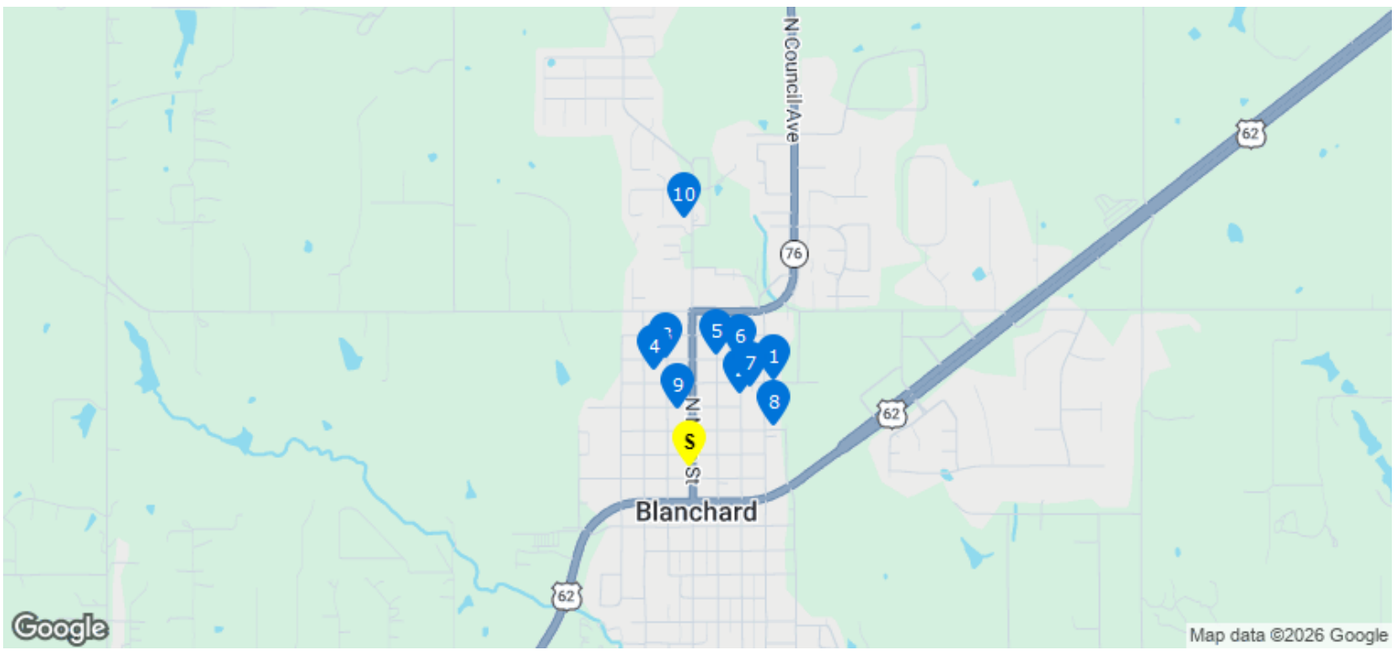
ICE SiteX Report

OrderID: 98745632

SiteX Property Information Report



Subject Property Location

404 N MONROE AVE, BLANCHARD, OK 73010-6006

County:	**MCCLAIN OK**	Census Tract:	4001.04
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	BLAN-00-049-022-0-001-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$204,000**	FSD:	12	Common Confidence Score:	61
Value Range:	$179,520 - $228,480	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	209
Assd Land Value:	$2,706	Market Land Value:	$34,080	Tax Year:	2025
Assd Improvement:	$13,259	Market Improvment Value:	$133,589	Total Taxable Value:	$1,825
Total Assessed Value:	$15,965	Total Assessor Market Value:	$167,669	Delinquent Year:	
				Tax Account ID:	40476
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 22-24 Block: 49 Subdivision: BLANCHARD Sec/Twnship/Range: SEC 30 TWN 08N RNG 04W
Abbreviated Description: W 110 FT OF LOTS 22-23-24 BLOCK 49 BLANCHARD CITY

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1680 SF	Baths:	2	Fireplace:	1
Year Built:	1965	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Concrete Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/12/2023	Sales Price:	$165,000
Document #:	BK-PG 2860-360	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: MP Block: 49 Subdivision: BLANCHARD Sec/Twnship/Range: SEC 30 TWN 08N RNG 04W
Abbreviated Description: W 110 FT OF LOTS 22-23-24 BLOCK 49 BLANCHARD CITY

Area Sales Analysis

Total Area Sales	$1,949,500	Median # of Bedrooms	3
Median Lot Size	15,246 SF	Median # of Baths	2
Median Living Area	1,444 SF	Median Year Built	1978
Price Range - 2 Yrs	$105,000 to $335,000	Age Range	28 years to 86 years
Median Value	$189,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**515 N MADISON AVE** **BLANCHARD, OK 73010-5919**	08/27/2025	$140,000	$122	1147	5/2/1	1920	SF	

APN: BLAN-00-042-007-0-000-00 Document #: I-2025-009082
Document Type: Warranty Deed Price Code: A

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Land Use: Single Family Residential
Legal: Lot: 9-12 Block: 12 Abbreviated Description: Lot:9-12 Block:12 City/Muni/Twp:TOWN OF BLANCHARD City/Muni/Twp: TOWN OF BLANCHARD

2	.17Mi.	**321 N JEFFERSON AVE** **BLANCHARD, OK 73010-5925**	07/16/2026	$170,000	$140	1210	6/3/2	1985	SF	

APN: BLAN-00-061-010-0-000-00 Document #: I-2026-008197
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 10-12 Block: 61 Abbreviated Description: Lot:10-12 Block:61 City/Muni/Twp:TOWN OF BLANCHARD City/Muni/Twp: TOWN OF BLANCHARD

3	.17Mi.	**204 W VETERANS MEMORIAL HWY** **BLANCHARD, OK 73010-5206**	10/28/2025	$140,000	$51	2732	//	1971	SF	

APN: BLAN-00-079-022-0-000-00 Document #: I-2025-011537
Document Type: Warranty Deed Price Code:
Land Use: Retail Stores (Personal Services, Photography, Travel)
Legal: Lot: 19-24 Block: 79 Abbreviated Description: Lot:19-24 Block:79 Abbreviated Description:LOT: THE NORTH HALF OF LOTS NINETEEN (19), TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22) City/Muni/Twp:TOWN OF BLANCHARD City/Muni/Twp: TOWN OF BLANCHARD

4	.17Mi.	**603 N MADISON AVE** **BLANCHARD, OK 73010-5903**	07/22/2025	$199,000	$127	1570	6/3/1	1950	SF	

APN: BLAN-00-027-001-0-000-00 Document #: I-2025-007449
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 1-3 Block: 27 Abbreviated Description: Lot:1-3 Block:27 City/Muni/Twp:TOWN OF BLANCHARD City/Muni/Twp: TOWN OF BLANCHARD

5	.18Mi.	**309 N VAN BUREN AVE** **BLANCHARD, OK 73010-5603**	10/02/2025	$315,000	$137	2302	7/4/2	1975	SF	

APN: BLAN-00-056-019-0-000-00 Document #: I-2025-010419
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 19-21 Block: 56 Abbreviated Description: Lot:19-21 Block:56 City/Muni/Twp:TOWN OF BLANCHARD City/Muni/Twp: TOWN OF BLANCHARD

6	.23Mi.	**508 N VAN BUREN AVE** **BLANCHARD, OK 73010-5612**	09/18/2026	$254,000	$170	1498	6/3/2	2004	SF	

APN: BLAN-00-037-006-0-000-00 Document #: I-2026-010842
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 6-8 Block: 37 Abbreviated Description: Lot:6-8 Block:37 City/Muni/Twp:TOWN OF BLANCHARD City/Muni/Twp: TOWN OF BLANCHARD

7	.23Mi.	**224 N VAN BUREN AVE** **BLANCHARD, OK 73010-5600**	07/07/2026	$130,000	$128	1014	6/3/2	1940	SF	

APN: BLAN-00-070-008-0-001-00 Document #: I-2026-007685
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 10-12 Block: 70 Subdivision: ORIGINAL TOWNSITE OF BLANCHARD Abbreviated Description: Lot:10-12 Block:70 Subdivision:ORIGINAL TOWNSITE OF BLANCHARD Abbreviated Description:LOT: PART OF LOTS TEN (10), ELEVEN (11) AND TWELVE (12)

8	.24Mi.	**611 N VAN BUREN AVE** **BLANCHARD, OK 73010-5606**	04/20/2026	$110,000	$144	764	5/2/1	1940	SF	

APN: BLAN-00-031-017-0-000-00 Document #: I-2026-004239
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 17,18 Block: 31 Abbreviated Description: Lot:17,18 Block:31 City/Muni/Twp:TOWN OF BLANCHARD City/Muni/Twp: TOWN OF BLANCHARD

9	.25Mi.	**216 W BROADWAY** **BLANCHARD, OK 73010-5404**	09/29/2026	$147,500	$96	1543	5/3/1	1960	SF	

APN: BLAN-00-086-013-0-000-00 Document #: I-2026-011310
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 13-16 Block: 86 Abbreviated Description: Lot:13-16 Block:86 City/Muni/Twp:TOWN OF BLANCHARD City/Muni/Twp: TOWN OF BLANCHARD

10	.25Mi.	**224 E VETERANS MEMORIAL HWY** **BLANCHARD, OK 73010-5221**	08/19/2026	$400,000	$278	1440	//	2015	SF	

APN: BLAN-00-076-013-0-000-00 Document #: I-2026-009668
Document Type: Warranty Deed Price Code:
Land Use: Auto repair (& related), Garage
Legal: Lot: 13-16 Block: 76 Abbreviated Description: Lot:13-16 Block:76 City/Muni/Twp:TOWN OF BLANCHARD City/Muni/Twp: TOWN OF BLANCHARD

11	.25Mi.	**720 OLD TOWN MAIN ST** **BLANCHARD, OK 73010-**	10/03/2025	$162,000	$113	1434	6/3/2	2007	SF	

APN: BLAN-00-021-007-0-000-00 Document #: I-2025-010466
Document Type: Personal Representatives Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 7-9 Block: 21 Abbreviated Description: Lot:7-9 Block:21 Abbreviated Description:LOT: NORTH 6 FEET OF LOT SEVEN (7) City/Muni/Twp:TOWN OF BLANCHARD City/Muni/Twp: TOWN OF BLANCHARD

12	.27Mi.	**714 N JEFFERSON AVE** **BLANCHARD, OK 73010-5926**	09/18/2026	$163,000	$106	1540	6/3/1	1945	3,920,400	SF

APN: BLAN-00-024-018-0-000-00 Document #: I-2026-010846
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 16-20 Block: 24 Abbreviated Description: Lot:16-20 Block:24 City/Muni/Twp:TOWN OF BLANCHARD City/Muni/Twp: TOWN OF BLANCHARD

13	.29Mi.	**801 N MADISON AVE** **BLANCHARD, OK 73010-6404**	09/19/2025	$212,000	$134	1583	6/3/2	1986	SF	

APN: BLAN-00-009-002-0-000-00 Document #: I-2025-009971
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 1-4 Block: 9 Abbreviated Description: Lot:1-4 Block:9 City/Muni/Twp:TOWN OF BLANCHARD City/Muni/Twp: TOWN OF BLANCHARD

14	.32Mi.	**824 N MAIN** **BLANCHARD, OK 73010-6309**	10/05/2026	$335,000	$190	1767	6/4/2	1978	SF	

APN: BLAN-00-012-009-0-000-00 Document #: I-2026-011506
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 9-12 Block: 12 Abbreviated Description: Lot:9-12 Block:12 City/Muni/Twp:CITY OF BLANCHARD City/Muni/Twp: CITY OF BLANCHARD

15	.32Mi.	**824 N MADISON AVE** **BLANCHARD, OK 73010-6404**	06/03/2026	$215,000	$151	1422	6/3/2	1978	SF	

APN: BLAN-00-010-013-0-000-00 Document #: I-2026-006161
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 13-17 Block: 10 Subdivision: BLANCHARD Abbreviated Description: Lot:13-17 Block:10 Subdivision:BLANCHARD City/Muni/Twp:TOWN OF BLANCHARD City/Muni/Twp: TOWN OF BLANCHARD

16	.32Mi.	**201 S JACKSON AVE** **BLANCHARD, OK 73010-5515**	08/27/2025	$33,000	$42	792	5/2/1	1950	SF	

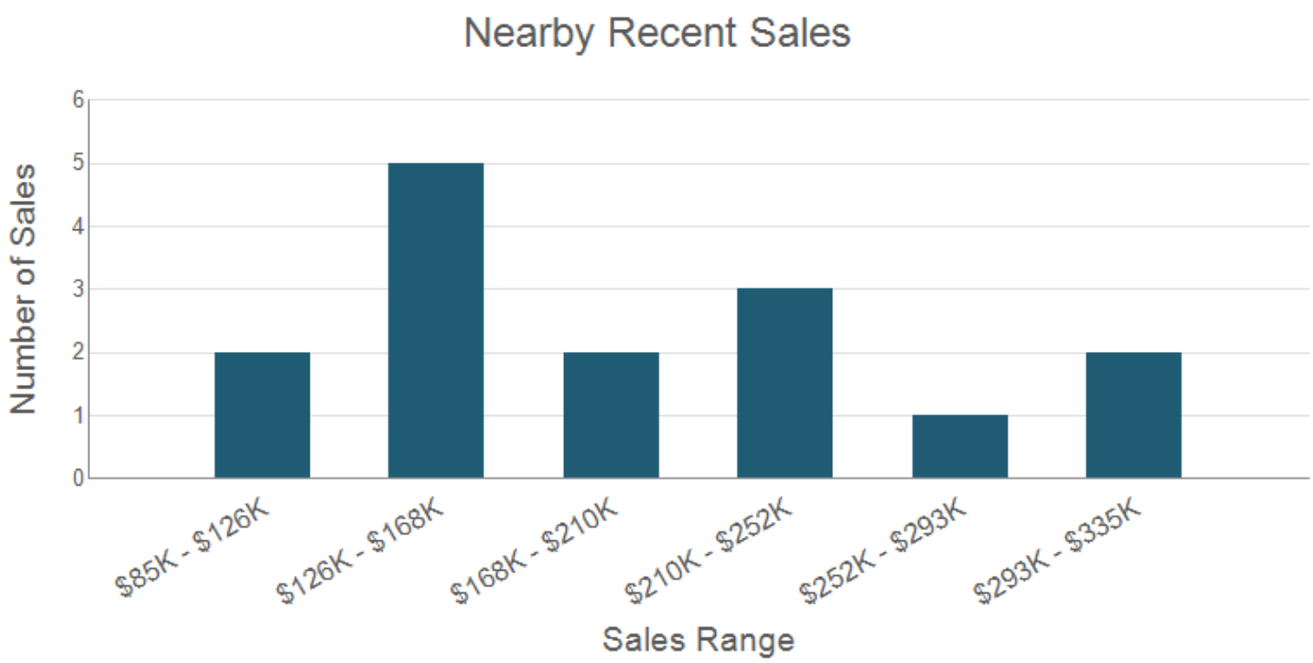
APN: BLAN-00-097-013-0-001-00 Document #: I-2025-009081
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 13,14 Block: 97 Abbreviated Description: Lot:13,14 Block:97 Abbreviated Description:LOT: EAST 94 FEET OF LOTS THIRTEEN (13) AND FOURTEEN (14) City/Muni/Twp:CITY OF BLANCHARD City/Muni/Twp: CITY OF BLANCHARD

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17	.35Mi.	**721 N HARRISON AVE** **BLANCHARD, OK 73010-6202**	12/22/2025	$185,000	$111	1669	6/3/2	1972	SF
	APN: BLAN-00-019-013-0-000-00 Document #: I-2025-013395 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 13-16 Block: 19 Abbreviated Description: Lot:13-16 Block:19 City/Muni/Twp:TOWN OF BLANCHARD City/Muni/Twp: TOWN OF BLANCHARD								
18	.37Mi.	**119 S HARRISON AVE** **BLANCHARD, OK 73010-5527**	07/15/2025	$73,500	$90	820	5/2/1	1945	SF
	APN: BLAN-00-090-011-0-001-00 Document #: I-2025-007075 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 10,11,12 Block: 90 Abbreviated Description: Lot:10,11,12 Block:90 City/Muni/Twp:TOWN OF BLANCHARD City/Muni/Twp: TOWN OF BLANCHARD								
19	.38Mi.	**809 N HARRISON AVE** **BLANCHARD, OK 73010-6201**	09/10/2026	$84,525	$77	1096	5/2/1	1960	SF
	APN: BLAN-00-014-019-0-000-00 Document #: I-2026-010458 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 19-21 Block: 14 Abbreviated Description: Lot:19-21 Block:14 City/Muni/Twp:TOWN OF BLANCHARD City/Muni/Twp: TOWN OF BLANCHARD								
20	.38Mi.	**407 NE 8TH ST** **BLANCHARD, OK 73010-6334**	02/27/2026	$249,000	$121	2054	6/3/1	1981	SF
	APN: BLAN-00-015-019-0-000-00 Document #: I-2026-001999 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 19-24 Block: 15 Subdivision: BLANCHARD Abbreviated Description: Lot:19-24 Block:15 Subdivision:BLANCHARD City/Muni/Twp:TOWN OF BLANCHARD City/Muni/Twp: TOWN OF BLANCHARD								

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.	**404 N MONROE AVE**	**05/12/2023**	$167,669	$15,965	1,680	6/3/2	1965		
.01Mi.	**410 N MONROE AVE**	**05/13/2022**	$59,567	$2,285	1,715	6/3/2	1970		
.03Mi.	**324 N MONROE AVE**	**02/07/2024**	$131,321	$10,522	1,000	6/3/1	1950		
.03Mi.	**403 N MAIN**	**05/20/2024**	$262,343	$28,857	2,422	6/3/2	1950		
.04Mi.	**122 NW 5TH ST**	**06/03/2014**	$219,542	$11,558	2,140	6/3/2	1940		
.04Mi.	**411 N MAIN**	**05/24/2022**	$232,165	$22,193	1,332	6/3/2	1940		
.04Mi.	**411 N MONROE AVE**	**05/07/2019**	$151,859	$15,100	1,245	6/3/2	1960		
.04Mi.	**312 N MONROE AVE**	**05/02/1994**	$180,533	$7,780	1,479	7/3/2	1950		
.04Mi.	**323 N MAIN**	**10/06/2003**	$150,651	$6,831	1,225	6/3/2	1960		
.04Mi.	**323 N MONROE AVE**	**12/12/2024**	$167,947	$18,474	1,228	6/3/2	1969		
.04Mi.	**415 N MAIN**	**07/12/2023**	$287,685	$30,180	1,662	6/3/2	2017		
.04Mi.	**415 N MONROE AVE**	**04/03/2023**	$96,523	$3,943	744	6/3/1	1960		
.05Mi.	**313 N MONROE AVE**	**06/04/2018**	$162,554	$13,956	1,152	6/3/2	1979		
.05Mi.	**315 N MAIN**	**12/11/2013**	$120,026	$7,901	1,230	6/3/2	1960		
.05Mi.	**423 N MONROE AVE**	**10/04/2019**	$172,671	$15,376	1,060	7/3/2	1978		
.05Mi.	**421 N MAIN**	**06/03/2021**	$236,267	$25,989	2,187	6/3/2	1950		

ICE SiteX Report

OrderID: 98745632

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	39.6 years old	Households:	8,042
Median Household Income:	$85,320	Households w/Family:	83%
Household Income Per Capita:	$38,526	Households w/Family Married:	70%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Blanchard Public Schools	Students:	2,230
Number of Schools:	4	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.33Mi.	**Blanchard Intermediate Elementary School** Number of Students: 460 Student-Teacher Ratio: 18.18	A+	Public	3 - 5
0.88Mi.	**Blanchard High School** Number of Students: 773 Student-Teacher Ratio: 19.83 Advanced Placement: Yes	A	Public	9 - 12
0.45Mi.	**Blanchard Middle School** Number of Students: 454 Student-Teacher Ratio: 17.28	A+	Public	6 - 8
0.85Mi.	**Blanchard Elementary School** Number of Students: 543 Student-Teacher Ratio: 16.8	NA	Public	PK - 2

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	87%	LOWER
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	88%	LOWER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	56%	NOTABLY LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	94%	SIMILAR
OVERALL	82%	LOWER

Disaster Alerts

3/22/2026 - Dibble Creek Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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