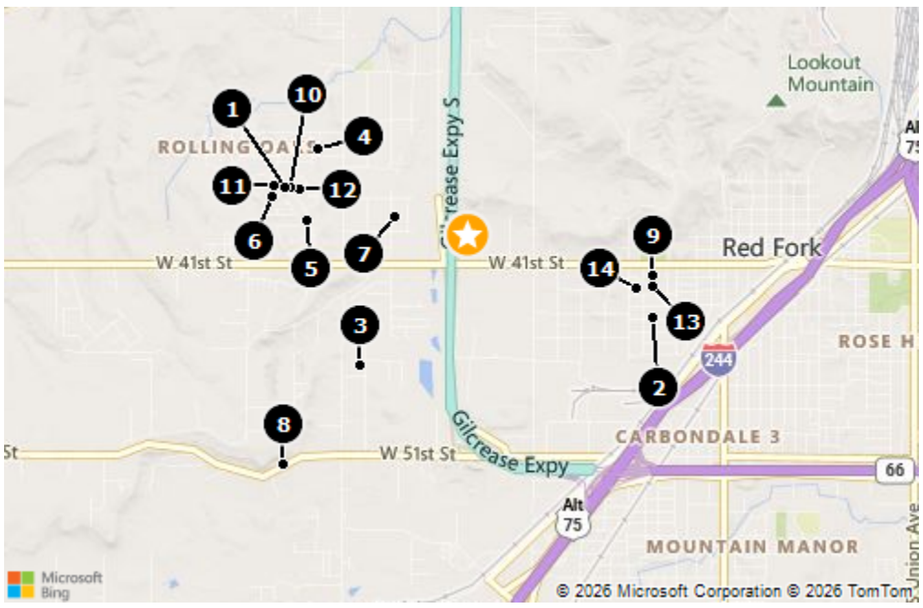
ICE SiteX Report

OrderID: 98665800

SiteX Property Information Report



Subject Property Location

3837 S 55TH WEST AVE, TULSA, OK 74107-5213

County:	**TULSA OK**	Census Tract:	401430066.002012
Property Use:	Single Family Residential	Zoning:	RS
Parcel Number:	57025-92-20-03440	Thomas Bros Pg-Grid:	

Valuation

Value:	**$271,000**	FSD:	17	Common Confidence Score:	46
Value Range:	$224,930 - $317,070	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	10B
Assd Land Value:	$1,715	Market Land Value:	$21,052	Tax Year:	2025
Assd Improvement:	$15,623	Market Improvment Value:	$191,748	Total Taxable Value:	$1,966
Total Assessed Value:	$17,338	Total Assessor Market Value:	$212,800	Delinquent Year:	
				Tax Account ID:	R57025922003440
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16 Block: 1 Subdivision: WALKER HGTS Map Ref: MAP: 9220 Sec/Twnship/Range: SEC 20 TWN 19N RNG 12E

Abbreviated Description:	S/2 OF LT 16
City/Muni/Twp:	BERRYHILL

Property Characteristics

Lot Size:	1.033 AC	Bedrooms:		Pool:	
Building Area:	2067 SF	Baths:	1	Fireplace:	Yes
Year Built:	1930	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Z	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/22/2026	Sales Price:	N/A
Document #:	2026035063 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/17/2025	Sales Price:	$106,500
Document #:	2025062713 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/02/2025	Sales Price:	$275,000
Document #:	2025057582 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/13/2025		
Document Type:			
Legal Description:			

Lot: 16 Subdivision: WALKER HEIGHTS ADDITION
Abbreviated Description: SOUTH2 OF LOT 16
City/Muni/Twp: TULSA

ICE SiteX Report

OrderID: 98665800

Prior Transfer

Recording Date:	06/13/2025	Sales Price:	$275,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 Block: 1 Subdivision: WALKER HGTS Map Ref: MAP: 9220 Sec/Twnship/Range: SEC 20 TWN 19N RNG 12E
Abbreviated Description: S/2 OF LT 16
City/Muni/Twp: BERRYHILL

Prior Transfer

Recording Date:	03/09/2021	Sales Price:	N/A
Document #:	2021026774 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/04/2021	Loan Amount:	N/A
Document #:	2021024820 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2041	Type Finance:	

Legal Description:
Lot: 16 Subdivision: WALKER HEIGHTS ADDITION
Abbreviated Description: SOUTH 2 OF LOT 16
City/Muni/Twp: TULSA

Prior Transfer

Recording Date:	08/30/2013	Sales Price:	N/A
Document #:	2013088577 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/29/2013		
Document Type:			

Legal Description:
Lot: 16 Subdivision: WALKER HEIGHTS ADDITION
Abbreviated Description: S2 LOT 16
City/Muni/Twp: TULSA

Prior Transfer

Recording Date:	05/04/2012	Sales Price:	$128,303
Document #:	2012042797 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/02/2009	Sales Price:	N/A
Document #:	2009008242 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/13/2009	Sales Price:	$129,000
Document #:	2009003096 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/09/2009		
Document Type:			

Legal Description:
Lot: 16 Subdivision: WALKER HEIGHTS ADDITION
City/Muni/Twp: TULSA

Mortgage Record

Recording Date:	06/07/2007	Loan Amount:	N/A
Document #:	2007062742 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/24/2012	Type Finance:	

Legal Description:
Lot: 16 Subdivision: WALKER HEIGHTS ADDITION
Abbreviated Description: S2 LOT16
City/Muni/Twp: TULSA

Area Sales Analysis

Total Area Sales	$3,419,000	Median # of Bedrooms	
Median Lot Size	9,997 SF	Median # of Baths	2
Median Living Area	1,632 SF	Median Year Built	1988
Price Range - 2 Yrs	$121,000 to $392,000	Age Range	2 years to 76 years
Median Value	$251,500	Median Age	38 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.98Mi.	**3725 S 69TH WEST CT TULSA, OK 74107-4862**	10/05/2026	$392,000	$159	2463	//2	1993	9,757 SF	Yes

APN: 86722-92-19-45570 Document #: 2026090777
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Block: 1 Subdivision: ROLLING OAKS SOUTH IV Abbreviated Description: Lot:14 Block:1 Subdivision:ROLLING OAKS SOUTH IV City/Muni/Twp:SAND SPRINGS City/Muni/Twp: SAND SPRINGS

2	1.07Mi.	**3745 W 43RD ST TULSA, OK 74107-6327**	10/05/2026	$162,000	$225	720	//1	1950	7,579 SF	

APN: 31250-92-28-04410 Document #: 2026090838
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 1 Subdivision: PARK GROVE SECOND Abbreviated Description: Lot:12 Block:1 Subdivision:PARK GROVE SECOND City/Muni/Twp:TULSA City/Muni/Twp: TULSA

ICE SiteX Report

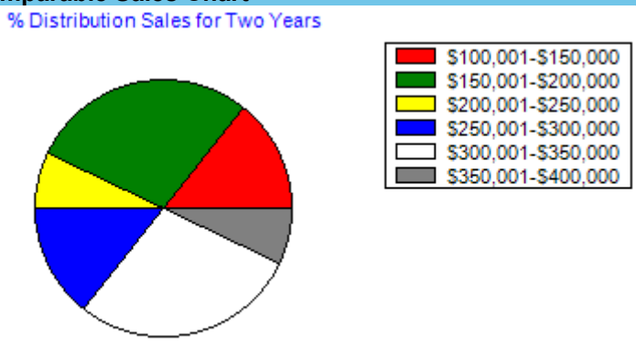
OrderID: 98665800

3	.88Mi.	**4606 S 63RD WEST AVE** **TULSA, OK 74107-7117**	10/05/2026	$320,000	$185	1728	//2	2024	57,979 SF	
	APN: 53700-92-29-01635 Document #: 2026090709 Document Type: Price Code: R Land Use: Single Family Residential Legal: Block: 49 Subdivision: NORTH TANEHA Abbreviated Description: Block:49 Subdivision:NORTH TANEHA City/Muni/Twp:TULSA City/Muni/Twp: TULSA									
4	.9Mi.	**3421 S 68TH WEST AVE** **TULSA, OK 74107-4039**	09/30/2026	$192,500	$127	1506	//1	1972	17,685 SF	
	APN: 56675-92-19-00010 Document #: 2026089640 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: AMENDED CHANDLER CREST ESTATES SUBDIVISION Abbreviated Description: Lot:1 Block:1 Subdivision:AMENDED CHANDLER CREST ESTATES SUBDIVISION									
5	.84Mi.	**7401 W 39TH ST** **TULSA, OK 74107-4865**	09/30/2026	$287,000	$171	1672	//2	2003	9,409 SF	
	APN: 86712-92-19-38620 Document #: 2026089539 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 1 Subdivision: ROLLING OAKS PARK II Abbreviated Description: Lot:1 Block:1 Subdivision:ROLLING OAKS PARK II City/Muni/Twp:TULSA City/Muni/Twp: TULSA									
6	1.04Mi.	**3714 S 71ST WEST AVE** **TULSA, OK 74107-4801**	09/24/2026	$315,500	$152	2072	//2	1991	8,059 SF	Yes
	APN: 86715-92-19-47510 Document #: 2026087975 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 3 Subdivision: ROLLING OAKS SOUTH I Abbreviated Description: Lot:14 Block:3 Subdivision:ROLLING OAKS SOUTH I City/Muni/Twp:TULSA City/Muni/Twp: TULSA									
7	.38Mi.	**3741 S 61ST WEST AVE** **TULSA, OK 74107-4827**	09/24/2026	$121,000	$74	1628	//1	1957	20,386 SF	
	APN: 56925-92-20-02660 Document #: 2026087874 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 3 Subdivision: PLEASURE ACRES 3RD ADDITION Abbreviated Description: Lot:12 Block:3 Subdivision:PLEASURE ACRES 3RD ADDITION City/Muni/Twp:TULSA City/Muni/Twp: TULSA									
8	1.52Mi.	**6905 W 51ST ST** **TULSA, OK 74107-8609**	09/22/2026	$321,000	$180	1777	//2	1986	95,745 SF	
	APN: 99231-92-31-09290 Document #: 2026086953 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4NE4 S31T19NR12E IBM Abbreviated Description: Sec/Twnship/Range:NW4NE4 S31T19NR12E IBM City/Muni/Twp:TULSA City/Muni/Twp: TULSA									
9	1Mi.	**4116 S 39TH WEST AVE** **TULSA, OK 74107-6344**	09/10/2026	$125,000	$105	1182	//1	1955	7,536 SF	
	APN: 22100-92-28-02390 Document #: 2026083150 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Subdivision: LAUREL HEIGHTS ADDITION Abbreviated Description: Lot:6 Block:2 Subdivision:LAUREL HEIGHTS ADDITION City/Muni/Twp:TULSA City/Muni/Twp: TULSA									
10	.96Mi.	**6902 SILVER OAK DR** **TULSA, OK 74107-4042**	08/20/2026	$245,000	$170	1440	//2	1993	8,364 SF	
	APN: 86722-92-19-45590 Document #: 2026077124 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 1 Subdivision: ROLLING OAKS SOUTH IV Abbreviated Description: Lot:16 Block:1 Subdivision:ROLLING OAKS SOUTH IV City/Muni/Twp:SAND SPRINGS City/Muni/Twp: SAND SPRINGS									
11	1.04Mi.	**7301 W 36TH ST** **TULSA, OK 74107-4842**	07/10/2026	$325,000	$162	1995	//2	1990	10,934 SF	Yes
	APN: 86715-92-19-47260 Document #: 2026063832 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Block: 1 Subdivision: ROLLING OAKS SOUTH I Abbreviated Description: Lot:18 Block:1 Subdivision:ROLLING OAKS SOUTH I									
12	.91Mi.	**3712 SILVER OAK CT** **TULSA, OK 74107-4050**	07/09/2026	$258,000	$157	1635	//2	1995	10,237 SF	
	APN: 86722-92-19-45990 Document #: 2026063408 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 2 Subdivision: ROLLING OAKS SOUTH IV Abbreviated Description: Lot:10 Block:2 Subdivision:ROLLING OAKS SOUTH IV									
13	1.01Mi.	**3903 W 41ST PL** **TULSA, OK 74107-6307**	07/02/2026	$165,000	$154	1068	//1	1950	8,886 SF	
	APN: 22100-92-28-02440 Document #: 2026060803 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: 2 Subdivision: LAUREL HEIGHTS ADDITION Abbreviated Description: Lot:11 Block:2 Subdivision:LAUREL HEIGHTS ADDITION City/Muni/Twp:TULSA City/Muni/Twp: TULSA									
14	.93Mi.	**4145 S 41ST WEST AVE** **TULSA, OK 74107-6205**	06/30/2026	$190,000	$130	1451	//1	1954	14,026 SF	
	APN: 22100-92-28-03180 Document #: 2026059909 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Block: 7 Subdivision: LAUREL HEIGHTS ADDITION Abbreviated Description: Lot:15 Block:7 Subdivision:LAUREL HEIGHTS ADDITION City/Muni/Twp:TULSA City/Muni/Twp: TULSA									

ICE SiteX Report

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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.

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.	**3837 S 55TH WEST AVE**	**06/13/2025**	$212,800	$17,338	2,067	//1	1930	1 SF	
.03Mi.	**5303 W 39TH ST**	**05/20/2024**	$204,900	$8,606	1,885	//1	1950	1 SF	
.05Mi.	**5344 W 39TH ST**	**07/19/2019**	$126,300	$9,818	816	//1	1966	14,244 SF	
.06Mi.	**5313 W 39TH ST**	**09/12/2017**	$174,400	$8,170	1,216	//1	1950	2 SF	
.07Mi.	**3911 S 55TH WEST AVE**	**08/24/2016**	$165,200	$7,971	1,284	//1	1959	14,985 SF	
.07Mi.	**5340 W 39TH ST**	**02/22/2002**	$271,400	$13,378	1,278	//1	1940	1 SF	
.09Mi.	**3919 S 55TH WEST AVE**	**05/06/2021**	$228,700	$14,524	1,438	//2	2009	14,985 SF	
.09Mi.	**5318 W 39TH ST**	**10/07/1977**	$245,800	$14,666	2,055	//2	1939	1 SF	
.1Mi.	**5302 W 39TH ST**	**04/17/2019**	$18,302	$1,746	712	//1	1920	22,521 SF	
.11Mi.	**4019 S 55TH WEST AVE**	**10/08/2021**	$137,400	$15,114	1,192	//1	1938	23,566 SF	
.16Mi.	**3824 S 51ST WEST AVE**	**07/22/2022**	$186,000	$13,216	1,354	//1	1921	5 SF	
.16Mi.	**3655 S 55TH WEST AVE**	**09/01/2015**	$480,800	$51,888	2,606	8//3	2010	8 SF	Yes
.18Mi.	**3720 S 51ST WEST AVE**	**09/21/2023**	$276,000	$15,940	1,829	//1	1969	2 SF	
.25Mi.	**5907 W 39TH ST**	**04/23/2019**	$510,000	$56,100	2,977	//3	2020	12 SF	Yes
.26Mi.	**3601 S 55TH WEST AVE**	**04/15/2022**	$899,000	$97,890	5,324	//4	2021	12 SF	Yes
.26Mi.	**3731 S 51ST WEST AVE**	**06/06/2006**	$268,800	$10,914	2,500	//1	1947	1 SF	Yes

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **3837 S 55TH WEST AVE, TULSA, OK 74107-5213** 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.

ICE SiteX Report

OrderID: 98665800

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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Data deemed reliable, but not guaranteed.
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