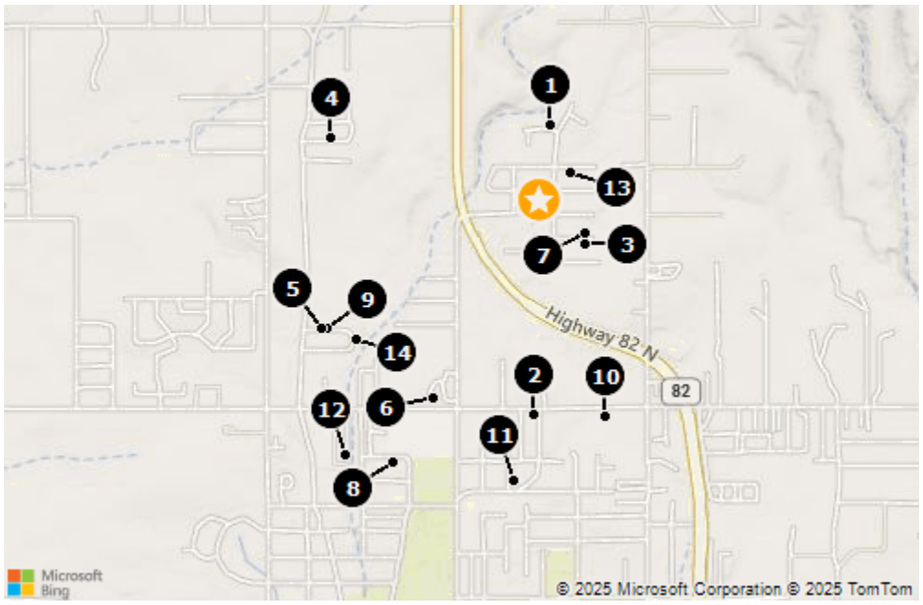
ICE SiteX Report

OrderID: 94096371

SiteX Property Information Report



Subject Property Location

404 KIM ST, TAHLEQUAH, OK 74464-6314

County:	**CHEROKEE OK**	Census Tract:	400219779.012016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	3395-00-004-004-0-000-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$200,000**	FSD:	22
Value Range:	$156,000 - $244,000	Confidence Score:	78

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	203
Assd Land Value:	$3,369	Market Land Value:	$38,207	Tax Year:	2024
Assd Improvement:	$13,956	Market Improvment Value:	$129,047	Total Taxable Value:	$1,642
Total Assessed Value:	$17,325	Total Assessor Market Value:	$167,254	Delinquent Year:	
				Tax Account ID:	22149
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Block: 4 Subdivision: WHEELER I Sec/Twnship/Range: SEC 21 TWN 17N RNG 22E
Abbreviated Description: WHEELER I LT 4 BLK 4

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	1732 SF	Baths:	2	Fireplace:	1
Year Built:	1977	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Veneer
Number of Units:		Garage Type:	Mixed	Heating:	Central
Number of Stories:	1+	Number of Cars:	3	A/C:	Central
Style:	Traditional	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/09/2021	Sales Price:	N/A
Document #:	2021-005988 BK-PG 1247-201	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/21/2021	Sales Price:	$150,000
Document #:	2021-005395 BK-PG 1315 -380	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/11/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 4 Block: 4 Subdivision: WHEELER ADDITION Sec/Twnship/Range: S2NE4 S21T17NR22E
City/Muni/Twp: TAHLEQUAH

Prior Transfer

Recording Date:	06/11/2021	Sales Price:	$150,000
Document #:	BK-PG 1315 -380	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 4 Block: 4 Subdivision: WHEELER I Sec/Twnship/Range: SEC 21 TWN 17N RNG 22E
Abbreviated Description: WHEELER I LT 4 BLK 4

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Mortgage Record

Recording Date:	07/22/2019	Loan Amount:	N/A
Document #:	2019-004857 BK-PG 1247-0201	Loan Type:	FHA
TD Due Date:	08/01/2049	Type Finance:	

Legal Description:
Lot: 4 Block: 4 Subdivision: WHEELER ADDITION Sec/Twnship/Range: S2NE4 S21T17NR22E
City/Muni/Twp: TAHLEQUAH

Prior Transfer

Recording Date:	06/07/2018	Sales Price:	N/A
Document #:	2018-004172 BK-PG 1003-0711	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/05/2018	Sales Price:	$135,000
Document #:	2018-004118 BK-PG 1211 -0588	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/30/2018		
Document Type:	Warranty Deed		

Legal Description:
Lot: 4 Block: 4 Subdivision: WHEELER ADDITION Sec/Twnship/Range: S2NE4 S21T17NR22E
City/Muni/Twp: TAHLEQUAH

Prior Transfer

Recording Date:	05/30/2018	Sales Price:	$135,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/07/2012	Loan Amount:	N/A
Document #:	2012-007490 BK-PG 1051-1077	Loan Type:	Unknown
TD Due Date:	11/05/2027	Type Finance:	VAR

Legal Description:
Lot: 4 Block: 4 Subdivision: WHEELER ADDITION Sec/Twnship/Range: E2NE4 S21T17NR22E
City/Muni/Twp: TAHLEQUAH

Prior Transfer

Recording Date:	11/07/2012	Sales Price:	N/A
Document #:	2012-007489 BK-PG 1051 -1076	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/31/2012		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 4 Block: 4 Subdivision: WHEELER ADDITION Sec/Twnship/Range: S2NE4 S21T17NR22E
City/Muni/Twp: TAHLEQUAH

Mortgage Record

Recording Date:	01/19/2011	Loan Amount:	N/A
Document #:	2011-000422 BK-PG 1003-711	Loan Type:	Unknown
TD Due Date:	07/15/2011	Type Finance:	

Legal Description:
Lot: 4 Block: 4 Subdivision: WHEELER ADDITION Sec/Twnship/Range: S2NE4 S21T17NR22E
City/Muni/Twp: TAHLEQUAH

Area Sales Analysis

Total Area Sales	$2,230,000	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,387 SF	Median Year Built	1970
Price Range - 2 Yrs	$63,000 to $300,000	Age Range	23 years to 85 years
Median Value	$166,250	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**381 SOUTHWIND DR TAHLEQUAH, OK 74464-**	03/20/2025	$262,500			//		SF	
	APN: 3273-00-002-006-0-000-00 Document #: I-2025-001729 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Subdivision: NORTHWOODS SUBDIVISION Abbreviated Description: Lot:6 Block:2 Subdivision:NORTHWOODS SUBDIVISION									
2	.56Mi.	**1315 JAMESTOWN DR TAHLEQUAH, OK 74464-6635**	01/07/2025	$180,000	$103	1732	6/3/2	1970	18,272 SF	
	APN: 3180-00-005-001-0-000-00 Document #: I-2025-000126 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 5 Subdivision: JAMESTOWN ADDITION Abbreviated Description: Lot:1 Block:5 Subdivision:JAMESTOWN ADDITION City/Muni/Twp:TAHLEQUAH City/Muni/Twp: TAHLEQUAH									
3	.17Mi.	**510 TALLEY ST TAHLEQUAH, OK 74464-6336**	12/27/2024	$110,500	$53	2084	7/4/2	1991	SF	
	APN: 3400-00-002-005-0-000-00 Document #: I-2024-008646 Document Type: Special Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 2 Subdivision: WHEELER SECOND ADDITION Abbreviated Description: Lot:5 Block:2 Subdivision:WHEELER SECOND ADDITION Abbreviated Description:STR: NW4NE4SE4SW4SE4NE4 S21T17NR22E									
4	.58Mi.	**105 SONGBIRD DR TAHLEQUAH, OK 74464-6232**	11/13/2024	$169,000	$121	1392	5/3/1	1976	SF	
	APN: 3345-00-001-008-0-000-00 Document #: I-2024-007593 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential									

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Legal: Lot: 8 Block: 1 Subdivision: SONGBIRD SUBDIVISION Sec/Twnship/Range: N2SW4NW4 S21T17NR22E Abbreviated Description: Lot:8 Block:1 Subdivision:SONGBIRD SUBDIVISION Sec/Twnship/Range:N2SW4NW4 S21T17NR22E

5	.67Mi.	**239 NORTHSIDE CT** **TAHLEQUAH, OK 74464-6203**	10/01/2024	$63,000	$67	932	4/2/1	1965	SF

APN: 3270-00-001-003-0-000-00 Document #: I-2024-006398
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: NORTHSIDE SUBDIVISION Abbreviated Description: Lot:3 Block:1 Subdivision:NORTHSIDE SUBDIVISION

6	.58Mi.	**112 W ALLEN RD** **TAHLEQUAH, OK 74464-6402**	09/05/2024	$300,000	$206	1456	4/2/1	1940	49,223 SF

APN: 3999-21-17N-22E-0-137-00 Document #: I-2024-005791
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: OKLAHOMA LIMITED LIABILITY COMPANY Sec/Twnship/Range: SE4SE4 S21T17NR22E IBM Abbreviated Description: Subdivision:OKLAHOMA LIMITED LIABILITY COMPANY Sec/Twnship/Range:SE4SE4 S21T17NR22E IBM

7	.15Mi.	**509 TALLEY ST** **TAHLEQUAH, OK 74464-6335**	08/22/2024	$180,000	$114	1569	6/3/2	1978	SF

APN: 3400-00-001-010-0-000-00 Document #: I-2024-005501
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: 1 Subdivision: WHEELER SECOND ADDITION Abbreviated Description: Lot:10 Block:1 Subdivision:WHEELER SECOND ADDITION Abbreviated Description:STR: NW4NE4SE4&SW4SE4NE4 S21T17NR22E City/Muni/Twp:TAHLEQUAH City/Muni/Twp: TAHLEQUAH

8	.8Mi.	**207 BERRY ST** **TAHLEQUAH, OK 74464-6411**	08/14/2024	$65,000	$81	797	4/2/1	1940	6,970 SF

APN: 3999-28-17N-22E-0-021-00 Document #: I-2024-005270
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: E2N2SW4NE4NW4 S28T17NR22E Abbreviated Description: Sec/Twnship/Range:E2N2SW4NE4NW4 S28T17NR22E

9	.65Mi.	**237 NORTHSIDE CT** **TAHLEQUAH, OK 74464-6203**	08/14/2024	$163,500	$167	978	5/3/1	1986	SF

APN: 3270-00-001-004-0-000-00 Document #: I-2024-005276
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: NORTHSIDE SUBDIVISION Sec/Twnship/Range: SW4SW4 S21T17NR22E Abbreviated Description: Lot:4 Block:1 Subdivision:NORTHSIDE SUBDIVISION Sec/Twnship/Range:SW4SW4 S21T17NR22E

10	.59Mi.	**702 E ALLEN RD** **TAHLEQUAH, OK 74464-6730**	08/01/2024	$178,000	$121	1464	6/3/1	1955	18,731 SF

APN: 3999-28-17N-22E-0-190-00 Document #: I-2024-004961
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4NE4 S28T17NR22E IBM Abbreviated Description: Sec/Twnship/Range:NE4NE4 S28T17NR22E IBM

11	.74Mi.	**1202 JACKSON AVE** **TAHLEQUAH, OK 74464-6622**	07/02/2024	$155,500	$109	1423	6/3/2	1950	15,500 SF

APN: 3180-00-008-004-0-001-00 Document #: I-2024-004273
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 8 Subdivision: JAMESTOWN ADDITION Abbreviated Description: Lot:4 Block:8 Subdivision:JAMESTOWN ADDITION Abbreviated Description:PORTION LOT4 City/Muni/Twp:TAHLEQUAH City/Muni/Twp: TAHLEQUAH

12	.84Mi.	**1404 SKIPPER DR** **TAHLEQUAH, OK 74464-6422**	06/28/2024	$105,000	$119	877	4/2/1	1980	15,072 SF

APN: 3999-28-17N-22E-0-134-00 Document #: I-2024-004198
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: E2NE4NW4NW4 S28T17NR22E Abbreviated Description: Sec/Twnship/Range:E2NE4NW4NW4 S28T17NR22E

13	.11Mi.	**500 PAT ST** **TAHLEQUAH, OK 74464-6378**	06/18/2024	$172,000	$124	1381	5/3/2	2002	SF

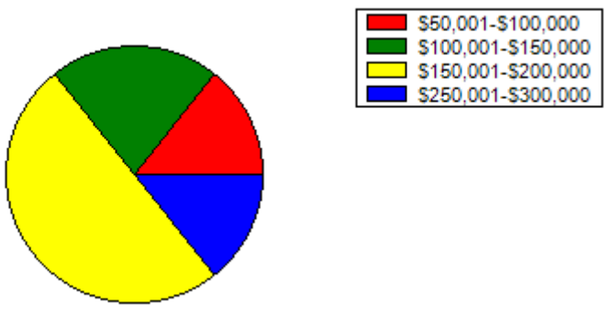
APN: 3405-00-001-003-0-000-00 Document #: I-2024-003900
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: WHEELER THIRD ADDITION Abbreviated Description: Lot:3 Block:1 Subdivision:WHEELER THIRD ADDITION Abbreviated Description:STR: NW4SE4NE4&SW4SE4NE4 S21T17NR22E IBM

14	.6Mi.	**223 NORTHSIDE CT** **TAHLEQUAH, OK 74464-6203**	06/05/2024	$126,000	$105	1200	5/3/1	1965	SF

APN: 3270-00-001-011-0-000-00 Document #: I-2024-003600
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 1 Subdivision: NORTHSIDE SUBDIVISION Sec/Twnship/Range: SW4SW4 S21T17NR22E Abbreviated Description: Lot:11 Block:1 Subdivision:NORTHSIDE SUBDIVISION Sec/Twnship/Range:SW4SW4 S21T17NR22E

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.

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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.	**404 KIM ST**	**06/11/2021**	$167,254	$17,325	1,732	7/4/2	1977		
.02Mi.	**308 KIM ST**	**03/05/2012**	$110,373	$12,141	1,512	5/3/1	1977		
.02Mi.	**406 KIM ST**	**06/30/1992**	$112,210	$9,176	1,464	5/3/1	1977		
.03Mi.	**403 WHEELER ST**	**02/26/2018**	$155,028	$15,965	1,666	5/3/2	2002		
.03Mi.	**405 WHEELER ST**	**01/20/2023**	$156,000	$17,160	1,344	5/3/1	1976		
.04Mi.	**403 KIM ST**	**03/18/2022**	$151,391	$12,359	1,810	5/3/2	1977		
.04Mi.	**306 KIM ST**	**11/04/2021**	$181,354	$18,711	1,426	5/3/2	1978		
.04Mi.	**307 KIM ST**	**07/30/2011**	$101,039	$10,280	1,256	5/3/2	1976		
.04Mi.	**405 KIM ST**		$115,306	$10,365	1,566	5/3/1	1977		
.05Mi.	**305 WHEELER ST**	**08/19/2024**	$220,868	$17,095	3,056	6/3/3	1978		
.05Mi.	**502 KIM ST**		$111,015	$10,398	1,319	6/3/2	1978		
.05Mi.	**305 KIM ST**	**11/28/2023**	$162,892	$15,865	1,696	6/3/2	1998		
.05Mi.	**501 WHEELER ST**	**09/22/1997**	$124,686	$11,221	1,360	6/3/2	1980		
.05Mi.	**2106 BRENDA AVE**	**10/18/2023**	$226,000	$24,860	1,204	5/3/1	1977		
.06Mi.	**303 WHEELER ST**	**04/02/2024**	$106,797	$11,748	1,221	5/3/2	1977		
.06Mi.	**404 PAT ST**	**09/09/2020**	$117,916	$11,814	1,292	5/3/1	1980		

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	32.9 years old	Households:	11,897
Median Household Income:	$44,964	Households w/Family:	62%
Household Income Per Capita:	$26,260	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Tahlequah Public Schools	Students:	3,516
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.69Mi.	**Tahlequah Middle School** Number of Students: 691 Student-Teacher Ratio: 17.28	A-	Public	6 - 8
1.57Mi.	**Tahlequah High School** Number of Students: 1,246 Student-Teacher Ratio: 14.99 Advanced Placement: Yes	C+	Public	9 - 12
1.45Mi.	**Cherokee Elementary School** Number of Students: 421 Student-Teacher Ratio: 15.77	C+	Public	KG - 5
2.02Mi.	**Greenwood Elementary School** Number of Students: 494 Student-Teacher Ratio: 15.83	C-	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	133%	NOTABLY HIGHER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	136%	NOTABLY HIGHER
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	139%	NOTABLY HIGHER
MURDER	132%	NOTABLY HIGHER
OVERALL	115%	HIGHER

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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