.	**30 ASTER DR** **MEAD, OK 73449-6743**	06/17/2026	$115,000	$128	896	4/2/2	1996	SF	
	APN: 0244-00-009-013-0-000-00 Document #: I-2026-786228 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 2,13 Block: 9 Subdivision: HILLTOP 4 Abbreviated Description: Lot:2,13 Block:9 Subdivision:HILLTOP 4									
3	2.37Mi.	**456 CROWDER RD** **MEAD, OK 73449-5105**	06/11/2026	$350,000	$893	392	2/1/1	2000	SF	
	APN: 0280-00-001-558-0-000-00 Document #: I-2026-786040 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 558-560 Section: C Subdivision: LAKEWOOD RANCHETTES SUBDIVISION Abbreviated Description: Lot:558-560 Section:C Subdivision:LAKEWOOD RANCHETTES SUBDIVISION									
4	3.12Mi.	**750 W SAND POINT RD** **MEAD, OK 73449-**	10/08/2026	$1,290	$1	2175	4/2/2	1980	30,318 SF	
	APN: 0380-00-000-011-0-000-00 Document #: I-2026-789596 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Subdivision: SAND POINT HOMESITE AREA Sec/Twnship/Range: NE4SE4NW4S10T07R07EIBM Abbreviated Description: Lot:11 Subdivision:SAND POINT HOMESITE AREA Sec/Twnship/Range:NE4SE4NW4S10T07R07EIBM									
5	3.4Mi.	**426 WHITES DR** **MEAD, OK 73449-6398**	06/17/2026	$235,000	$174	1352	5/3/2	2023	SF	
	APN: 0384-00-000-044-0-000-00 Document #: I-2026-786258 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 44 Subdivision: SAND POINT HOMESITES NO 3 Abbreviated Description: Lot:44 Subdivision:SAND POINT HOMESITES NO 3									
6	4.73Mi.	**151 E 4TH ST** **DURANT, OK 74701-0406**	10/06/2026	$117,500	$68	1720	5/3/2	1982	SF	
	APN: 0410-00-001-004-0-000-00 Document #: I-2026-789545 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: SILO ACRES PART I ADDITION Abbreviated Description: Lot:4 Block:1 Subdivision:SILO ACRES PART I ADDITION									
7	4.92Mi.	**2958 ORCHARD RD** **MEAD, OK 73449-6380**	10/01/2026	$825,000	$252	3275	7/3/4	2022	461,736 SF	G
	APN: 0000-04-07S-08E-3-006-00 Document #: I-2026-789347 Document Type: Warranty Deed Price Code: A Land Use: Rural/Agricultural Residence Legal: Sec/Twnship/Range: SE4SW4S04T07SR08EIBM Abbreviated Description: Sec/Twnship/Range:SE4SW4S04T07SR08EIBM									
8	6.08Mi.	**379 MADISON ST** **DURANT, OK 74701-7816**	06/17/2026	$340,000	$98	3476	7/3/2	2000	500,940 SF	P
	APN: 0000-26-06S-08E-2-013-00 Document #: I-2026-786252 Document Type: Warranty Deed Price Code: Q Land Use: Rural/Agricultural Residence Legal: Abbreviated Description: Abbreviated Description:STR:SW4NW4NW4&W2SW4NW4S26T06SR08EIBM									
9	6.17Mi.	**6063 WILSON ST** **DURANT, OK 74701-7800**	08/12/2026	$510,000	$153	3324	6/4/2	1976	330,620 SF	
	APN: 0000-26-06S-08E-2-009-00 Document #: I-2026-787949 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2W2NW4S26T06SR08EIBM Abbreviated Description: Sec/Twnship/Range:E2W2NW4S26T06SR08EIBM									
10	6.37Mi.	**1514 COLT DR** **DURANT, OK 74701-7833**	06/01/2026	$250,000	$156	1600	7/3/2	2006	13,000 SF	
	APN: A349-00-000-030-0-000-00 Document #: I-2026-785606 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 30 Subdivision: REMINGTON HILLS Phase No: 1 Abbreviated Description: Lot:30 Subdivision:REMINGTON HILLS Phase No:1									
11	6.94Mi.	**91 S SEXTON RD** **CALERA, OK 74730-3816**	08/11/2026	$96,000	$85	1124	5/3/2	2011	125,888 SF	
	APN: 0000-28-07S-08E-2-004-04 Document #: I-2026-787931 Document Type: Deed Price Code:									

ICE SiteX Report

OrderID: 98779356

Land Use: Single Family Residential
Legal: Sec/Twnship/Range: W2W2NW4S28T07SR08EIBM Abbreviated Description: Sec/Twnship/Range:W2W2NW4S28T07SR08EIBM

12	7.27Mi.	**4310 W UNIVERSITY BLVD** **DURANT, OK 74701-4577**	10/13/2026	$275,000	$474	580	//	1945	43,560 SF

APN: A399-25-06S-08E-2-002-01 Document #: I-2026-789689
Document Type: Warranty Deed Price Code:
Land Use: Office Bldg (General)
Legal: Sec/Twnship/Range: S25T06SR08EIBM Abbreviated Description: Sec/Twnship/Range:S25T06SR08EIBM

13	7.69Mi.	**3604 DANA DR** **DURANT, OK 74701-2904**	07/29/2026	$155,000	$112	1387	6/3/1	1979	SF

APN: A399-25-06S-08E-4-016-00 Document #: I-2026-787550
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4SE4S25T06SR08E Abbreviated Description: Sec/Twnship/Range:NW4SE4S25T06SR08E

14	7.71Mi.	**3601 DAWNA ST** **DURANT, OK 74701-2954**	06/17/2026	$165,000	$128	1288	6/4/1	1982	SF

APN: A399-25-06S-08E-4-071-00 Document #: I-2026-786262
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4SE4S25T06SR08EIBM Abbreviated Description: Sec/Twnship/Range:NW4SE4S25T06SR08EIBM

15	8.11Mi.	**2754 WILLAFA WOODS RD** **CARTWRIGHT, OK 74731-5002**	08/19/2026	$238,500	$180	1328	5/2/2	1992	SF

APN: 0480-00-026-000-0-003-00 Document #: I-2026-788130
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 25 Subdivision: WILLEFORD WOODS Abbreviated Description: Lot:3 Block:25 Subdivision:WILLEFORD WOODS

16	8.72Mi.	**1822 W ELM ST** **DURANT, OK 74701-3428**	09/21/2026	$51,277	$42	1232	5/3/1	1944	SF

APN: A310-00-021-008-0-002-00 Document #: I-2026-789033
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 21 Subdivision: WEST END HEIGHTS ADDITION Abbreviated Description: Lot:8 Block:21 Subdivision:WEST END HEIGHTS ADDITION Abbreviated Description:LOT: E/2 OF LOT 8 City/Muni/Twp:CITY OF DURANT City/Muni/Twp: CITY OF DURANT

17	9.05Mi.	**1 GAMCO PL** **DURANT, OK 74701-1910**	09/24/2026	$7,480,000	$23,375	320	//	1989	217,800 SF

APN: A399-18-07S-09E-2-009-00 Document #: I-2026-789159
Document Type: Special Warranty Deed Price Code: Q
Land Use: Manufacturing (light)
Legal: Sec/Twnship/Range: SW4NW4S18T07SR09EIBM Abbreviated Description: Sec/Twnship/Range:SW4NW4S18T07SR09EIBM

18	9.21Mi.	**244 ALBERT PIKE RD** **DURANT, OK 74701-8112**	04/21/2026	$557,000	$205	2719	7/2/2	1997	978,880 SF

APN: 0000-25-05S-08E-3-001-00 Document #: I-2026-784341
Document Type: Warranty Deed Price Code: Q
Land Use: Rural/Agricultural Residence
Legal: Sec/Twnship/Range: SW4S25T05SR08EIM Abbreviated Description: Sec/Twnship/Range:SW4S25T05SR08EIM

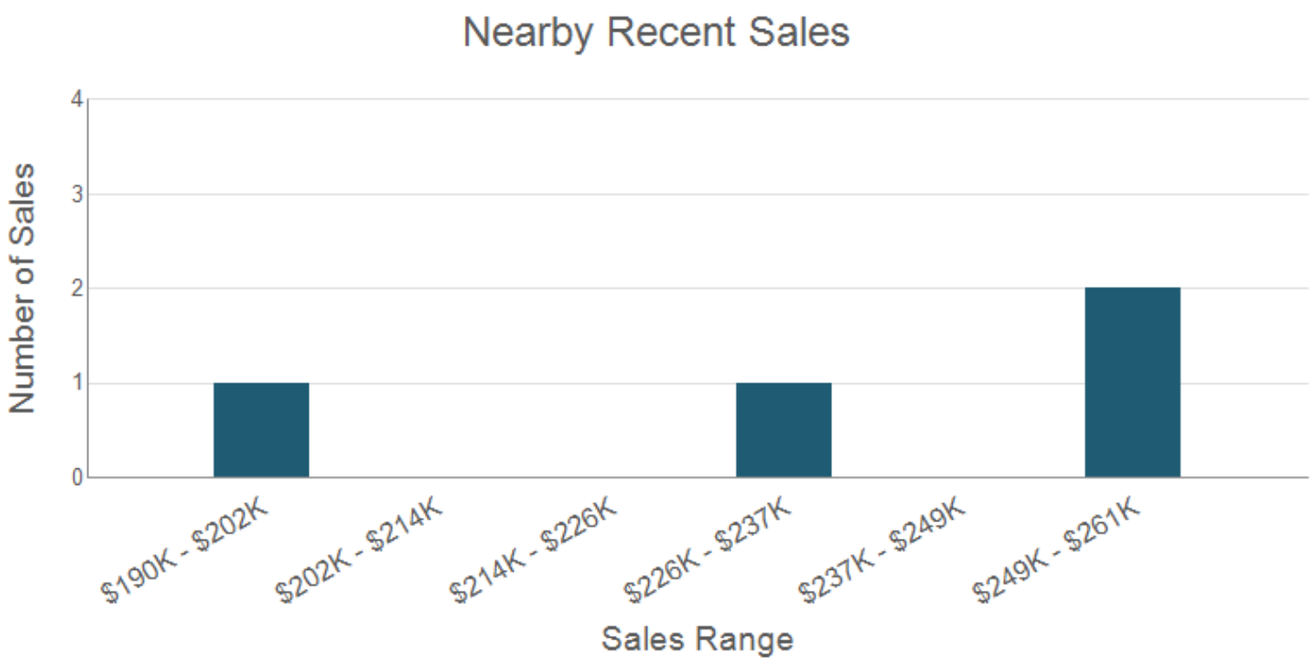
19	9.27Mi.	**924 W TEXAS ST** **DURANT, OK 74701-5742**	06/11/2026	$12,100			//		11,900 SF

APN: A001-00-218-005-0-000-00 Document #: I-2026-786017
Document Type: Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Lot: 5 Block: 218 Subdivision: DURANT Abbreviated Description: Lot:5 Block:218 Subdivision:DURANT Abbreviated Description:LOT: W58 LT 5

20	9.28Mi.	**1002 W MAIN ST** **DURANT, OK 74701-5039**	10/09/2026	$200,000	$649	308	//	1954	11,550 SF

APN: A001-00-168-008-0-000-00 Document #: I-2026-789632
Document Type: Warranty Deed Price Code: Q
Land Use: Service station (full service)
Legal: Lot: 7,8 Block: 168 Abbreviated Description: Lot:7,8 Block:168 Abbreviated Description:LOT: PART OF LOTS 7 & 8 City/Muni/Twp:CITY OF DURANT City/Muni/Twp: CITY OF DURANT

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.

ICE SiteX Report

OrderID: 98779356

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.	**256 BADGER LN**	**11/29/2024**	$151,391	$15,247	1,566	6/3/2	1992	2 SF	
.07Mi.	**318 TIMBERLINE DR**	**01/19/2001**	$267,224	$26,410	1,883	7/3/2	2001		
.08Mi.	**222 TIMBERLINE DR**	**05/11/2006**	$174,290	$18,720	1,364	6/3/2	2002		
.16Mi.	**156 N PARK DR**	**01/31/2017**	$304,201	$26,065	1,864	6/2/3	2017		
.19Mi.	**227 N PARK DR**	**12/22/2017**	$210,369	$15,243	1,704	7/3/2	2003		
.21Mi.	**93 N PARK DR**	**02/21/2001**	$187,200	$16,380	2,396	6/3/2	1984	4 SF	
.22Mi.	**191 N PARK DR**	**11/12/2015**	$248,463	$23,307	1,956	7/3/2	2005		
.25Mi.	**57 TIMBERLINE DR**	**06/26/1998**	$220,344	$19,035	2,000	6/3/3	2000		
.28Mi.	**100 ROCK HOUSE RD**	**02/13/2004**	$142,092	$11,808	1,632	5/3/2	1986	26,572 SF	
.28Mi.	**328 N PARK LAKE DR**	**04/25/2019**	$233,919	$20,890	1,872	6/4/2	1986	2 SF	
.29Mi.	**280 N PARK LAKE DR**	**03/24/1997**	$151,574	$14,297	1,633	6/3/2	1987	2 SF	
.29Mi.	**170 ROCK HOUSE RD**	**10/25/2023**	$90,478	$9,188	1,716	5/3/2	1970	1 SF	
.31Mi.	**698 NEWBERRY CREEK RD**	**12/10/2020**	$140,221	$10,893	1,760	5/2/2	1967	1 SF	
.32Mi.	**108 N PARK LAKE DR**	**10/06/2021**	$548,739	$47,779	3,653	8/4/3	2009	35,284 SF	G
.33Mi.	**627 NEWBERRY CREEK RD**	**10/10/2022**	$209,237	$20,212	2,001	8/3/2	1997	1 SF	
.34Mi.	**428 ROCK HOUSE RD**	**07/30/2020**	$152,499	$11,589	1,650	6/3/2	2002	2 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	42.2 years old	Households:	1,282
Median Household Income:	$55,112	Households w/Family:	71%
Household Income Per Capita:	$35,611	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Silo Public Schools	Students:	1,249
Number of Schools:	4	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.54Mi.	**Silo Elementary School** Number of Students: 311 Student-Teacher Ratio: 14.64	B-	Public	PK - 5
4.54Mi.	**Silo Middle School** Number of Students: 249 Student-Teacher Ratio: 12.54	B-	Public	6 - 8
4.54Mi.	**Silo High School** Number of Students: 289 Student-Teacher Ratio: 16.01 Advanced Placement: Yes	B-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	39%	SIGNIFICANTLY LOWER
BURGLARY	153%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	30%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	99%	SIMILAR
MURDER	115%	HIGHER
OVERALL	137%	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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ICE SiteX Report

OrderID: 98779356

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