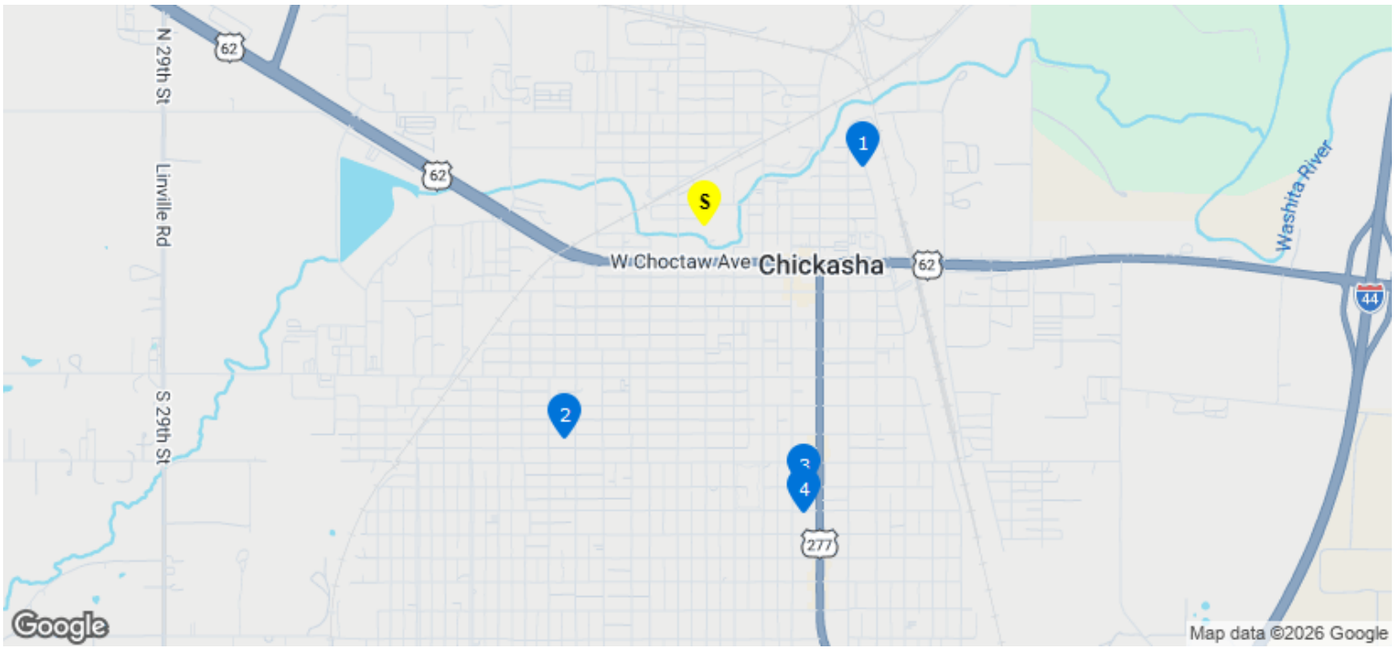
ICE SiteX Report

OrderID: 98798772

SiteX Property Information Report



Subject Property Location

328 N 9TH ST, CHICKASHA, OK 73018-2327

County:	**GRADY OK**	Census Tract:	0001.00
Property Use:	Residential Income (General) (Multi-Family)	Zoning:	
Parcel Number:	C001-00-022-011-0-000-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$454	Market Land Value:		Tax Year:	2024
Assd Improvement:	$9,348	Market Improvment Value:		Total Taxable Value:	$1,000
Total Assessed Value:	$9,802	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	52972
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 11-14 Block: 22 Subdivision: CHICKASHA OT
Abbreviated Description: 28-07-07-16500 ALL LOTS 11-12-13-14 BLK 22 CHICKASHA-OT

Property Characteristics

Lot Size:	16,553 SF	Bedrooms:	4	Pool:	
Building Area:	2624 SF	Baths:	2	Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Other
Number of Stories:	1	Number of Cars:		A/C:	Other
Style:	Traditional / Old	Basement:		Roof Cover:	Metal
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/07/2025	Sales Price:	N/A
Document #:	I-2025-014559 BK-PG 6456-119	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	05/07/2025	Loan Amount:	N/A
Document #:	I-2025-005616 BK-PG 6456-119	Loan Type:	USDA Loan
Contract Date:	05/02/2025		
TD Due Date:	06/01/2055	Type Finance:	

Legal Description:
Block: 22 Map Ref: 0
City/Muni/Twp: CITY OF CHICKASHA

Prior Transfer

Recording Date:	05/07/2025	Sales Price:	$169,000
Document #:	I-2025-005615 BK-PG 6456-113	Type of Sale:	Arms-Length Transfer
Contract Date:	04/08/2025		
Document Type:	Deed		

Legal Description:
Block: 22
City/Muni/Twp: CITY OF CHICKASHA

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Prior Transfer

Recording Date:	11/27/2018	Sales Price:	N/A
Document #:	2018-022811 BK-PG 5514-048	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/26/2018		
Document Type:	Deed		

Legal Description:
Block: 22 Subdivision: ORIGINAL TOWN OF CHICKASHA

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**708 W ILLINOIS AVE** **CHICKASHA, OK 73018-2348**	09/25/2026	$23,000			//		SF	
		APN: C001-00-020-025-0-000-00 Document #: I-2026-013887 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 25-28 Block: 20 Abbreviated Description: Lot:25-28 Block:20 City/Muni/Twp:CITY OF CHICKASHA City/Muni/Twp: CITY OF CHICKASHA								
2	.14Mi.	**401 N 7TH ST** **CHICKASHA, OK 73018-2315**	09/25/2026	$23,000	$23	992	6/3/1	1940	10,890 SF	
		APN: C001-00-020-027-0-000-00 Document #: I-2026-013887 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 25-28 Block: 20 Abbreviated Description: Lot:25-28 Block:20 City/Muni/Twp:CITY OF CHICKASHA City/Muni/Twp: CITY OF CHICKASHA								
3	.18Mi.	**923 W CHOCTAW AVE** **CHICKASHA, OK 73018-2258**	05/27/2026	$65,000			//		12,197 SF	
		APN: C001-00-118-003-0-000-00 Document #: I-2026-007833 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Sec/Twnship/Range: NW4S25T09NR05WIM Abbreviated Description: Sec/Twnship/Range:NW4S25T09NR05WIM								
4	.21Mi.	**1110 W PENNSYLVANIA AVE** **CHICKASHA, OK 73018-2252**	10/22/2026	$87,500	$101	868	5/2/1	1930	4,356 SF	
		APN: C001-00-108-007-0-001-00 Document #: I-2026-015399 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal:								
5	.22Mi.	**1117 W PENNSYLVANIA AVE** **CHICKASHA, OK 73018-2253**	06/30/2026	$50,000	$60	840	5/2/1	1920	SF	
		APN: C001-00-113-002-0-000-00 Document #: I-2026-009513 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 33 Subdivision: OAKS Phase No: 2 Sec/Twnship/Range: NW4S35T09NR05WIM Abbreviated Description: Lot:33 Subdivision:OAKS Phase No:2 Sec/Twnship/Range:NW4S35T09NR05WIM								
6	.3Mi.	**627 W CHICKASHA AVE** **CHICKASHA, OK 73018-2413**	06/12/2026	$32,000			//	1930	SF	
		APN: C001-00-049-012-0-000-00 Document #: I-2026-008682 Document Type: Special Warranty Deed Price Code: A Land Use: Commercial (General) Legal: Lot: 12-14 Block: 49 Subdivision: CHICKASHA Abbreviated Description: Lot:12-14 Block:49 Subdivision:CHICKASHA City/Muni/Twp:CITY OF CHICKASHA City/Muni/Twp: CITY OF CHICKASHA								
7	.31Mi.	**502 W CHOCTAW AVE** **CHICKASHA, OK 73018-2434**	08/21/2026	$450,000	$101	4464	//	2003	SF	
		APN: C001-00-032-021-0-000-00 Document #: I-2026-012111 Document Type: Warranty Deed Price Code: A Land Use: Car wash Legal: Lot: 21-25 Block: 32 Abbreviated Description: Lot:21-25 Block:32 City/Muni/Twp:CITY OF CHICKASHA City/Muni/Twp: CITY OF CHICKASHA								
8	.32Mi.	**1016 W KANSAS AVE** **CHICKASHA, OK 73018-3229**	08/14/2026	$45,000	$15	3092	7/3/2	1906	10,019 SF	
		APN: C001-00-120-006-0-000-00 Document #: I-2026-011729 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: HILLS OAKLAWN ACRES Sec/Twnship/Range: E2S10T09NR05WIM Abbreviated Description: Lot:2 Block:1 Subdivision:HILLS OAKLAWN ACRES Sec/Twnship/Range:E2S10T09NR05WIM								
9	.33Mi.	**807 W KANSAS AVE** **CHICKASHA, OK 73018-3341**	08/03/2026	$25,000	$23	1093	5/2/1	1960	SF	
		APN: C001-00-052-003-0-000-00 Document #: I-2026-011168 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 003 Block: 052 Abbreviated Description: Lot:003 Block:052 City/Muni/Twp:CHICKASHA City/Muni/Twp: CHICKASHA								
10	.34Mi.	**825 W OKLAHOMA AVE** **CHICKASHA, OK 73018-1823**	08/14/2026	$427,000	$340	1257	5/2/1	2018	8,276 SF	
		APN: C020-00-017-006-0-000-00 Document #: I-2026-011787 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 17 Subdivision: WOLF CREEK ESTATES Sec/Twnship/Range: SW4S25T09NR05WIM Abbreviated Description: Lot:17 Subdivision:WOLF CREEK ESTATES Sec/Twnship/Range:SW4S25T09NR05WIM								
11	.37Mi.	**916 W COLORADO AVE** **CHICKASHA, OK 73018-3220**	10/29/2026	$50,000			//		8,712 SF	
		APN: C001-00-128-006-0-000-00 Document #: I-2026-015728 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 6 Block: 128 Subdivision: ORIGINAL TOWN OF CHICKASHA Abbreviated Description: Lot:6 Block:128 Subdivision:ORIGINAL TOWN OF CHICKASHA Abbreviated Description:LOT: THE EAST 53 FEET OF LOT SIX (6) City/Muni/Twp:TOWN OF CHICKASHA City/Muni/Twp: TOWN OF CHICKASHA								
12	.42Mi.	**COLORADO AVE** **CHICKASHA, OK 73018-3219**	09/01/2026	$314,500			//		8,276 SF	
		APN: C075-00-129-006-0-000-00 Document #: I-2026-012628 Document Type: Warranty Deed Price Code:								

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Land Use: Residential - Vacant Land
Legal: Lot: 8 Block: 3 Subdivision: TRADITIONS II Sec/Twnship/Range: NW4S23T09NR06WIM Abbreviated
Description: Lot:8 Block:3 Subdivision:TRADITIONS II Sec/Twnship/Range:NW4S23T09NR06WIM

13	.42Mi.	**917 W COLORADO AVE** **CHICKASHA, OK 73018-3219**	06/26/2026	$45,000	$37	1214	4/2/1	1940	8,276 SF

APN: C075-00-129-005-0-000-00 Document #: I-2026-009372
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Block: 3 Subdivision: TRADITIONS II Sec/Twnship/Range: NW4S23T09NR06WIM Abbreviated
Description: Lot:7 Block:3 Subdivision:TRADITIONS II Sec/Twnship/Range:NW4S23T09NR06WIM

14	.42Mi.	**216 S 6TH ST** **CHICKASHA, OK 73018-3422**	06/18/2026	$75,000	$79	946	4/3/1	1930	SF

APN: C001-00-054-009-0-000-00 Document #: I-2026-008965
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 2 Block: 5 Subdivision: DEER RIDGE RUN Phase No: 3 Sec/Twnship/Range: SW4S28T10NR05WIM Abbreviated
Description: Lot:2 Block:5 Subdivision:DEER RIDGE RUN Phase No:3 Sec/Twnship/Range:SW4S28T10NR05WIM

15	.43Mi.	**927 W COLORADO AVE** **CHICKASHA, OK 73018-3219**	08/27/2026	$328,500	$219	1502	5/3/1	1950	9,148 SF

APN: C075-00-129-008-0-000-00 Document #: I-2026-012392
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 3 Subdivision: TRADITIONS II Sec/Twnship/Range: NW4S23T09NR06WIM Abbreviated
Description: Lot:10 Block:3 Subdivision:TRADITIONS II Sec/Twnship/Range:NW4S23T09NR06WIM

16	.43Mi.	**827 EL RENO AVE** **CHICKASHA, OK 73018-1843**	06/12/2026	$415,000			//		10,454 SF

APN: C020-00-010-006-0-000-00 Document #: I-2026-008674
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 5 Subdivision: WOLF CREEK ESTATES Sec/Twnship/Range: SW4S25T09NR05WIM Abbreviated Description: Lot:5 Subdivision:WOLF CREEK ESTATES Sec/Twnship/Range:SW4S25T09NR05WIM

17	.46Mi.	**317 N 3RD ST** **CHICKASHA, OK 73018-2617**	10/23/2026	$380,000			//		SF

APN: C001-00-027-026-0-001-00 Document #: I-2026-015485
Document Type: Warranty Deed Price Code:
Land Use: Exempt (full or partial)
Legal: Lot: 18 Subdivision: OAKS Sec/Twnship/Range: NW4S35T09NR05WIM Abbreviated Description: Lot:18 Subdivision:OAKS Sec/Twnship/Range:NW4S35T09NR05WIM

18	.46Mi.	**4 COTTONWOOD DR** **CHICKASHA, OK 73018-2114**	10/08/2026	$535,000	$567	944	5/2/1	1957	SF

APN: C060-00-001-004-0-000-00 Document #: I-2026-014484
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: PRAIRIE FARMS Tract No: 24 Sec/Twnship/Range: SW4S15T09NR06WIM Abbreviated Description: Subdivision:PRAIRIE FARMS Tract No:24 Sec/Twnship/Range:SW4S15T09NR06WIM

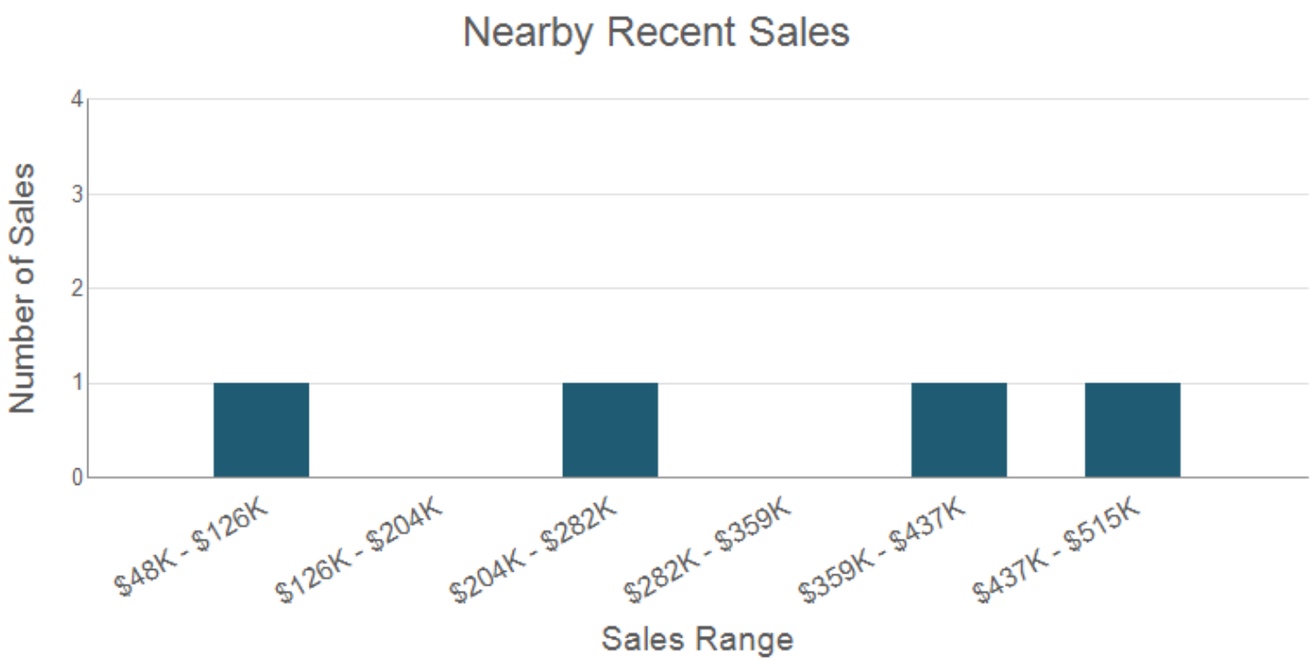
19	.46Mi.	**302 S 6TH ST** **CHICKASHA, OK 73018-3424**	07/07/2026	$273,000	$71	3834	10/5/2	1960	16,117 SF

APN: C001-00-065-001-0-000-00 Document #: I-2026-009771
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1-4 Block: 65 Abbreviated Description: Lot:1-4 Block:65 City/Muni/Twp:CITY OF CHICKASHA City/Muni/Twp: CITY OF CHICKASHA

20	.49Mi.	**521 N 3RD ST** **CHICKASHA, OK 73018-2621**	10/06/2026	$48,000	$19	2528	8/4/4	1970	10,019 SF

APN: C001-00-013-001-0-000-00 Document #: I-2026-014383
Document Type: Warranty Deed Price Code: A
Land Use: Residential Income (General) (Multi-Family)
Legal: Lot: 10 Subdivision: HILLTOP OF WOLF CREEK Sec/Twnship/Range: NW4S25T09NR05WIM Abbreviated Description: Lot:10 Subdivision:HILLTOP OF WOLF CREEK Sec/Twnship/Range:NW4S25T09NR05WIM

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.

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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.	**328 N 9TH ST**	**04/08/2025**		$9,802	2,624	10/4/2	2006	16,553 SF	
.01Mi.	**817 W ILLINOIS AVE**	**01/15/2021**		$3,229	938	4/2/1	1940	8,276 SF	
.02Mi.	**815 W ILLINOIS AVE**	**01/15/2021**		$6,612	1,949	5/3/1	1970	8,276 SF	
.03Mi.	**811 W ILLINOIS AVE**	**05/01/2023**		$2,041	756	4/2/1	1940	8,276 SF	
.04Mi.	**907 W ILLINOIS AVE**	**06/09/2025**		$1,093				21,344 SF	
.04Mi.	**816 W ILLINOIS AVE**	**09/15/2023**		$251				6,098 SF	
.05Mi.	**814 W ILLINOIS AVE**	**03/15/2019**		$3,674	1,272	5/3/1	1930	4,792 SF	
.05Mi.	**801 W ILLINOIS AVE**	**02/26/2018**		$18,279	1,224	5/2/1	2018	16,553 SF	
.05Mi.	**911 W ILLINOIS AVE**	**01/10/2012**		$1,301	784	4/2/1	1940	8,276 SF	P
.06Mi.	**810 W ILLINOIS AVE**	**04/15/2024**		$440				10,019 SF	
.06Mi.	**802 W ILLINOIS AVE**	**04/08/2003**		$1,583	1,019	5/3/1	1947	5,227 SF	
.06Mi.	**917 W ILLINOIS AVE**			$274	1,300	4/2/1	1930	7,405 SF	
.07Mi.	**915 W ILLINOIS AVE**			$645				7,405 SF	
.08Mi.	**409 N 8TH ST**	**05/31/2006**		$78				3,920 SF	
.08Mi.	**725 W ILLINOIS AVE**	**04/16/2013**		$503					
.09Mi.	**728 W ILLINOIS AVE**	**03/31/2014**			988	4/3/1	1930	3,920 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	37.5 years old	Households:	8,413
Median Household Income:	$59,789	Households w/Family:	63%
Household Income Per Capita:	$33,788	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Chickasha Public Schools	Students:	2,225
Number of Schools:	5	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.93Mi.	**Bill Wallace Early Childhood Center** Number of Students: 409 Student-Teacher Ratio: 15.17	NA	Public	PK - 1
1.83Mi.	**Grand Avenue Elementary School** Number of Students: 475 Student-Teacher Ratio: 15.83	A-	Public	2 - 4
0.97Mi.	**Chickasha Middle School** Number of Students: 288 Student-Teacher Ratio: 13.06	B+	Public	7 - 8
0.85Mi.	**Lincoln Elementary School** Number of Students: 308 Student-Teacher Ratio: 16.18	A	Public	5 - 6
0.83Mi.	**Chickasha High School** Number of Students: 745 Student-Teacher Ratio: 16.48 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **328 N 9TH ST, CHICKASHA, OK 73018-2327** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	153%	NOTABLY HIGHER
BURGLARY	135%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	150%	NOTABLY HIGHER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	146%	NOTABLY HIGHER
FORCIBLE RAPE	104%	SIMILAR
MURDER	130%	NOTABLY HIGHER
OVERALL	136%	NOTABLY HIGHER

Disaster Alerts

3/14/2025 - Norge Fire

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