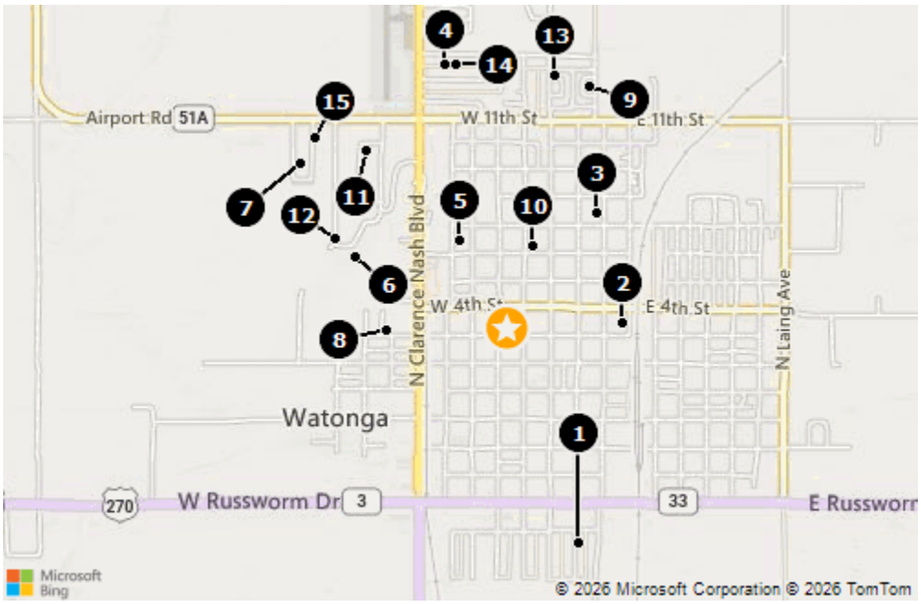
ICE SiteX Report

OrderID: 97524131

SiteX Property Information Report



Subject Property Location

408 N LEACH AVE, WATONGA, OK 73772-2820

County:	**BLAINE OK**	Census Tract:	400119589.003030
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0125-00-011-009-0-000-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$46,000**	FSD:	10	Common Confidence Score:	74
Value Range:	$41,400 - $50,600	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	203
Assd Land Value:	$249	Market Land Value:	$4,620	Tax Year:	2025
Assd Improvement:	$2,498	Market Improvment Value:	$46,249	Total Taxable Value:	$77
Total Assessed Value:	$2,747	Total Assessor Market Value:	$50,869	Delinquent Year:	
				Tax Account ID:	7506
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 9 Block: 11 Subdivision: WATONGA CITY Sec/Twnship/Range: SEC 06 TWN 25N RNG 15W
Abbreviated Description: BLK 11, LOT 9 WATONGA CITY 1578-528 QCD 03/06/25 1171-142 QCD 6-25-15 TRUSTEE STEPHEN LEON HARRISON 1069-493 WD 5-27-11

Property Characteristics

Lot Size:	7,000 SF	Bedrooms:	2	Pool:	
Building Area:	925 SF	Baths:	1	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Floor/Wall
Number of Stories:	1	Number of Cars:	2	A/C:	Window
Style:	Traditional	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/12/2025	Sales Price:	$32,235
Document #:	I-2025-003169 BK-PG 1069-496	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/06/2025	Sales Price:	N/A
Document #:	I-2025-000538 BK-PG 1578 -528	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/06/2025		
Document Type:			

Legal Description:
Lot: 9 Block: 11 Subdivision: WATONGA

Prior Transfer

Recording Date:	03/06/2025	Sales Price:	N/A
Document #:	BK-PG 1578 -528	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 9 Block: 11 Subdivision: WATONGA CITY Sec/Twnship/Range: SEC 06 TWN 25N RNG 15W
Abbreviated Description: BLK 11, LOT 9 WATONGA CITY 1578-528 QCD 03/06/25 1171-142 QCD 6-25-15 TRUSTEE STEPHEN LEON HARRISON 1069-493 WD 5-27-11

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Prior Transfer

Recording Date:	06/25/2015	Sales Price:	N/A
Document #:	I-2015-004004 BK-PG 1171 -142	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/09/2015		
Document Type:			

Legal Description:
Lot: 9 Block: 11
City/Muni/Twp: WATONGA

Prior Transfer

Recording Date:	05/27/2011	Sales Price:	N/A
Document #:	2011-002972 BK-PG 1069 -493	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/18/2011		
Document Type:			

Legal Description:
Lot: 9 Block: 11
City/Muni/Twp: WATONGA

Prior Transfer

Recording Date:	07/05/2006	Sales Price:	N/A
Document #:	2006-002699 BK-PG 0912-305	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/18/2005	Loan Amount:	N/A
Document #:	2005-001287 BK-PG 0912-305	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	03/18/2005	Sales Price:	$27,000
Document #:	2005-001286 BK-PG 0912 -304	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/14/2005		
Document Type:			

Legal Description:
Lot: 9 Block: 11
City/Muni/Twp: WATONGA

Area Sales Analysis

Total Area Sales	$2,037,957	Median # of Bedrooms	3
Median Lot Size	10,790 SF	Median # of Baths	1
Median Living Area	1,540 SF	Median Year Built	1973
Price Range - 2 Yrs	$27,777 to $270,000	Age Range	42 years to 86 years
Median Value	$138,000	Median Age	53 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.6Mi.	**505 S WEIGLE AVE** **WATONGA, OK 73772-5221**	05/08/2026	$27,777	$27	1026	5/2/1	1980	7,150 SF	
		APN: 0225-00-163-016-0-000-00 Document #: I-2026-001361 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16-19 Block: 163 Subdivision: RAYMOND AND STRONGS ADDITION Abbreviated Description: Lot:16-19 Block:163 Subdivision:RAYMOND AND STRONGS ADDITION Abbreviated Description:PORTION LOTS16&19 City/Muni/Twp:WATONGA City/Muni/Twp: WATONGA								
2	.3Mi.	**411 N FORREST AVE** **WATONGA, OK 73772-3018**	02/25/2026	$29,000	$20	1388	5/3/1	1940	22,062 SF	
		APN: 0125-00-007-001-0-000-00 Document #: I-2026-000553 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1-4 Block: 7 Abbreviated Description: Lot:1-4 Block:7 Abbreviated Description:PORTION LOTS1&4 City/Muni/Twp:WATONGA City/Muni/Twp: WATONGA								
3	.38Mi.	**813 N BURFORD AVE** **WATONGA, OK 73772-2219**	02/17/2026	$49,680	$32	1542	5/3/1	1977	6,500 SF	
		APN: 0215-00-004-003-0-000-00 Document #: I-2026-000459 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Subdivision: PAYNE AND SWEETS ADDITION Abbreviated Description: Lot:3 Block:4 Subdivision:PAYNE AND SWEETS ADDITION City/Muni/Twp:WATONGA City/Muni/Twp: WATONGA								
4	.71Mi.	**518 SUNSET DR** **WATONGA, OK 73772-1222**	12/30/2025	$138,000	$98	1394	6/3/2	1982	10,790 SF	
		APN: 0240-00-002-004-0-000-00 Document #: I-2025-003722 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 2 Subdivision: ROLLIN MEADOWS ADDITION Abbreviated Description: Lot:4 Block:2 Subdivision:ROLLIN MEADOWS ADDITION City/Muni/Twp:WATONGA City/Muni/Twp: WATONGA								
5	.26Mi.	**716 N MARKET AVE** **WATONGA, OK 73772-2028**	12/08/2025	$57,000	$50	1123	5/2/1	1960	7,620 SF	
		APN: 0125-00-118-007-0-000-00 Document #: I-2025-003468 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 118 Abbreviated Description: Lot:7 Block:118 City/Muni/Twp:WATONGA City/Muni/Twp: WATONGA								
6	.44Mi.	**711 VILLA PL** **WATONGA, OK 73772-1418**	12/01/2025	$159,000	$103	1540	6/3/2	1983	13,054 SF	
		APN: 0265-00-002-005-0-000-00 Document #: I-2025-003368 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 2 Subdivision: TAYLOR SECOND ADDITION Abbreviated Description: Lot:5 Block:2 Subdivision:TAYLOR SECOND ADDITION City/Muni/Twp:WATONGA City/Muni/Twp: WATONGA								
7	.69Mi.	**835 KELLI DR**	11/25/2025	$98,000	$76	1278	6/3/2	1968	9,890 SF	

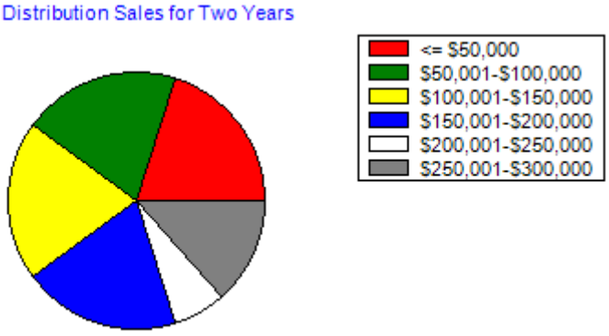
ICE SiteX Report

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		WATONGA, OK 73772-1405								
	APN: 0140-00-002-011-0-000-00 Document #: I-2025-003344 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3-6 Block: 111 Abbreviated Description: Lot:3-6 Block:111 Abbreviated Description:PORTION LOTS3&6 City/Muni/Twp:WATONGA City/Muni/Twp: WATONGA									
8	.31Mi.	**720 W 3RD ST**	11/07/2025	$127,000	$67	1891	5/2/1	1982	10,800 SF	Yes
		WATONGA, OK 73772-2624								
	APN: 0195-00-134-006-0-000-00 Document #: I-2025-003094 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 134 Subdivision: MARSHALL ADDITION Abbreviated Description: Lot:6 Block:134 Subdivision:MARSHALL ADDITION City/Muni/Twp:WATONGA City/Muni/Twp: WATONGA									
9	.67Mi.	**102 BOSTON DR**	10/23/2025	$180,000	$110	1635	6/3/2	1973	8,973 SF	
		WATONGA, OK 73772-1202								
	APN: 0180-00-001-002-0-000-00 Document #: I-2025-002953 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: HORSLEY ADDITION Abbreviated Description: Lot:2 Block:1 Subdivision:HORSLEY ADDITION Abbreviated Description:PORTION LOT2 City/Muni/Twp:WATONGA City/Muni/Twp: WATONGA									
10	.23Mi.	**704 N PROUTY AVE**	10/21/2025	$148,000	$87	1699	6/3/1	1966	10,875 SF	
		WATONGA, OK 73772-2032								
	APN: 0125-00-115-016-0-000-00 Document #: I-2025-002911 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16-18 Block: 15 Abbreviated Description: Lot:16-18 Block:15 City/Muni/Twp:WATONGA City/Muni/Twp: WATONGA									
11	.59Mi.	**844 MIMOSA DR**	10/16/2025	$95,000	$72	1311	6/3/1	1961	12,813 SF	
		WATONGA, OK 73772-1408								
	APN: 0175-00-002-001-0-000-00 Document #: I-2025-002834 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: HILLCREST HEIGHT SECOND ADDIITION Abbreviated Description: Lot:1 Block:2 Subdivision:HILLCREST HEIGHT SECOND ADDIITION City/Muni/Twp:WATONGA City/Muni/Twp: WATONGA									
12	.51Mi.	**719 VILLA DR**	10/14/2025	$270,000	$98	2753	7/4/2	1984	12,600 SF	
		WATONGA, OK 73772-								
	APN: 0265-00-002-001-0-000-00 Document #: I-2025-002716 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: TAYLOR SECOND ADDITION Abbreviated Description: Lot:1 Block:2 Subdivision:TAYLOR SECOND ADDITION City/Muni/Twp:WATONGA City/Muni/Twp: WATONGA									
13	.67Mi.	**1318 CAUDILL DR**	07/28/2025	$270,000	$106	2546	7/3/2	1973	10,800 SF	
		WATONGA, OK 73772-								
	APN: 0150-00-002-001-0-000-00 Document #: I-2025-001937 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: CHERRY HILLS ADDITION Abbreviated Description: Lot:1 Block:2 Subdivision:CHERRY HILLS ADDITION City/Muni/Twp:WATONGA City/Muni/Twp: WATONGA									
14	.7Mi.	**530 SUNSET DR**	07/08/2025	$174,500	$91	1903	6/3/2	1982	10,790 SF	
		WATONGA, OK 73772-1222								
	APN: 0240-00-002-006-0-000-00 Document #: I-2025-001726 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Subdivision: ROLLIN MEADOWS ADDITION Abbreviated Description: Lot:6 Block:2 Subdivision:ROLLIN MEADOWS ADDITION City/Muni/Twp:WATONGA City/Muni/Twp: WATONGA									
15	.7Mi.	**800 KELLI DR**	07/03/2025	$215,000	$200	1073	5/2/1	1964	9,000 SF	
		WATONGA, OK 73772-1406								
	APN: 0140-00-001-002-0-000-00 Document #: I-2025-001702 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: BUTLERS ADDITION Abbreviated Description: Lot:2 Block:1 Subdivision:BUTLERS ADDITION City/Muni/Twp:WATONGA City/Muni/Twp: WATONGA									

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.

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.	**408 N LEACH AVE**	**03/06/2025**	$50,869	$2,747	925	5/2/1	1960	7,000 SF	
.01Mi.	**404 N LEACH AVE**	**11/27/2024**	$59,000	$6,490	987	5/2/1	1945	7,000 SF	
.01Mi.	**414 N LEACH AVE**	**04/27/2005**	$29,503	$2,107	784	4/2/1	1947	7,000 SF	
.02Mi.	**400 N LEACH AVE**	**08/13/1992**	$51,677	$3,006	1,106	5/3/1	1957	7,000 SF	
.02Mi.	**418 N LEACH AVE**	**04/18/2002**	$42,108	$3,138	1,048	4/2/1	1947	7,000 SF	
.04Mi.	**403 N PROUTY AVE**	**05/30/1995**	$37,444	$4,119	1,605	4/2/1	1939	7,000 SF	
.04Mi.	**401 N LEACH AVE**	**10/27/2021**	$82,418	$9,066	1,384	5/3/1	1975	4,200 SF	
.04Mi.	**421 N PROUTY AVE**	**03/26/2004**	$103,492	$9,943	2,336	7/3/1	1911	14,000 SF	
.04Mi.	**405 N LEACH AVE**	**10/20/2020**	$33,744	$3,712	864	5/3/1	1940	7,000 SF	
.04Mi.	**411 N LEACH AVE**	**03/23/2021**	$36,259	$3,605	1,061	5/3/1	1947	7,000 SF	
.04Mi.	**419 N LEACH AVE**	**09/25/2024**	$49,468	$3,560	936	5/2/1	1957	8,364 SF	
.05Mi.	**312 W 3RD ST**	**03/19/2002**	$56,188	$3,836	1,158	6/3/2	1958	2,800 SF	
.06Mi.	**500 N LEACH AVE**	**03/27/2015**	$54,013	$5,942	799	5/2/1	1947	10,875 SF	
.06Mi.	**321 N LEACH AVE**	**09/07/2023**	$36,001	$3,961	1,420	4/2/1	1925	8,850 SF	
.06Mi.	**314 W 3RD ST**	**10/26/2022**	$29,518	$3,247	720	4/2/1	1960	3,000 SF	
.06Mi.	**503 N PROUTY AVE**	**04/03/2019**	$55,196	$4,788	1,248	5/2/2	1957	10,125 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	39.2 years old	Households:	2,091
Median Household Income:	$55,334	Households w/Family:	70%
Household Income Per Capita:	$39,477	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Watonga Public Schools	Students:	731
Number of Schools:	3	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.32Mi.	**Watonga Elementary School** Number of Students: 369 Student-Teacher Ratio: 14.92	B	Public	PK - 5
0.64Mi.	**Watonga Middle School** Number of Students: 148 Student-Teacher Ratio: 11.61	B	Public	6 - 8
0.64Mi.	**Watonga High School** Number of Students: 214 Student-Teacher Ratio: 12.97 Advanced Placement: Yes	B	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	140%	NOTABLY HIGHER
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	139%	NOTABLY HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	110%	HIGHER
MURDER	116%	HIGHER
OVERALL	107%	SIMILAR

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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