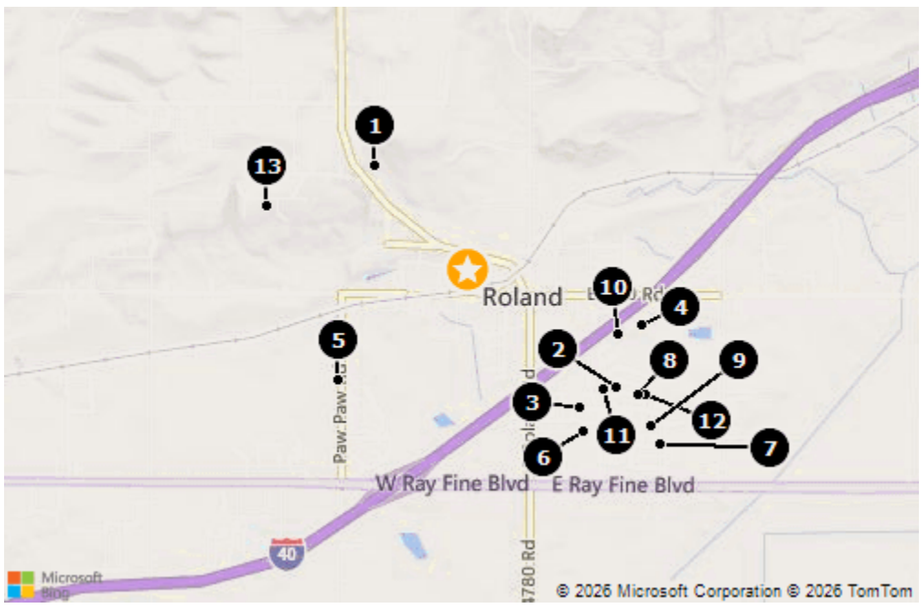
ICE SiteX Report

OrderID: 97767908

SiteX Property Information Report



Subject Property Location

305 ADYSEN LN, ROLAND, OK 74954-5303

County:	**SEQUOYAH OK**	Census Tract:	401350301.061042
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0514-00-000-003-0-000-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$247,000**	FSD:	13	Common Confidence Score:	53
Value Range:	$214,890 - $279,110	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	206
Assd Land Value:	$2,545	Market Land Value:	$23,133	Tax Year:	2025
Assd Improvement:	$24,929	Market Improvment Value:	$226,629	Total Taxable Value:	$2,443
Total Assessed Value:	$27,474	Total Assessor Market Value:	$249,762	Delinquent Year:	
				Tax Account ID:	24154
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Subdivision: COWAN ESTATES 14-11-26
Abbreviated Description: LOT 3 COWAN ESTATES

Property Characteristics

Lot Size:	11,805 SF	Bedrooms:	4	Pool:	
Building Area:	2038 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/31/2023	Sales Price:	$220,000
Document #:	I-2023-007360 BK-PG 1661 -100	Type of Sale:	Full Amount on Deed
Contract Date:	10/10/2023		
Document Type:			

Legal Description:
Lot: 3 Subdivision: COWAN ESTATES
City/Muni/Twp: ROLAND

Prior Transfer

Recording Date:	10/10/2023	Sales Price:	$220,000
Document #:	BK-PG 1661 -100	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Subdivision: COWAN ESTATES 14-11-26
Abbreviated Description: LOT 3 COWAN ESTATES

Prior Transfer

Recording Date:	05/23/2016	Sales Price:	$25,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

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Area Sales Analysis

Total Area Sales	$2,149,450	Median # of Bedrooms	3
Median Lot Size	10,367 SF	Median # of Baths	2
Median Living Area	1,344 SF	Median Year Built	1993
Price Range - 2 Yrs	$44,900 to $273,000	Age Range	2 years to 53 years
Median Value	$156,000	Median Age	33 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.73Mi.	**109483 S 4770 RD** **ROLAND, OK 74954-5286**	01/12/2026	$44,900	$22	2040	5/3/2	1978	399,447 SF	
		APN: 0000-14-011-026-0-160-00 Document #: I-2026-000219 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: W4NW4 S14T11NR26E Abbreviated Description: Sec/Twnship/Range:W4NW4 S14T11NR26E								
2	1Mi.	**106 SASKATCHEWAN RD** **ROLAND, OK 74954-5208**	11/25/2025	$175,000	$164	1064	5/3/2	2004	9,278 SF	
		APN: 0561-00-000-006-0-000-00 Document #: I-2025-008279 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: WOODLAND HILLS PHASE VII Abbreviated Description: Lot:6 Subdivision:WOODLAND HILLS PHASE VII Abbreviated Description:PORTION LOT6 City/Muni/Twp:ROLAND City/Muni/Twp: ROLAND								
3	.93Mi.	**205 ADIRONDACK LOOP** **ROLAND, OK 74954-5165**	11/25/2025	$156,000	$125	1240	7/3/1	1993	8,625 SF	
		APN: 0558-00-000-116-0-000-00 Document #: I-2025-008301 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 116 Subdivision: WOODLAND HILLS Phase No: IV Sec/Twnship/Range: N2NE4SW4&SW4SE4NW4 S24T11NR26E Abbreviated Description: Lot:116 Subdivision:WOODLAND HILLS Phase No:IV Sec/Twnship/Range:N2NE4SW4&SW4SE4NW4 S24T11NR26E City/Muni/Twp:ROLAND City/Muni/Twp: ROLAND								
4	.97Mi.	**133 STONE DR** **ROLAND, OK 74954-5375**	11/24/2025	$240,000	$142	1685	5/4/2	2013	12,676 SF	
		APN: 0544-00-000-043-0-000-00 Document #: I-2025-008233 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 43 Subdivision: STONEBRIDGE ESTATES ADDITION Abbreviated Description: Lot:43 Subdivision:STONEBRIDGE ESTATES ADDITION City/Muni/Twp:ROLAND City/Muni/Twp: ROLAND								
5	.9Mi.	**464 PAW PAW RD** **ROLAND, OK 74954-4023**	11/12/2025	$145,000	$98	1466	6/4/2	1974	27,878 SF	
		APN: 0000-22-011-026-0-100-00 Document #: I-2025-007953 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4NE4 S22T11NR26E IBM Abbreviated Description: Sec/Twnship/Range:SE4NE4 S22T11NR26E IBM								
6	1.05Mi.	**145 SHADY LN** **ROLAND, OK 74954-5215**	11/10/2025	$100,000	$79	1264	5/3/2	1994	9,017 SF	
		APN: 0501-00-000-010-0-000-00 Document #: I-2025-007915 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: ADA DAVIS III Abbreviated Description: Lot:10 Subdivision:ADA DAVIS III City/Muni/Twp:ROLAND City/Muni/Twp: ROLAND								
7	1.37Mi.	**403 WOODLAND HILLS BLVD** **ROLAND, OK 74954-5162**	10/30/2025	$141,000	$104	1344	5/3/2	1980	10,367 SF	
		APN: 0545-00-012-008-0-000-00 Document #: I-2025-007671 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 12 Subdivision: WOODLAND HILLS ADDITION Abbreviated Description: Lot:8 Block:12 Subdivision:WOODLAND HILLS ADDITION City/Muni/Twp:ROLAND City/Muni/Twp: ROLAND								
8	1.11Mi.	**125 MATH LN** **ROLAND, OK 74954-5192**	10/06/2025	$75,000	$57	1310	5/3/1	1983	10,062 SF	
		APN: 0550-00-000-047-0-000-00 Document #: I-2025-006742 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 47 Subdivision: WOODLAND HILLS PHASE II Abbreviated Description: Lot:47 Subdivision:WOODLAND HILLS PHASE II City/Muni/Twp:ROLAND City/Muni/Twp: ROLAND								
9	1.27Mi.	**107 S CIRCLE A** **ROLAND, OK 74954-5207**	09/29/2025	$163,000	$141	1152	5/3/2	1978	13,286 SF	
		APN: 0550-00-000-012-0-000-00 Document #: I-2025-006554 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: WOODLAND HILLS PHASE II Abbreviated Description: Lot:12 Block:1 Subdivision:WOODLAND HILLS PHASE II City/Muni/Twp:ROLAND City/Muni/Twp: ROLAND								
10	.85Mi.	**150 STONE DR** **ROLAND, OK 74954-5375**	09/22/2025	$236,000	$155	1521	5/3/2	2024	17,903 SF	
		APN: 0544-00-000-030-0-000-00 Document #: I-2025-006391 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Subdivision: THE STONEBRIDGE ESTATES Abbreviated Description: Lot:30 Subdivision:THE STONEBRIDGE ESTATES City/Muni/Twp:ROLAND City/Muni/Twp: ROLAND								
11	.95Mi.	**516 LOOP W** **ROLAND, OK 74954-5190**	09/15/2025	$250,000	$157	1588	5/3/2	2000	8,843 SF	AboveGround
		APN: 0561-00-000-018-0-000-00 Document #: I-2025-006227 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: WOODLAND HILLS PHASE VII Abbreviated Description: Lot:18 Subdivision:WOODLAND HILLS PHASE VII City/Muni/Twp:ROLAND City/Muni/Twp: ROLAND								
12	1.14Mi.	**128 SASKATCHEWAN RD** **ROLAND, OK 74954-5208**	09/05/2025	$150,550	$134	1120	5/3/1	1995	9,017 SF	
		APN: 0559-00-000-177-0-000-00 Document #: I-2025-005966								

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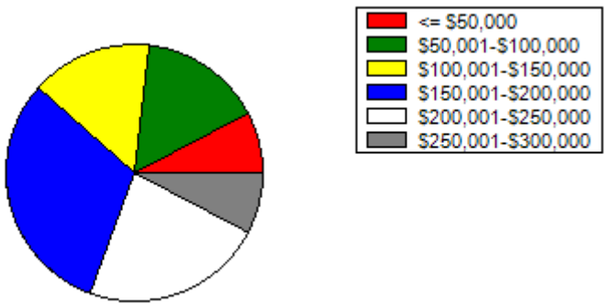
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 177 Subdivision: WOODLAND HILLS PHASE V Abbreviated Description: Lot:177 Subdivision:WOODLAND HILLS PHASE V City/Muni/Twp:ROLAND City/Muni/Twp: ROLAND

13	1.09Mi.	**476584 E 1095 RD**	09/03/2025	$273,000	$167	1627	5/3/2	1973	277,914 SF
		ROLAND, OK 74954-5052							

APN: 0000-15-011-026-0-073-00 Document #: I-2025-005905
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4SE4 S15T11NR26E Abbreviated Description: Sec/Twnship/Range:NW4SE4 S15T11NR26E

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**305 ADYSEN LN**	**10/10/2023**	$249,762	$27,474	2,038	6/4/2	2022	11,805 SF	
.02Mi.	**303 ADYSEN LN**	**06/09/2023**	$250,355	$27,539	2,014	6/4/2	2023	12,197 SF	
.02Mi.	**307 ADYSEN LN**	**08/29/2007**	$189,050	$14,889	1,552	6/3/2	2006	11,326 SF	
.04Mi.	**301 ADYSEN LN**	**11/07/2008**	$204,688	$18,899	1,664	5/3/2	2008	14,375 SF	
.04Mi.	**309 HIGHLAND DR**	**04/02/2025**	$110,377	$7,100	1,320	5/3/1	1979	41,818 SF	
.04Mi.	**308 ADYSEN LN**	**12/27/2017**	$176,930	$15,346	1,276	5/3/2	2013	7,841 SF	
.05Mi.	**311 ADYSEN LN**	**04/14/2023**	$188,410	$17,246	1,430	4/3/2	2010	10,890 SF	
.05Mi.	**100 LINCOLN CIR**	**01/27/2023**	$192,670	$21,034	1,320	5/3/2	2007	7,841 SF	
.05Mi.	**311 HIGHLAND DR**	**01/16/2007**	$96,551	$6,424	1,241	5/3/1	1977	37,462 SF	
.06Mi.	**307 HIGHLAND DR**	**10/07/2022**	$117,048	$7,618	1,314	5/3/2	1967	2 SF	
.06Mi.	**310 ADYSEN LN**	**11/18/2022**	$197,830	$17,485	1,350	5/3/2	2013	8,712 SF	
.06Mi.	**102 ROOSEVELT CIR**	**10/30/2025**	$208,841	$15,033	1,416	5/3/2	2007	7,841 SF	
.07Mi.	**101 REAGAN CIR**	**10/29/2015**	$177,600	$14,126	1,396	5/3/2	2007	9,148 SF	
.07Mi.	**313 HIGHLAND DR**	**10/18/2024**	$137,566	$14,136	1,350	5/3/2	1977	39,640 SF	
.08Mi.	**103 ROOSEVELT CIR**	**04/22/2016**	$176,440	$14,325	1,416	5/3/2	2007	8,712 SF	
.09Mi.	**100 REAGAN CIR**	**09/10/2021**	$217,180	$18,012	1,920	5/3/2	2013	10,149 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	35.7 years old	Households:	1,672
Median Household Income:	$49,255	Households w/Family:	67%
Household Income Per Capita:	$22,521	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Roland Public Schools	Students:	931
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.29Mi.	**Roland Middle School**	B	Public	6 - 8
Number of Students: 186 Student-Teacher Ratio: 16.65 Advanced Placement: Yes				
0.33Mi.	**Roland High School**	D-	Public	9 - 12
Number of Students: 339 Student-Teacher Ratio: 11.67 Advanced Placement: Yes				

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0.22Mi.	**Roland Elementary School**	C+	Public	PK - 5

Number of Students: 406
Student-Teacher Ratio: 16.4

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	149%	NOTABLY HIGHER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	146%	NOTABLY HIGHER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	87%	LOWER
FORCIBLE RAPE	115%	HIGHER
MURDER	124%	HIGHER
OVERALL	88%	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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