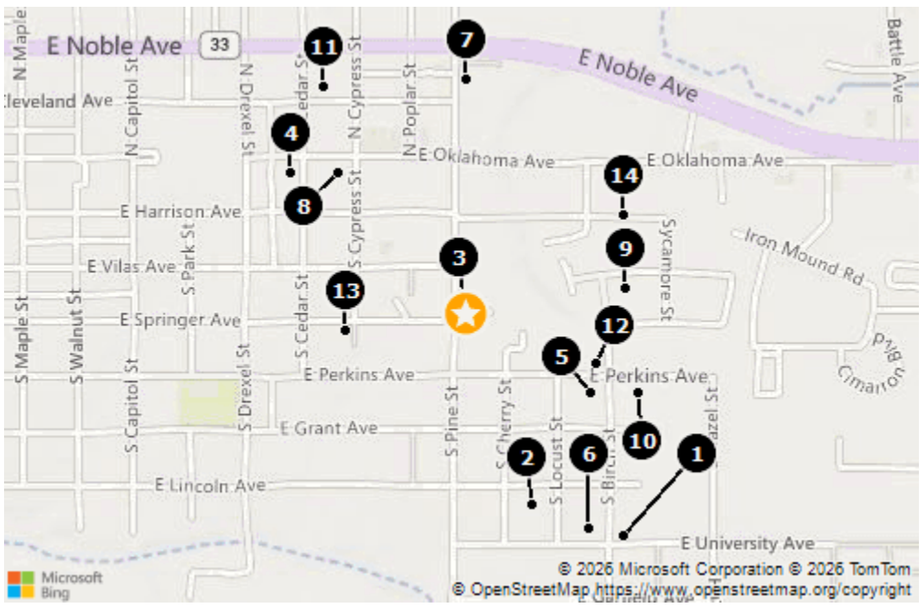
ICE SiteX Report

OrderID: 98729890

SiteX Property Information Report



Subject Property Location

324 S PINE ST, GUTHRIE, OK 73044-5714

County:	**LOGAN OK**	Census Tract:	400836010.001018
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	420004473	Thomas Bros Pg-Grid:	

Valuation

Value:	**$226,000**	FSD:	13	Common Confidence Score:	58
Value Range:	$196,620 - $255,380	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2
Assd Land Value:	$880	Market Land Value:	$8,000	Tax Year:	2025
Assd Improvement:	$20,049	Market Improvment Value:	$194,804	Total Taxable Value:	$2,003
Total Assessed Value:	$20,929	Total Assessor Market Value:	$202,804	Delinquent Year:	
				Tax Account ID:	0004473
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16,18 Block: 13 District: 2 Subdivision: OAK PARK ADD Sec/Twnship/Range: SEC 10 TWN 16N RNG 02W
Abbreviated Description: OAK PARK S2 OF 16-18 BLOCK 13 DESCRIBED AS BEG SW/C LOT 18; N 60'AND 8" ; EASTERLY TO E LINE LOT 16, 50' FROM SOUTHERLY BOUND

Property Characteristics

Lot Size:	5,445 SF	Bedrooms:	3	Pool:	
Building Area:	1700 SF	Baths:	2	Fireplace:	
Year Built:	1935	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	05/30/2024	Loan Amount:	N/A
Document #:	I-2024-005160 BK-PG 3310-271	Loan Type:	FHA
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 16-18 Block: 13 Subdivision: OAK PARK ADDITION
City/Muni/Twp: GUTHRIE

Prior Transfer

Recording Date:	08/10/2021	Sales Price:	N/A
Document #:	2021-009960 BK-PG 2988-189	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/27/2021	Sales Price:	$190,000
Document #:	2021-009335 BK-PG 3065 -393	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/23/2021		
Document Type:			

Legal Description:
Lot: 16-18 Block: 13 Subdivision: OAK PARK ADDITION
Abbreviated Description: PORTION LOTS16-18
City/Muni/Twp: GUTHRIE

ICE SiteX Report

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Prior Transfer

Recording Date:	07/23/2021	Sales Price:	$190,000
Document #:	BK-PG 3065 -393	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16,18 Block: 13 District: 2 Subdivision: OAK PARK ADD Sec/Twnship/Range: SEC 10 TWN 16N RNG 02W
Abbreviated Description: OAK PARK S2 OF 16-18 BLOCK 13 DESCRIBED AS BEG SW/C LOT 18; N 60'AND 8" ; EASTERLY TO E LINE LOT 16, 50' FROM SOUTHERLY BOUND

Prior Transfer

Recording Date:	10/29/2020	Sales Price:	$169,000
Document #:	2020-011209 BK-PG 2988 -187	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/26/2020		
Document Type:			

Legal Description:
Lot: 16-18 Block: 13 Subdivision: OAK PARK ADDITION
Abbreviated Description: PORTION LOTS16-18
City/Muni/Twp: GUTHRIE

Prior Transfer

Recording Date:	10/26/2020	Sales Price:	$169,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/19/2019	Sales Price:	$44,000
Document #:	2019-005523 BK-PG 2871 -0605	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/17/2019		
Document Type:			

Legal Description:
Lot: 16-18 Block: 13 Subdivision: OAK PARK ADDITION
Abbreviated Description: PORTION LOTS16-18
City/Muni/Twp: GUTHRIE

Prior Transfer

Recording Date:	07/29/2013	Sales Price:	N/A
Document #:	2013-011194 BK-PG 1943-0201	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/03/2006	Sales Price:	$49,000
Document #:	2006-007744 BK-PG 1943 -0200	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/01/2006		
Document Type:			

Legal Description:
Lot: 16-18 Block: 13 Subdivision: OAK PARK ADDITION TO GUTHRIE

Area Sales Analysis

Total Area Sales	$2,227,900	Median # of Bedrooms	
Median Lot Size	12,916 SF	Median # of Baths	
Median Living Area	1,251 SF	Median Year Built	1947
Price Range - 2 Yrs	$32,500 to $272,500	Age Range	2 years to 111 years
Median Value	$165,000	Median Age	79 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**1802 E UNIVERSITY AVE** **GUTHRIE, OK 73044-5848**	09/29/2026	$216,400	$112	1927	//	2007	13,983 SF	
		APN: 420001794 Document #: I-2026-010577 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12-15 Block: 16 Subdivision: HAINERS ADDITION Abbreviated Description: Lot:12-15 Block:16 Subdivision:HAINERS ADDITION City/Muni/Twp:CITY OF GUTHRIE City/Muni/Twp: CITY OF GUTHRIE								
2	.26Mi.	**1615 E LINCOLN AVE** **GUTHRIE, OK 73044-5821**	09/23/2026	$32,500	$48	672	//	1945	13,983 SF	
		APN: 420001785 Document #: I-2026-010364 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5-8 Block: 14 Subdivision: HAINERS ADDITION Abbreviated Description: Lot:5-8 Block:14 Subdivision:HAINERS ADDITION City/Muni/Twp:CITY OF GUTHRIE City/Muni/Twp: CITY OF GUTHRIE								
3	.01Mi.	**320 S PINE ST** **GUTHRIE, OK 73044-5714**	06/23/2026	$82,500	$83	992	//	1950	4,312 SF	
		APN: 420004474 Document #: I-2026-006784 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
4	.29Mi.	**1123 E OKLAHOMA AVE** **GUTHRIE, OK 73044-3752**	05/29/2026	$215,000	$148	1452	//	1935	7,013 SF	
		APN: 420002569 Document #: I-2026-005728 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1,2 Block: 53 Subdivision: CAPITOL HILL MapRef: MB 100 PG 001 Abbreviated Description: Lot:1,2 Block:53 Subdivision:CAPITOL HILL Map Ref:MB 100 PG 001City/Muni/Twp:CITY OF GUTHRIE City/Muni/Twp: CITY OF GUTHRIE								
5	.2Mi.	**1717 E PERKINS AVE** **GUTHRIE, OK 73044-5829**	04/13/2026	$199,000	$149	1330	/2/1	1930	13,983 SF	
		APN: 420001746 Document #: I-2026-003555 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 3-6 Block: 7 Subdivision: HAINERS ADDTION Abbreviated Description: Lot:3-6 Block:7 Subdivision:HAINERS ADDTION City/Muni/Twp:CITY OF GUTHRIE City/Muni/Twp: CITY OF GUTHRIE

6	.33Mi.	**1714 E UNIVERSITY AVE** **GUTHRIE, OK 73044-5850**	02/03/2026	$170,000	$135	1254	//	1988	12,240 SF	

APN: 420020834 Document #: I-2026-001058
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20-26 Block: 15 Subdivision: HAINERS ADDITION Abbreviated Description: Lot:20-26 Block:15 Subdivision:HAINERS ADDITION Abbreviated Description:LOT: THE WEST HALF (W/2) OF LOTS TWENTY (20) THROUGH TWENTY-SIX (26)

7	.31Mi.	**212 N PINE ST** **GUTHRIE, OK 73044-3710**	12/16/2025	$272,500	$73	3732	//	1950	59,242 SF	G

APN: 420018789 Document #: I-2025-012958
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: W2N2N2SW4SW4NW4S10T16NR02WIM Abbreviated Description: Sec/Twnship/Range:W2N2N2SW4SW4NW4S10T16NR02WIM

8	.25Mi.	**1219 E OKLAHOMA AVE** **GUTHRIE, OK 73044-3754**	12/04/2025	$174,500	$131	1328	//	1930	20,996 SF	

APN: 420002578 Document #: I-2025-012458
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1-6 Block: 54 Subdivision: TOWNSITE OF CAPITOL HILL Abbreviated Description: Lot:1-6 Block:54 Subdivision:TOWNSITE OF CAPITOL HILL City/Muni/Twp:CITY OF GUTHRIE City/Muni/Twp: CITY OF GUTHRIE

9	.21Mi.	**1811 E SPRINGER AVE** **GUTHRIE, OK 73044-5708**	11/07/2025	$108,500	$131	827	//	1915	13,591 SF	

APN: 420004485 Document #: I-2025-011531
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9-12 Block: 16 Subdivision: OAK PARK ADDITION Abbreviated Description: Lot:9-12 Block:16 Subdivision:OAK PARK ADDITION City/Muni/Twp:GUTHRIE City/Muni/Twp: GUTHRIE

10	.25Mi.	**1809 E PERKINS AVE** **GUTHRIE, OK 73044-5801**	11/06/2025	$115,000	$145	792	/1/1	1940	10,498 SF	

APN: 420001752 Document #: I-2025-011485
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1-3 Block: 8 Subdivision: HAINERS ADDITION Abbreviated Description: Lot:1-3 Block:8 Subdivision:HAINERS ADDITION

11	.35Mi.	**1212 E CLEVELAND AVE** **GUTHRIE, OK 73044-3704**	10/28/2025	$107,000	$85	1248	8/3/1	1950	7,013 SF	

APN: 420002625 Document #: I-2025-011126
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17,18 Block: 40 Subdivision: TOWNSITE OF CAPITOL HILL Abbreviated Description: Lot:17,18 Block:40 Subdivision:TOWNSITE OF CAPITOL HILL City/Muni/Twp:CITY OF GUTHRIE City/Muni/Twp: CITY OF GUTHRIE

12	.18Mi.	**1720 E PERKINS AVE** **GUTHRIE, OK 73044-5830**	10/14/2025	$160,000	$159	1004	/2/1	1960	15,943 SF	

APN: 420001719 Document #: I-2025-010422
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1-4 Block: 2 Subdivision: HAINERS ADDITION Abbreviated Description: Lot:1-4 Block:2 Subdivision:HAINERS ADDITION City/Muni/Twp:CITY OF GUTHRIE City/Muni/Twp: CITY OF GUTHRIE

13	.16Mi.	**1223 E SPRINGER AVE** **GUTHRIE, OK 73044-5404**	10/02/2025	$115,000	$127	900	5/2/1	1945	7,013 SF	

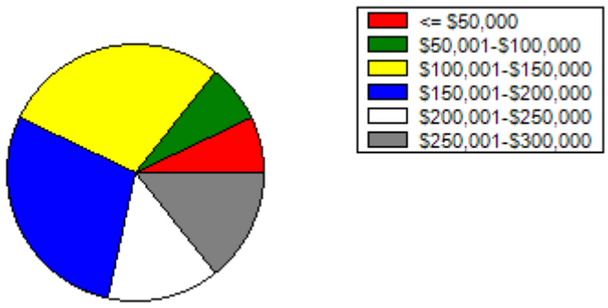
APN: 420002853 Document #: I-2025-010045
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 73 Subdivision: CAPITOL HILL Abbreviated Description: Lot:1 Block:73 Subdivision:CAPITOL HILL City/Muni/Twp:CITY OF GUTHRIE City/Muni/Twp: CITY OF GUTHRIE

14	.24Mi.	**1802 E HARRISON AVE** **GUTHRIE, OK 73044-**	09/29/2025	$260,000	$150	1730	/3/2	2024	9,583 SF	

APN: 420004438 Document #: I-2025-009927
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25-28 Block: 3 Subdivision: OAK PARK ADDITION Abbreviated Description: Lot:25-28 Block:3 Subdivision:OAK PARK ADDITION Abbreviated Description:LOT: PART OF LOTS TWENTY-FIVE (25) AND TWENTY-SIX (26) City/Muni/Twp:CITY OF GUTHRIE City/Muni/Twp: CITY OF GUTHRIE

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.

ICE SiteX Report

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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.	**324 S PINE ST**	**07/23/2021**	$202,804	$20,929	1,700	/3/2	1935	5,445 SF	
.01Mi.	**320 S PINE ST**	**10/16/2025**	$38,084	$3,778	992		1950	4,312 SF	
.02Mi.	**1501 E SPRINGER AVE**	**10/20/2017**	$74,476	$8,192	1,444		1930	4,922 SF	
.03Mi.	**319 S PINE ST**	**01/11/2023**	$109,599	$12,056	976		1935	5,184 SF	
.03Mi.	**406 S PINE ST**	**05/05/2022**	$64,956	$4,325	1,272		1935	11,805 SF	
.04Mi.	**1424 E SPRINGER AVE**	**12/17/1998**	$42,070	$2,755	1,220		1935	8,930 SF	
.04Mi.	**401 S PINE ST**	**05/30/2006**	$33,962	$2,989	836		1930	10,062 SF	
.05Mi.	**311 S PINE ST**	**11/10/2024**	$126,497	$13,915	1,646	6/3/2	1930	6,316 SF	
.05Mi.	**414 S PINE ST**	**02/10/2022**	$98,732	$4,931	1,232	/2/1	1940	14,636 SF	
.05Mi.	**1419 E SPRINGER AVE**	**01/11/2023**	$150,817	$16,012	1,670	/3/2	1935	10,498 SF	
.06Mi.	**303 S PINE ST**	**06/27/2006**	$170,502	$15,652	1,501		2006	7,710 SF	
.06Mi.	**418 S PINE ST**	**02/10/2022**	$89,959	$4,101	1,304		1935	8,973 SF	
.07Mi.	**415 S PINE ST**	**03/14/2012**	$83,322	$7,856	2,304	/3/1	1940	16,945 SF	
.07Mi.	**424 S PINE ST**	**02/10/2022**	$48,047	$4,113	1,080		1940	7,013 SF	
.07Mi.	**1401 E VILAS AVE**	**04/18/2002**	$25,777	$2,757	1,152		1940	16,509 SF	
.07Mi.	**222 S PINE ST**	**08/24/2015**	$134,472	$13,676	1,701	/3/2	1965	31,929 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	39.3 years old	Households:	10,882
Median Household Income:	$73,189	Households w/Family:	76%
Household Income Per Capita:	$38,429	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Guthrie Public Schools	Students:	3,483
Number of Schools:	7	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.46Mi.	**Guthrie Upper Elementary School** Number of Students: 534 Student-Teacher Ratio: 17.88	B-	Public	5 - 6
2.38Mi.	**Cotteral Elementary School** Number of Students: 347 Student-Teacher Ratio: 15.46	C+	Public	PK - 4
1.49Mi.	**Guthrie High School** Number of Students: 960 Student-Teacher Ratio: 17.4	C+	Public	9 - 12
0.88Mi.	**Central Elementary School** Number of Students: 269 Student-Teacher Ratio: 13.21	C	Public	PK - 4
1.23Mi.	**Mary E. Fogarty Elementary School** Number of Students: 405 Student-Teacher Ratio: 15.89	B	Public	PK - 4
0.58Mi.	**Guthrie Junior High School** Number of Students: 500 Student-Teacher Ratio: 14.78	B+	Public	7 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	97%	SIMILAR
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	104%	SIMILAR
MURDER	106%	SIMILAR
OVERALL	105%	SIMILAR

Disaster Alerts

3/14/2025 - Fire 3/14/2025 - Logan Fire 3/14/2025 - Luther Fire

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