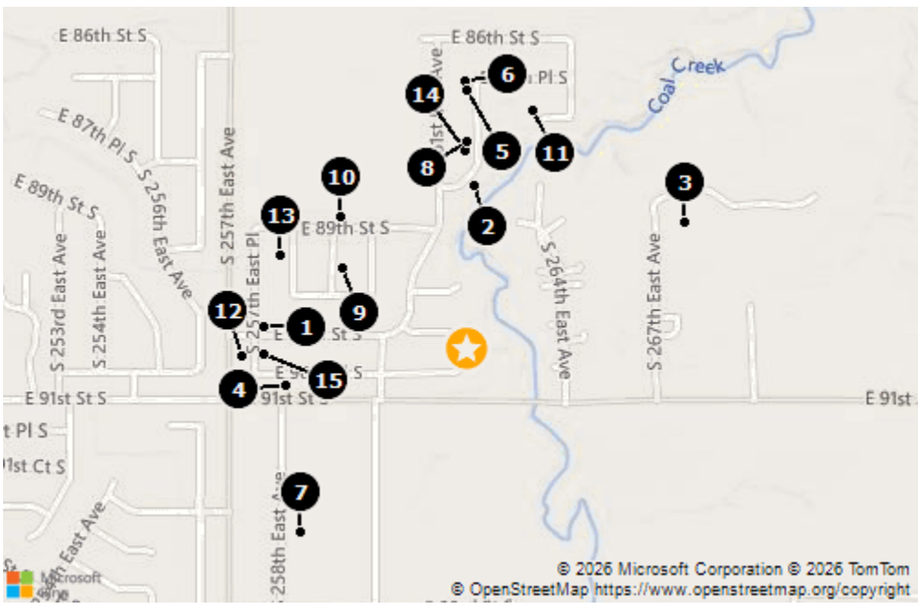
ICE SiteX Report

OrderID: 98677855

SiteX Property Information Report



Subject Property Location

26184 E 90TH ST S, BROKEN ARROW, OK 74014-3263

County:	**WAGONER OK**	Census Tract:	401450305.092016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	008720-005027-000000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$236,000**	FSD:	10	Common Confidence Score:	62
Value Range:	$212,400 - $259,600	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3
Assd Land Value:	$5,228	Market Land Value:	$53,000	Tax Year:	2025
Assd Improvement:	$15,974	Market Improvment Value:	$167,294	Total Taxable Value:	$2,114
Total Assessed Value:	$21,202	Total Assessor Market Value:	$220,294	Delinquent Year:	
				Tax Account ID:	76508
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 27 Block: 5 Subdivision: THE CROSSINGS @ 91ST Sec/Twnship/Range: SEC 17 TWN 18N RNG 15E
Abbreviated Description: THE CROSSING @ 91ST LOT 27 BLOCK 5

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1431 SF	Baths:	2	Fireplace:	
Year Built:	2007	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	06/05/2024	Loan Amount:	N/A
Document #:	2024-7416 BK-PG 2976-495	Loan Type:	FHA
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:
Lot: 27 Block: 5 Subdivision: THE CROSSING AT 91ST Sec/Twnship/Range: SW4 S14T18NR15E IBM
City/Muni/Twp: BROKEN ARROW

Mortgage Record

Recording Date:	04/29/2010	Loan Amount:	N/A
Document #:	2010-4972 BK-PG 1888-295	Loan Type:	FHA
TD Due Date:	05/01/2040	Type Finance:	

Legal Description:
Lot: 27 Block: 5 Subdivision: THE CROSSING AT 91ST Sec/Twnship/Range: POR SW4 S14T18NR15E INDB&M

Prior Transfer

Recording Date:	04/26/2010	Sales Price:	N/A
Document #:	2010-04732 BK-PG 1714-020	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/26/2007	Sales Price:	$131,500
Document #:	2007-17177 BK-PG 1714 -018	Type of Sale:	Sales Price Rounded from Tax

ICE SiteX Report

OrderID: 98677855

Contract Date: 10/25/2007
Document Type:
Legal Description:
Lot: 27 Block: 5 Subdivision: THE CROSSING AT 91ST Sec/Twnship/Range: POR SW4 S14T18NR15E INDB&M

Prior Transfer

Recording Date:	10/26/2007	Sales Price:	$131,500
Document #:	BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 27 Block: 5 Subdivision: THE CROSSINGS @ 91ST Sec/Twnship/Range: SEC 17 TWN 18N RNG 15E
Abbreviated Description: THE CROSSING @ 91ST LOT 27 BLOCK 5

Prior Transfer

Recording Date:	05/24/2006	Sales Price:	$2,088,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$3,626,000	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,460 SF	Median Year Built	2007
Price Range - 2 Yrs	$184,000 to $347,000	Age Range	17 years to 45 years
Median Value	$230,000	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**8993 S 257TH EAST PL** **BROKEN ARROW, OK 74014-7820**	07/30/2026	$250,000	$164	1519	5/3/2	2006	SF	
		APN: 008720-002001-000000 Document #: 2026-12105 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: THE CROSSING AT 91ST Sec/Twnship/Range: SW4 S14T18NR15E IM Abbreviated Description: Lot:1 Block:2 Subdivision:THE CROSSING AT 91ST Sec/Twnship/Range:SW4 S14T18NR15E IM								
2	.21Mi.	**8763 S 262ND EAST AVE** **BROKEN ARROW, OK 74014-3277**	07/21/2026	$230,000	$152	1505	5/3/2	2009	SF	
		APN: 008741-002053-000000 Document #: 2026-11594 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 53 Block: 2 Subdivision: THE CROSSING AT 91ST PHASE II AMENDED Abbreviated Description: Lot:53 Block:2 Subdivision:THE CROSSING AT 91ST PHASE II AMENDED								
3	.33Mi.	**8875 S 267TH EAST AVE** **BROKEN ARROW, OK 74014-6189**	07/20/2026	$320,000	$177	1802	//2	1981	43,560 SF	
		APN: 251144-000004-000000 Document #: 2026-11491 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2NW4SW4SE4 S14T18NR15E IBM Abbreviated Description: Sec/Twnship/Range:E2NW4SW4SE4 S14T18NR15E IBM								
4	.24Mi.	**25780 E 90TH PL S** **BROKEN ARROW, OK 74014-7841**	04/14/2026	$215,000	$187	1148	/3/2	2007	SF	
		APN: 008720-006009-000000 Document #: 2026-5644 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 6 Subdivision: THE CROSSING AT 91ST Sec/Twnship/Range: SW4 S14T18NR15E IBM Abbreviated Description: Lot:9 Block:6 Subdivision:THE CROSSING AT 91ST Sec/Twnship/Range:SW4 S14T18NR15E IBM								
5	.34Mi.	**8662 S 262ND EAST AVE** **BROKEN ARROW, OK 74014-3278**	04/08/2026	$237,000	$162	1460	5/3/2	2009	SF	
		APN: 008741-003039-000000 Document #: 2026-5280 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 39 Block: 3 Subdivision: THE CROSSING AT 91ST PHASE II Abbreviated Description: Lot:39 Block:3 Subdivision:THE CROSSING AT 91ST PHASE II								
6	.35Mi.	**8654 S 262ND EAST AVE** **BROKEN ARROW, OK 74014-3278**	03/30/2026	$242,000	$164	1471	5/3/2	2009	SF	
		APN: 008741-003038-000000 Document #: 2026-4796 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 38 Block: 3 Subdivision: THE CROSSING AT 91ST PHASE II AMENDED Sec/Twnship/Range: NE4SW4 S14T18NR15E IBM Abbreviated Description: Lot:38 Block:3 Subdivision:THE CROSSING AT 91ST PHASE II AMENDED Sec/Twnship/Range:NE4SW4 S14T18NR15E IBM								
7	.32Mi.	**9225 S 258TH EAST AVE** **BROKEN ARROW, OK 74014-7862**	02/19/2026	$347,000	$179	1930	//	1998	SF	
		APN: 008039-002014-000000 Document #: 2026-2564 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 2 Subdivision: BASIN ANGEL RANCH ESTATES Abbreviated Description: Lot:14 Block:2 Subdivision:BASIN ANGEL RANCH ESTATES								
8	.27Mi.	**8718 S 262ND EAST AVE** **BROKEN ARROW, OK 74014-3277**	02/18/2026	$215,000	$191	1124	5/3/2	2008	SF	
		APN: 008741-003044-000000 Document #: 2026-2503 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 44 Block: 3 Subdivision: THE CROSSING AT 91ST PHASE II AMENDED Abbreviated Description: Lot:44 Block:3 Subdivision:THE CROSSING AT 91ST PHASE II AMENDED								
9	.19Mi.	**8949 S 259TH EAST AVE** **BROKEN ARROW, OK 74014-7831**	02/04/2026	$235,000	$163	1436	5/3/2	2006	SF	
		APN: 008720-004003-000000 Document #: 2026-1633 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Subdivision: THE CROSSING AT 91ST Sec/Twnship/Range: SW4 S14T18NR15E IB&M Abbreviated Description: Lot:3 Block:4 Subdivision:THE CROSSING AT 91ST Sec/Twnship/Range:SW4 S14T18NR15E IB&M								
10	.24Mi.	**25913 E 89TH ST S** **BROKEN ARROW, OK 74014-6136**	01/14/2026	$220,000	$185	1188	/3/2	2006	SF	

ICE SiteX Report

OrderID: 98677855

APN: 008720-001015-000000 Document #: 2026-662
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Block: 1 Subdivision: THE CROSSING AT 91ST Abbreviated Description: Lot:15 Block:1 Subdivision:THE CROSSING AT 91ST

11	.32Mi.	**26335 E 87TH ST S** **BROKEN ARROW, OK 74014-6152**	12/12/2025	$230,000	$160	1429	4/3/2	2008	SF

APN: 008741-002032-000000 Document #: 2025-18130
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 32 Block: 2 Subdivision: THE CROSSING AT 91ST Phase No: 2 Abbreviated Description: Lot:32 Block:2 Subdivision:THE CROSSING AT 91ST Phase No:2

12	.3Mi.	**9022 S 257TH EAST PL** **BROKEN ARROW, OK 74014-7860**	12/05/2025	$266,000	$115	2305	/3/2	2009	SF

APN: 008720-006002-000000 Document #: 2025-17794
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 6 Subdivision: THE CROSSING AT 91ST Sec/Twnship/Range: SW4 S14T18NR15E IBM Abbreviated Description: Lot:2 Block:6 Subdivision:THE CROSSING AT 91ST Sec/Twnship/Range:SW4 S14T18NR15E IBM

13	.27Mi.	**8932 S 258TH EAST AVE** **BROKEN ARROW, OK 74014-7824**	11/05/2025	$210,000	$167	1251	/3/2	2007	SF

APN: 008720-002014-000000 Document #: 2025-16212
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Block: 2 Subdivision: THE CROSSINGAT 91 ST Abbreviated Description: Lot:14 Block:2 Subdivision:THE CROSSINGAT 91 ST

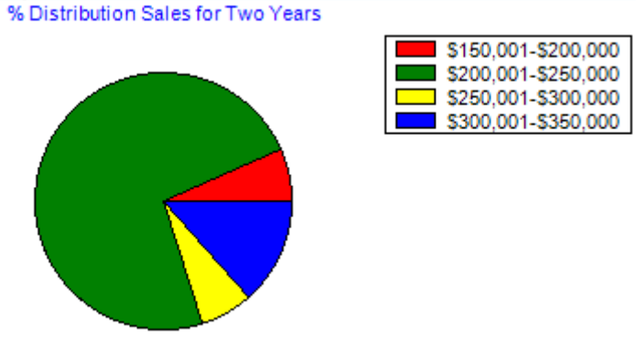
14	.26Mi.	**8728 S 262ND EAST AVE** **BROKEN ARROW, OK 74014-3277**	09/23/2025	$184,000	$135	1360	5/3/2	2008	SF

APN: 008741-003045-000000 Document #: 2025-13488
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 45 Block: 3 Subdivision: THE CROSSING AT 91ST Phase No: 2 Sec/Twnship/Range: NE4SW4 S14T18NR15E IBM Abbreviated Description: Lot:45 Block:3 Subdivision:THE CROSSING AT 91ST Phase No:2 Sec/Twnship/Range:NE4SW4 S14T18NR15E IBM

15	.27Mi.	**9021 S 257TH EAST PL** **BROKEN ARROW, OK 74014-7860**	09/16/2025	$225,000	$153	1469	/3/2	2007	SF

APN: 008720-007002-000000 Document #: 2025-13114
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 7 Subdivision: THE CROSSING AT 91ST Abbreviated Description: Lot:2 Block:7 Subdivision:THE CROSSING AT 91ST

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.	**26184 E 90TH ST S**	**10/26/2007**	$220,294	$21,202	1,431	4/3/2	2007		
.02Mi.	**26181 E 90TH PL S**	**08/23/2012**			1,553	/4/2	2007	1 SF	
.02Mi.	**26195 E 90TH ST S**	**03/21/2017**	$240,649	$23,015	1,566	/4/2	2007		
.02Mi.	**26174 E 90TH ST S**	**11/16/2021**	$231,664	$24,643	1,499	/3/2	2007		
.03Mi.	**26171 E 90TH PL S**	**10/08/2010**	$190,931	$18,123	1,077	/3/2	2007		
.04Mi.	**26185 E 90TH ST S**	**12/06/2019**	$232,191	$22,125	1,394	/3/2	2007		
.04Mi.	**26175 E 90TH ST S**	**09/07/2021**	$267,619	$26,470	1,742	/3/2	2007		
.04Mi.	**26164 E 90TH ST S**	**08/28/2021**	$220,970	$23,439	1,442	/3/2	2007		
.04Mi.	**26191 E 90TH PL S**	**09/23/2022**	$248,782	$27,864	1,505	/3/2	2006		
.04Mi.	**26161 E 90TH PL S**	**09/07/2006**	$208,595	$20,297	1,311	/3/2	2006		
.05Mi.	**26165 E 90TH ST S**	**11/13/2015**	$214,605	$20,890	1,380	/3/2	2007		
.05Mi.	**26180 E 90TH PL S**	**04/25/2014**	$225,539	$19,419	1,470	/3/2	2007		
.05Mi.	**26144 E 90TH ST S**	**11/30/2022**	$204,116	$22,861	1,207	/3/2	2007		
.05Mi.	**26176 E 90TH PL S**	**03/06/2017**	$209,010	$19,825	1,257	/3/2	2006		
.05Mi.	**26155 E 90TH ST S**	**04/10/2007**	$223,830	$19,278	1,465	/3/2	2007		
.06Mi.	**26141 E 90TH PL S**	**10/19/2016**	$217,010	$21,122	1,420	/3/2	2007		

Rent vs. Own

Households Occupied by Renters: 12% Households Occupied by Owners: 84%

ICE SiteX Report

OrderID: 98677855

Demographics & Income

Median Age:	38.1 years old	Households:	17,225
Median Household Income:	$89,264	Households w/Family:	77%
Household Income Per Capita:	$38,914	Households w/Family Married:	66%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Broken Arrow Public Schools	Students:	19,882
Number of Schools:	26	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.16Mi.	**Oneta Middle School** Number of Students: 938 Student-Teacher Ratio: 19.34	B+	Public	6 - 8
0.93Mi.	**Highland Park Elementary School** Number of Students: 654 Student-Teacher Ratio: 17.63	A	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	94%	SIMILAR
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	49%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	87%	LOWER
MURDER	83%	LOWER
OVERALL	54%	NOTABLY LOWER

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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