ICE SiteX Report

OrderID: 96873254

SiteX Property Information Report



Subject Property Location

3409 DELTA PL, DEL CITY, OK 73115-4323

County:	**OKLAHOMA OK**	Census Tract:	401091078.083010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15-085-1790	Thomas Bros Pg-Grid:	

Valuation

Value:	**$190,000**	FSD:	14	Common Confidence Score:	54
Value Range:	$163,400 - $216,600	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	652
Assd Land Value:	$2,143	Market Land Value:	$20,979	Tax Year:	2025
Assd Improvement:	$18,897	Market Improvment Value:	$185,021	Total Taxable Value:	$2,466
Total Assessed Value:	$21,040	Total Assessor Market Value:	$206,000	Delinquent Year:	
				Tax Account ID:	R150851790
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 25 Block: 13 Section: 3 Subdivision: DEL AIRE SEC 3 Sec/Twnship/Range: NE4 SEC 17 TWN 11N RNG 02W
Abbreviated Description: DEL AIRE SEC 3 013 025

Property Characteristics

Lot Size:	6,665 SF	Bedrooms:	3	Pool:	
Building Area:	1419 SF	Baths:	1	Fireplace:	1
Year Built:	1968	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	03/12/2025	Loan Amount:	N/A
Document #:	2025031201033076 BK-PG 16029-1647	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 25 Block: 13 Section: 3 Subdivision: DEL ARE
City/Muni/Twp: DEL CITY

Mortgage Record

Recording Date:	04/30/2024	Loan Amount:	N/A
Document #:	2024043001054929 BK-PG 15738-1839	Loan Type:	FHA
TD Due Date:	06/01/2051	Type Finance:	

Legal Description:
Lot: 25 Block: 13 Section: 3 Subdivision: DEL ARE
City/Muni/Twp: DEL CITY

Prior Transfer

Recording Date:	05/28/2021	Sales Price:	$170,000
Document #:	2021052801095388 BK-PG 14760-1951	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/14/2021		
Document Type:			

Legal Description:
Lot: 23 Block: 13 Subdivision: DEL AIRE
City/Muni/Twp: DEL CITY

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Prior Transfer

Recording Date:	05/14/2021	Sales Price:	$170,000
Document #:	BK-PG 14760 -1951	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 25 Block: 13 Section: 3 Subdivision: DEL AIRE SEC 3 Sec/Twnship/Range: NE4 SEC 17 TWN 11N RNG 02W
Abbreviated Description: DEL AIRE SEC 3 013 025

Prior Transfer

Recording Date:	05/11/2020	Sales Price:	N/A
Document #:	20200511010653650 BK-PG 11096-1067	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/07/2020	Sales Price:	$145,000
Document #:	20200507010638110 BK-PG 14336-2018	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/04/2020		
Document Type:			

Legal Description:
Lot: 25 Block: 13 Section: 3 Subdivision: DEL AIRE
City/Muni/Twp: DEL CITY

Prior Transfer

Recording Date:	05/04/2020	Sales Price:	$145,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/19/2009	Loan Amount:	N/A
Document #:	2009064814 BK-PG 11096-1067	Loan Type:	Unknown
TD Due Date:	05/01/2039	Type Finance:	

Legal Description:
Lot: 25 Block: 13 Subdivision: DEL AIRE SECTION THREE TO DEL CITY

Mortgage Record

Recording Date:	05/04/2005	Loan Amount:	N/A
Document #:	2005065635 BK-PG 09697-0213	Loan Type:	New Conventional
TD Due Date:	05/01/2035	Type Finance:	

Legal Description:
Lot: 25 Block: 13 Section: 3 Subdivision: DEL AIRE
City/Muni/Twp: DEL CITY

Prior Transfer

Recording Date:	05/04/2005	Sales Price:	$90,000
Document #:	2005065571 BK-PG 9697-0087	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/21/2005		
Document Type:			

Legal Description:
Lot: 25 Block: 13 Subdivision: DEL AIRE SECTION THREE TO DEL CITY

Prior Transfer

Recording Date:	06/01/1999	Sales Price:	$66,000
Document #:	1999082326 BK-PG 7602-0302	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/26/1999		
Document Type:			

Legal Description:
Lot: 25 Block: 13 Subdivision: DEL AIRE SECTION THREE
City/Muni/Twp: DEL CITY

Area Sales Analysis

Total Area Sales	$2,626,000	Median # of Bedrooms	3
Median Lot Size	7,449 SF	Median # of Baths	1
Median Living Area	1,262 SF	Median Year Built	1966
Price Range - 2 Yrs	$120,000 to $697,500	Age Range	55 years to 64 years
Median Value	$180,000	Median Age	60 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**3413 DEL VIEW DR** **DEL CITY, OK 73115-4331**	11/26/2025	$175,000	$138	1263	5/3/1	1967	7,449 SF	
		APN: 15-085-2420 Document #: 2025112601172869 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21 Block: 16 Section: 3 Subdivision: DEL AIRE Abbreviated Description: Lot:21 Block:16 Section:3 Subdivision:DEL AIRE								
2	.12Mi.	**3305 OAKBROOK DR** **DEL CITY, OK 73115-4821**	10/28/2025	$180,000	$141	1276	5/3/1	1965	12,589 SF	
		APN: 15-408-1055 Document #: 2025102801154597 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5&6 Block: 7 Section: 2 Subdivision: DEL AIRE Abbreviated Description: Lot:5&6 Block:7 Section:2 Subdivision:DEL AIRE Abbreviated Description:LOT: SOUTH 66 FT OF LOT 5 & N 18 FT OF LOT 6 City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY								
3	.16Mi.	**3900 HARTLINE DR** **DEL CITY, OK 73115-4306**	10/23/2025	$193,500	$174	1112	6/3/1	1967	6,665 SF	Yes
		APN: 15-351-1010 Document #: 2025102301152768 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 4 Section: 2 Subdivision: FROLICH HEIGHTS Abbreviated Description: Lot:1&2 Block:4 Section:2 Subdivision:FROLICH HEIGHTS City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY

4	.17Mi.	**4725 WOODVIEW DR** **DEL CITY, OK 73115-4223**	10/22/2025	$120,000	$111	1078	5/3/1	1962	7,623 SF

APN: 15-406-1645 Document #: 2025102201152041
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Block: 4 Subdivision: DEL VIEW ADDITION Abbreviated Description: Lot:22 Block:4 Subdivision:DEL VIEW ADDITION City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY

5	.14Mi.	**3221 OAKBROOK DR** **DEL CITY, OK 73115-4819**	10/09/2025	$183,000	$141	1296	5/3/1	1963	11,238 SF

APN: 15-408-1025 Document #: 2025100901144293
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 7 Subdivision: DEL AIRE ADDITION SECTION 2 Abbreviated Description: Lot:2 Block:7 Subdivision:DEL AIRE ADDITION SECTION 2 City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY

6	.08Mi.	**4740 NEWPORT DR** **DEL CITY, OK 73115-4336**	09/11/2025	$180,000	$126	1424	6/3/1	1964	7,187 SF

APN: 15-085-1250 Document #: 2025091101130170
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Block: 12 Section: 3 Subdivision: DEL AIRE Abbreviated Description: Lot:8 Block:12 Section:3 Subdivision:DEL AIRE City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY

7	.06Mi.	**4741 DEL PORTE DR** **DEL CITY, OK 73115-4321**	09/04/2025	$697,500	$716	973	5/3/2	1971	7,187 SF

APN: 15-085-1460 Document #: 2025090401126504
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Block: 12 Section: 3 Subdivision: DEL AIRE Abbreviated Description: Lot:29 Block:12 Section:3 Subdivision:DEL AIRE

8	.16Mi.	**4713 MEENCH DR** **DEL CITY, OK 73115-4307**	08/06/2025	$175,000	$165	1056	5/3/1	1966	6,970 SF

APN: 15-351-1260 Document #: 2025080601112249
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 5 Subdivision: FROLICH HEIGHTS SECTION TWO Abbreviated Description: Lot:4 Block:5 Subdivision:FROLICH HEIGHTS SECTION TWO

9	.05Mi.	**3508 DELTA PL** **DEL CITY, OK 73115-4326**	08/01/2025	$180,000	$143	1255	5/3/2	1967	7,449 SF

APN: 15-085-2320 Document #: 2025080101110331
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 16 Section: 3 Subdivision: DEL AIRE Abbreviated Description: Lot:11 Block:16 Section:3 Subdivision:DEL AIRE City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY

10	.13Mi.	**4721 NEWPORT DR** **DEL CITY, OK 73115-4335**	05/30/2025	$174,000	$137	1261	6/3/2	1968	7,187 SF

APN: 15-085-1120 Document #: 2025053001078399
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 11 Section: 3 Subdivision: DEL AIRE Abbreviated Description: Lot:12 Block:11 Section:3 Subdivision:DEL AIRE City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY

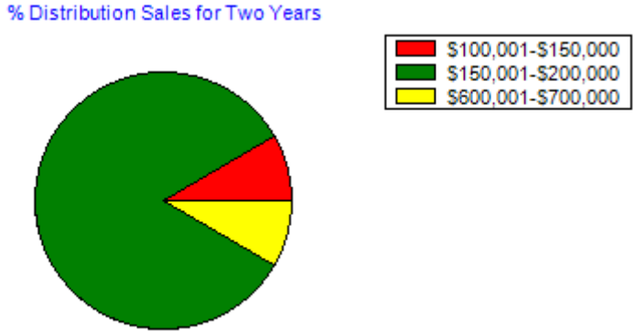
11	.18Mi.	**3820 DEL VIEW DR** **DEL CITY, OK 73115-4348**	05/29/2025	$185,000	$141	1309	6/3/1	1966	8,843 SF

APN: 15-352-1030 Document #: 2025052901077747
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 3 Section: 1 Subdivision: FROLICH HEIGHTS Abbreviated Description: Lot:4 Block:3 Section:1 Subdivision:FROLICH HEIGHTS City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY

12	.18Mi.	**4749 WOODVIEW DR** **DEL CITY, OK 73115-4223**	05/23/2025	$183,000	$120	1525	6/3/1	1962	7,797 SF

APN: 15-406-1705 Document #: 2025052301074880
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Block: 4 Subdivision: DEL VIIEW ADDITION Abbreviated Description: Lot:28 Block:4 Subdivision:DEL VIIEW ADDITION City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY

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.

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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.	**3409 DELTA PL**	**05/14/2021**	$206,000	$21,040	1,419	6/3/1	1968	6,665 SF	
.01Mi.	**4745 TEMPO DR**	**12/18/2019**	$209,500	$17,899	1,717	7/3/2	1968	5,097 SF	
.01Mi.	**3405 DELTA PL**	**03/31/2003**	$190,500	$14,472	1,720	7/4/2	1967	7,579 SF	
.02Mi.	**4741 TEMPO DR**	**01/09/2011**	$177,000	$13,546	1,382	5/3/2	1968	7,362 SF	
.02Mi.	**4740 DEL PORTE DR**	**03/20/2024**	$185,000	$19,039	1,131	6/2/2	1968	7,928 SF	Yes
.03Mi.	**3401 DELTA PL**	**03/02/2023**	$244,000	$26,840	1,267	6/5/2	1968	6,142 SF	
.03Mi.	**4737 TEMPO DR**	**06/27/2003**	$147,000	$12,423	1,060	6/3/1	1967	7,362 SF	
.03Mi.	**4736 DEL PORTE DR**	**09/16/2004**	$158,500	$13,336	1,094	5/3/1	1969	8,364 SF	
.03Mi.	**3412 DELTA PL**	**09/06/2018**	$192,000	$15,933	1,263	5/3/2	1968	7,754 SF	
.03Mi.	**3416 DELTA PL**	**08/06/2014**	$168,500	$14,459	1,374	5/3/1	1967	7,449 SF	
.04Mi.	**3408 DELTA PL**	**11/18/2021**	$161,500	$13,279	1,022	5/3/1	1968	9,191 SF	
.04Mi.	**3500 DELTA PL**	**03/26/2010**	$203,500	$17,267	1,709	7/3/2	1966	7,449 SF	
.04Mi.	**4733 TEMPO DR**	**10/10/2013**	$179,500	$15,232	1,244	7/3/2	1966	7,362 SF	
.04Mi.	**3501 DELTA PL**	**06/03/2002**	$164,000	$10,455	1,247	6/3/2	1967	5,924 SF	
.04Mi.	**3404 DELTA PL**	**07/21/2023**	$221,500	$24,365	1,765	6/4/2	1968	8,538 SF	
.04Mi.	**4740 TEMPO DR**	**03/08/2002**	$154,000	$8,895	1,119	5/2/1	1967	7,449 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	35.8 years old	Households:	8,525
Median Household Income:	$50,826	Households w/Family:	59%
Household Income Per Capita:	$26,105	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Midwest City-del City Schools	Students:	11,044
Number of Schools:	21	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.81Mi.	**Del City Middle School** Number of Students: 828 Student-Teacher Ratio: 11.6	D-	Public	6 - 8
0.45Mi.	**Townsend Elementary School** Number of Students: 283 Student-Teacher Ratio: 10.17	D+	Public	PK - 5
1.28Mi.	**Del City High School** Number of Students: 1,055 Student-Teacher Ratio: 15.23 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **3409 DELTA PL, DEL CITY, OK 73115-4323** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
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.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	129%	HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	121%	HIGHER
MURDER	136%	NOTABLY HIGHER
OVERALL	141%	NOTABLY HIGHER

Disaster Alerts

11/2/2024 - Severe Tornados, Flooding 3/14/2025 - 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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