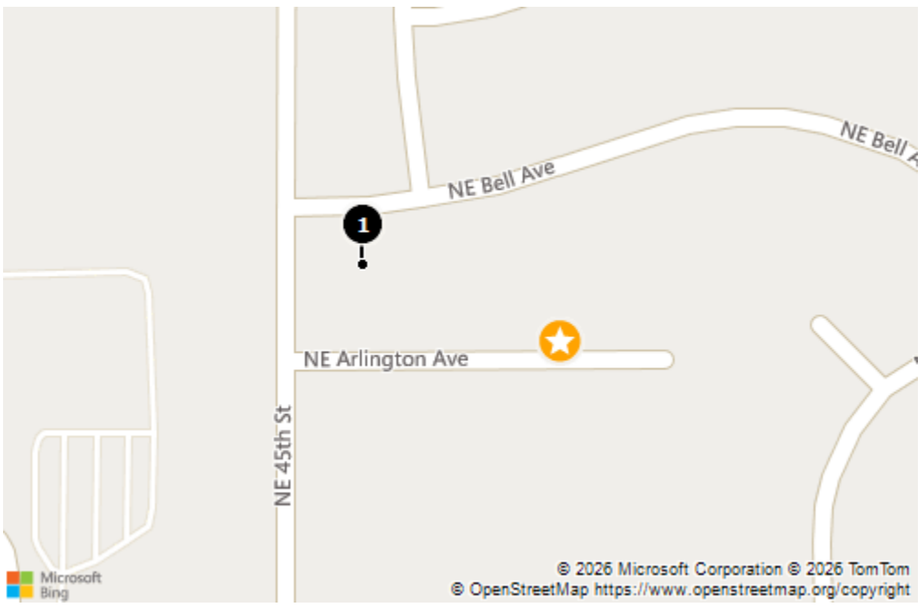
ICE SiteX Report

OrderID: 96687417

SiteX Property Information Report



Subject Property Location

4532 NE ARLINGTON AVE, LAWTON, OK 73507-7354

County:	**COMANCHE OK**	Census Tract:	400310020.011031
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	32785	Thomas Bros Pg-Grid:	

Valuation

Value:	**$93,000**	FSD:	24	Common Confidence Score:	27
Value Range:	$70,680 - $115,320	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2
Assd Land Value:	$184	Market Land Value:	$1,637	Tax Year:	2025
Assd Improvement:	$8,868	Market Improvment Value:	$139,200	Total Taxable Value:	$976
Total Assessed Value:	$9,052	Total Assessor Market Value:	$140,837	Delinquent Year:	
				Tax Account ID:	32785
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 8 Subdivision: MACARTHUR PARK TOWNH Sec/Twnship/Range: SEC 26 TWN 02N RNG 11W
Abbreviated Description: MACARTHUR PARK TOWNH BLK 8 LOT 2

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1672 SF	Baths:	2	Fireplace:	1
Year Built:	1973	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Veneer
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/07/2013	Sales Price:	N/A
Document #:	2013-009180 BK-PG 5360-0172	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/30/2013	Loan Amount:	N/A
Document #:	2013-006895 BK-PG 6936-0086	Loan Type:	FHA
TD Due Date:	05/01/2043	Type Finance:	

Legal Description:
Lot: 2 Block: 8 Subdivision: MACARTHUR PARK TOWNHOUSE ADDITION
City/Muni/Twp: LAWTON

Prior Transfer

Recording Date:	06/21/2007	Sales Price:	N/A
Document #:	2007-013293 BK-PG 5247-53	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/08/2007	Sales Price:	$105,000
Document #:	2007-012208 BK-PG 5360 -0171	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/08/2007		

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Document Type:
Legal Description:
Lot: 2 Block: 8 Subdivision: MACARTHUR PARK TOWNHOUSE ADDITION
City/Muni/Twp: LAWTON

Prior Transfer

Recording Date:	06/08/2007	Sales Price:	$105,000
Document #:	BK-PG -	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 2 Block: 8 Subdivision: MACARTHUR PARK TOWNH Sec/Twnship/Range: SEC 26 TWN 02N RNG 11W
Abbreviated Description: MACARTHUR PARK TOWNH BLK 8 LOT 2

Mortgage Record

Recording Date:	01/30/2007	Loan Amount:	N/A
Document #:	2007-002154 BK-PG 5247-0053	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	10/26/2007	Type Finance:	

Legal Description:
Lot: 2 Block: 8 Subdivision: MACARTHUR PARK TOWNHOUSE ADDITION
City/Muni/Twp: LAWTON

Prior Transfer

Recording Date:	01/29/2007	Sales Price:	$80,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Area Sales Analysis

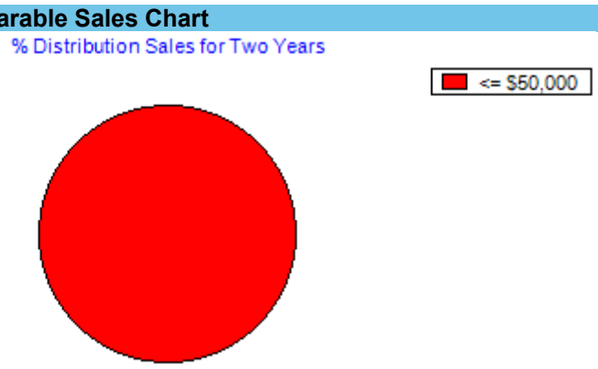
Total Area Sales	$50,000	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,584 SF	Median Year Built	1978
Price Range - 2 Yrs	$50,000 to $50,000	Age Range	48 years to 48 years
Median Value	$50,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**4507 NE BELL AVE** **LAWTON, OK 73507-7356**	07/26/2024	$50,000	$31	1584	5/3/2	1978	SF	

APN: 32773 Document #: 2024-010642
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 4 Block: 2 Subdivision: MACARTHUR PARK TOWNHOUSE ADDITION Abbreviated Description: Lot:4 Block:2 Subdivision:MACARTHUR PARK TOWNHOUSE ADDITION City/Muni/Twp:LAWTON City/Muni/Twp: LAWTON

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.

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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.	**4532 NE ARLINGTON AVE**	**06/08/2007**	$140,837	$9,052	1,672	5/3/2	1973		
0Mi.	**4530 NE ARLINGTON AVE**	**06/11/2014**	$105,833	$8,078	1,584	/2/1	1973		
0Mi.	**4534 NE ARLINGTON AVE**	**07/01/2016**	$139,659	$8,922	1,672	5/3/2	1973		
.01Mi.	**4536 NE ARLINGTON AVE**	**06/28/2025**	$95,920	$10,791	1,672	5/3/2	1973		
.02Mi.	**4528 NE ARLINGTON AVE**	**10/09/1992**	$96,589	$8,517	1,672	5/3/2	1973		
.02Mi.	**4538 NE ARLINGTON AVE**	**04/04/2023**	$113,228	$12,237	1,496	5/3/2	1973		
.02Mi.	**4526 NE ARLINGTON AVE**	**10/28/2005**	$127,448	$8,284	1,496	5/3/2	1973		
.02Mi.	**4540 NE ARLINGTON AVE**	**03/21/2013**	$158,564	$8,049	1,672	5/3/2	1973		
.02Mi.	**4524 NE ARLINGTON AVE**	**11/15/2022**	$93,141	$10,478	1,672	5/3/2	1973		
.02Mi.	**4542 NE ARLINGTON AVE**		$139,085	$8,859	1,584	/3/2	1973		
.03Mi.	**4522 NE ARLINGTON AVE**	**11/30/1993**	$111,808	$8,517	1,672	5/3/2	1973		
.03Mi.	**4544 NE ARLINGTON AVE**	**04/01/2020**	$134,691	$9,492	1,672	/3/2	1973		
.03Mi.	**4548 NE ARLINGTON AVE**	**03/09/2018**	$89,511	$10,070	1,496	5/3/2	1973		
.03Mi.	**4531 NE BELL AVE**	**07/18/2008**	$141,626	$8,751	1,584	/3/2	1978		
.03Mi.	**4546 NE ARLINGTON AVE**	**12/09/2020**	$92,550	$9,338	1,584	6/2/2	1973		
.03Mi.	**4529 NE BELL AVE**	**09/28/2007**	$84,925	$8,242	1,474	/2/2	1978		

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 **4532 NE ARLINGTON AVE, LAWTON, OK 73507-7354** 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	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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