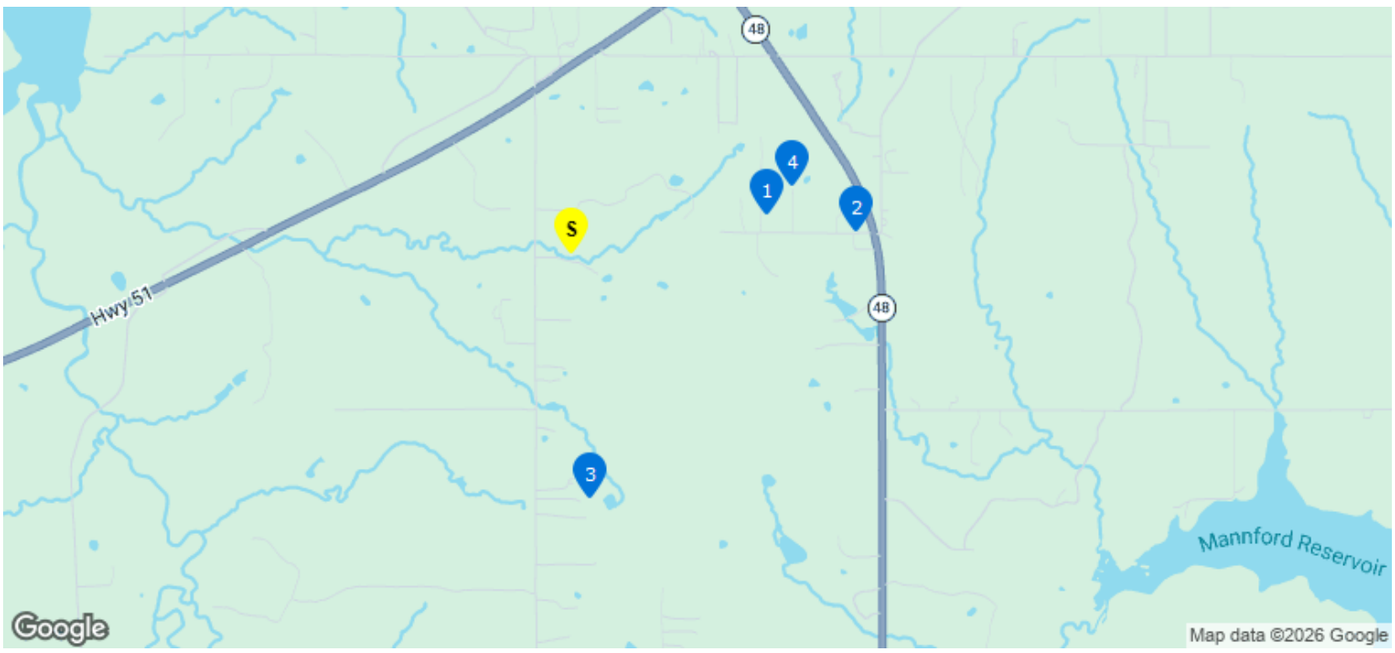
ICE SiteX Report

OrderID: 98761626

SiteX Property Information Report



Subject Property Location

3635 S 369TH WEST AVE, MANNFORD, OK 74044-2853

County:	**CREEK OK**	Census Tract:	0207.05
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0000-19-019-009-0-074-00 01	Thomas Bros Pg-Grid:	

Valuation

Value:	**$199,000**	FSD:	10	Common Confidence Score:	65
Value Range:	$179,100 - $218,900	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3
Assd Land Value:	$1,963	Market Land Value:	$16,360	Tax Year:	2025
Assd Improvement:	$13,605	Market Improvment Value:	$127,435	Total Taxable Value:	$1,476
Total Assessed Value:	$15,568	Total Assessor Market Value:	$143,795	Delinquent Year:	
				Tax Account ID:	18181
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Sec/Twnship/Range: SEC 19 TWN 19N RNG 09E
Abbreviated Description: 19-19-9 BEG NW COR S N NW NW SW TH S80 E280 N8 0 W280 TO POB & S N NW NW SW

Property Characteristics

Lot Size:	2.340 AC	Bedrooms:		Pool:	
Building Area:	1152 SF	Baths:		Fireplace:	
Year Built:	1981	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/24/2025	Sales Price:	$106,060
Document #:	I-2025-014061 BK-PG 1188-233	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	05/20/2019	Sales Price:	N/A
Document #:	2019-005915 BK-PG 1139-0783	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	05/02/2019	Loan Amount:	N/A
Document #:	2019-005003 BK-PG -	Loan Type:	Conventional
Contract Date:	04/22/2019		
TD Due Date:	05/01/2049	Type Finance:	
Legal Description:			
Sec/Twnship/Range: SW4 S19T19NR09E			

Prior Transfer

Recording Date:	05/02/2019	Sales Price:	$105,000

ICE SiteX Report

OrderID: 98761626

Document #:	2019-005002 BK-PG 1188-0231	Type of Sale:	Arms-Length Transfer
Contract Date:	04/22/2019		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: SW4 S19T19NR09E

Prior Transfer

Recording Date:	04/22/2019	Sales Price:	$105,000
Document #:	BK-PG 1188-233	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: SEC 19 TWN 19N RNG 09E
Abbreviated Description: 19-19-9 BEG NW COR S N NW NW SW TH S80 E280 N8 0 W280 TO POB & S N NW NW SW

Prior Transfer

Recording Date:	08/07/2018	Sales Price:	$50,200
Document #:	2018-008895 BK-PG 1139-783	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	08/06/2018	Sales Price:	N/A
Document #:	2018-008842 BK-PG 1139-783	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	05/22/2018	Loan Amount:	N/A
Document #:	2018-005750 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	05/15/2018		
TD Due Date:	05/11/2019	Type Finance:	

Legal Description:
Sec/Twnship/Range: SW4 S19T19NR09E

Prior Transfer

Recording Date:	05/22/2018	Sales Price:	$41,500
Document #:	2018-005749 BK-PG 1139-0781	Type of Sale:	Non Residential Transfer
Contract Date:	05/15/2018		
Document Type:	Deed		

Legal Description:
Sec/Twnship/Range: SW4 S19T19NR09E

Area Sales Analysis

Total Area Sales	$1,007,000	Median # of Bedrooms	3
Median Lot Size	18,735 SF	Median # of Baths	2
Median Living Area	1,936 SF	Median Year Built	1991
Price Range - 2 Yrs	$100,000 to $380,000	Age Range	11 years to 64 years
Median Value	$263,500	Median Age	35 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.64Mi.	**3570 S 357TH WEST AVE** **MANNFORD, OK 74044-2636**	07/27/2026	$77,500	$60	1296	5/2/1	1945	23,566 SF	
		APN: 8240-00-001-000-0-090-00 Document #: I-2026-009503 Document Type: Deed Price Code: Q Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4NW4 S03T18NR08E IBM Abbreviated Description: Sec/Twnship/Range:SW4NW4 S03T18NR08E IBM								
2	.77Mi.	**35977 W 31ST ST S** **MANNFORD, OK 74044-3239**	09/30/2026	$135,000	$73	1848	6/3/2	1995	139,392 SF	
		APN: 0000-18-019-009-0-021-00 Document #: I-2026-012188 Document Type: Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Sec/Twnship/Range: SW4SW4SE4 S18T19NR09E IBM Abbreviated Description: Sec/Twnship/Range:SW4SW4SE4 S18T19NR09E IBM								
3	.8Mi.	**3042 S HIGHWAY 48** **MANNFORD, OK 74044-**	07/07/2026	$365,000	$150	2431	7/4/2	1968	156,816 SF	
		APN: 0000-18-019-009-0-022-00 Document #: I-2026-008538 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4SE4 S18T19NR09E IBM Abbreviated Description: Sec/Twnship/Range:SW4SE4 S18T19NR09E IBM								
4	1.02Mi.	**36479 CAMBRIDGE RD** **MANNFORD, OK 74044-3227**	10/23/2026	$82,000	$40	2072	7/4/3	1982	117,743 SF	
		APN: 8010-00-002-000-0-050-00 Document #: I-2026-013452 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 5 Block: 2 Subdivision: CIMARRON HILLS Sec/Twnship/Range: N2SW4 S18T19NR09E Abbreviated Description: Lot:5 Block:2 Subdivision:CIMARRON HILLS Sec/Twnship/Range:N2SW4 S18T19NR09E								
5	2.79Mi.	**184 GREENBRIAR CIR** **MANNFORD, OK 74044-9602**	08/25/2026	$152,000	$127	1197	6/3/2	1969	12,502 SF	
		APN: 8150-00-003-000-0-030-00 Document #: I-2026-010666 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 3&4 Block: 3 Subdivision: NEW MANNFORD ADDITION Abbreviated Description: Lot:3&4 Block:3 Subdivision:NEW MANNFORD ADDITION City/Muni/Twp:MANNFORD City/Muni/Twp: MANNFORD								
6	2.83Mi.	**116 DOGWOOD** **MANNFORD, OK 74044-9617**	08/28/2026	$170,000	$96	1769	6/3/2	2002	6,534 SF	
		APN: 8233-00-002-000-0-006-00 Document #: I-2026-010804 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential								

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Legal: Lot: 6 Block: 2 Subdivision: AMENDED SHILOH ACRES Sec/Twnship/Range: N2NE4 S21T19NR09E Abbreviated Description: Lot:6 Block:2 Subdivision:AMENDED SHILOH ACRES Sec/Twnship/Range:N2NE4 S21T19NR09E

7	2.87Mi.	**110 DOGWOOD** **MANNFORD, OK 74044-9617**	07/07/2026	$312,000	$147	2120	6/3/2	2013	6,534 SF	

APN: 8233-00-002-000-0-003-00 Document #: I-2026-008535
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Subdivision: AMENDED SHILOH ACRES Abbreviated Description: Lot:2 Block:2 Subdivision:AMENDED SHILOH ACRES

8	3.02Mi.	**211 E TROWER BLVD** **MANNFORD, OK 74044-3103**	09/03/2026	$350,000	$97	3600	//		13,504 SF	

APN: 8999-16-019-009-0-059-00 Document #: I-2026-011017
Document Type: Warranty Deed Price Code: Q
Land Use: Retail Stores (Personal Services, Photography, Travel)
Legal: Sec/Twnship/Range: NE4SE4 S16T19NR09E Abbreviated Description: Sec/Twnship/Range:NE4SE4 S16T19NR09E

9	3.23Mi.	**120 GRANADA PL** **MANNFORD, OK 74044-3077**	08/05/2026	$175,000	$141	1240	6/3/2	1984	13,504 SF	P

APN: 8155-00-003-000-0-290-00 Document #: I-2026-009904
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 29 Block: 3 Subdivision: NEW MANNFORD 2ND Abbreviated Description: Lot:29 Block:3 Subdivision:NEW MANNFORD 2ND City/Muni/Twp:MANNFORD City/Muni/Twp: MANNFORD

10	3.49Mi.	**1803 N BASIN RD** **MANNFORD, OK 74044-**	08/03/2026	$192,000	$192	1000	5/2/2	2022	85,552 SF	

APN: 8265-00-001-000-0-211-00 Document #: I-2026-009767
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: WRIGHTS ACRES NO 2 Sec/Twnship/Range: N2SW4 S10T19NR09E IBM Abbreviated Description: Lot:21 Subdivision:WRIGHTS ACRES NO 2 Sec/Twnship/Range:N2SW4 S10T19NR09E IBM

11	3.58Mi.	**101 REDBUD ST** **MANNFORD, OK 74044-**	07/08/2026	$100,000	$78	1276	6/3/2	1984	12,589 SF	

APN: 8165-00-004-000-0-010-00 Document #: I-2026-008591
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 4 Subdivision: PARK VIEW Abbreviated Description: Lot:1 Block:4 Subdivision:PARK VIEW City/Muni/Twp:MANNFORD City/Muni/Twp: MANNFORD

12	3.59Mi.	**3305 KEYSTONE LOOP** **MANNFORD, OK 74044-**	08/27/2026	$194,000	$173	1120	6/3/2	1998	451,804 SF	

APN: 0000-09-019-009-0-001-04 Document #: I-2026-010719
Document Type: Deed Price Code: Q
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Sec/Twnship/Range: NE4 S09T19NR09E IBM Abbreviated Description: Sec/Twnship/Range:NE4 S09T19NR09E IBM

13	3.59Mi.	**137 LAKEVIEW DR** **MANNFORD, OK 74044-**	08/06/2026	$280,000	$120	2327	6/3/2	1972	20,125 SF	

APN: 8120-00-004-000-0-210-00 Document #: I-2026-009951
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: 4 Subdivision: AMENDED PLAT OF MANNFORD BY THE LAKE Abbreviated Description: Lot:21 Block:4 Subdivision:AMENDED PLAT OF MANNFORD BY THE LAKE City/Muni/Twp:MANNFORD City/Muni/Twp: MANNFORD

14	3.68Mi.	**180 CANTON PL** **MANNFORD, OK 74044-**	08/03/2026	$245,000	$148	1659	/3/2	2024	7,405 SF	

APN: 8095-00-010-000-0-130-00 Document #: I-2026-009792
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 10 Subdivision: LAKE COUNTRY NO ONE Abbreviated Description: Lot:13 Block:10 Subdivision:LAKE COUNTRY NO ONE

15	3.71Mi.	**677 TEXOMA PL** **MANNFORD, OK 74044-**	08/06/2026	$260,000			//		6,926 SF	

APN: 8095-00-005-000-0-070-00 Document #: I-2026-009947
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 7 Block: 5 Subdivision: LAKE COUNTRY NO ONE Sec/Twnship/Range: S2 S04T19NR09E IBM Abbreviated Description: Lot:7 Block:5 Subdivision:LAKE COUNTRY NO ONE Sec/Twnship/Range:S2 S04T19NR09E IBM

16	3.71Mi.	**103 CEDAR ST** **MANNFORD, OK 74044-**	07/10/2026	$197,000	$173	1140	6/6/2	1984	9,104 SF	

APN: 8165-00-003-000-0-180-00 Document #: I-2026-008724
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 3 Subdivision: PARKVIEW Abbreviated Description: Lot:18 Block:3 Subdivision:PARKVIEW City/Muni/Twp:MANNFORD City/Muni/Twp: MANNFORD

17	3.79Mi.	**5484 S 417TH WEST AVE** **JENNINGS, OK 74038-2762**	08/07/2026	$5,000	$2	2136	6/3/2	1974	1,931,015 SF	

APN: 0000-33-019-008-0-025-00 Document #: I-2026-010033
Document Type: Warranty Deed Price Code: Q
Land Use: Rural/Agricultural Residence
Legal: Sec/Twnship/Range: NE4SE4 S33T19NR08E Abbreviated Description: Sec/Twnship/Range:NE4SE4 S33T19NR08E

18	4.23Mi.	**4849 S 433RD WEST AVE** **JENNINGS, OK 74038-2580**	07/17/2026	$178,500	$123	1450	6/3/2	1965	43,255 SF	

APN: 0000-28-019-008-0-013-00 Document #: I-2026-009051
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: S28T19NR08E IBM Abbreviated Description: Sec/Twnship/Range:S28T19NR08E IBM

19	6.08Mi.	**39622 W 91ST ST S** **MANNFORD, OK 74044-6173**	09/17/2026	$302,000	$147	2052	6/3/2	2008	426,278 SF	A

APN: 0000-23-018-008-0-004-01 Document #: I-2026-011692
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4 S23T18NR08E IBM Abbreviated Description: Sec/Twnship/Range:NW4 S23T18NR08E IBM

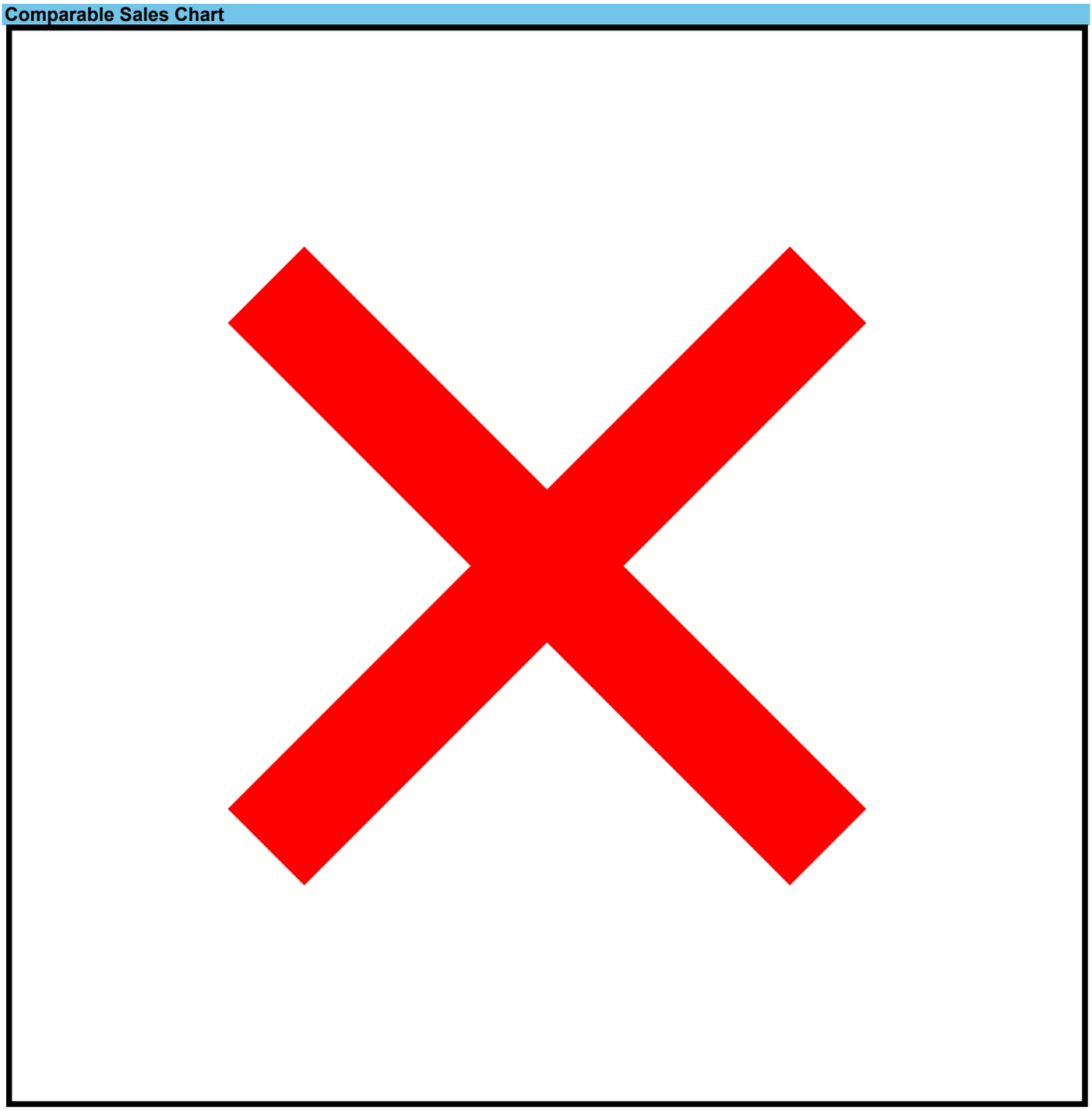
20	6.15Mi.	**5832 ARROWHEAD DR** **SAND SPRINGS, OK 74063-6616**	07/14/2026	$565,000	$214	2645	7/4/3	1981	209,306 SF	

APN: 8200-00-004-000-0-080-00 Document #: I-2026-008867
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 8&17 Block: 4 Subdivision: ROUND MOUNTAIN ESTATES II Sec/Twnship/Range: S36T19NR09E Abbreviated Description: Lot:8&17 Block:4 Subdivision:ROUND MOUNTAIN ESTATES II Sec/Twnship/Range:S36T19NR09E

ICE SiteX Report

OrderID: 98761626

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.

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.	**3635 S 369TH WEST AVE**	**04/22/2019**	$143,795	$15,568	1,152		1981	2 SF	
.02Mi.	**3607 S 369TH WEST AVE**	**03/28/2024**	$105,375	$12,378	1,288	5/3/1.5	1965	2 SF	
.05Mi.	**3595 S 369TH WEST AVE**	**08/05/2025**	$196,886	$23,212	2,720	//2	1984	3 SF	
.1Mi.	**3610 S 369TH WEST AVE**	**09/14/2012**	$78,514	$3,430	840	6/3/2	1920	3 SF	
.13Mi.	**3773 S 369TH WEST AVE**		$74,485	$3,980	1,035	5/3/1	1962	2 SF	
.13Mi.	**3507 S 369TH WEST AVE**	**05/06/2011**	$62,324	$5,702	1,120	7/3/5	1960	5 SF	
.13Mi.	**3741 S 369TH WEST AVE**		$149,405	$11,147	1,375	5/3/2	1978	4 SF	
.15Mi.	**3501 S 369TH WEST AVE**	**02/06/2023**	$75,721	$6,607	1,104	5/3/1	1975	4 SF	P
.18Mi.	**3827 S 369TH WEST AVE**	**03/20/2015**	$97,783	$10,385	1,400	5/3/1	1989	6 SF	A
.21Mi.	**3849 S 369TH WEST AVE**	**02/25/2015**	$71,741	$5,078	1,382	5/3/1	1967	30,056 SF	
.23Mi.	**3863 S 369TH WEST AVE**		$77,345	$5,153	1,044		1982	2 SF	
.27Mi.	**3901 S 369TH WEST AVE**		$78,656	$5,939	1,008	5/3/1	1978	5 SF	
.27Mi.	**3884 S 369TH WEST AVE**	**11/01/2021**	$148,707	$12,357	960	5/2/1	2013	3 SF	
.27Mi.	**3365 S 369TH WEST AVE**		$263,590	$31,630	2,000	7/4/2	2012	7 SF	
.3Mi.	**3931 S 369TH WEST AVE**	**05/01/1998**	$168,895	$10,688	2,016	5/3/2	1988	5 SF	
.35Mi.	**3275 S 366TH WEST AVE**	**08/31/2005**	$106,964	$10,843	1,018	5/3/1	1985	3 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	40.2 years old	Households:	2,783
Median Household Income:	$62,078	Households w/Family:	66%
Household Income Per Capita:	$31,511	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Mannford Public Schools	Students:	1,503
Number of Schools:	5	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.07Mi.	**Mannford High School** Number of Students: 485 Student-Teacher Ratio: 17.09	C-	Public	9 - 12
3.41Mi.	**Mannford Upper Elementary School** Number of Students: 210 Student-Teacher Ratio: 17.71	B+	Public	4 - 5
3.44Mi.	**Mannford Early Childhood Center** Number of Students: 174 Student-Teacher Ratio: 14.33	NA	Public	PK - KG
3.39Mi.	**Mannford Middle School** Number of Students: 308 Student-Teacher Ratio: 14.74	B+	Public	6 - 8
2.99Mi.	**Mannford Lower Elementary School** Number of Students: 326 Student-Teacher Ratio: 16.54	A-	Public	1 - 3

Flood Report

The Subject Property of **3635 S 369TH WEST AVE, MANNFORD, OK 74044-2853** 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	107%	SIMILAR
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	95%	SIMILAR
MURDER	124%	HIGHER
OVERALL	109%	SIMILAR

Disaster Alerts

3/14/2025 - Fire 3/14/2025 - Little Salt Creek Fire 3/14/2025 - Underwood Fire

ICE SiteX Report

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