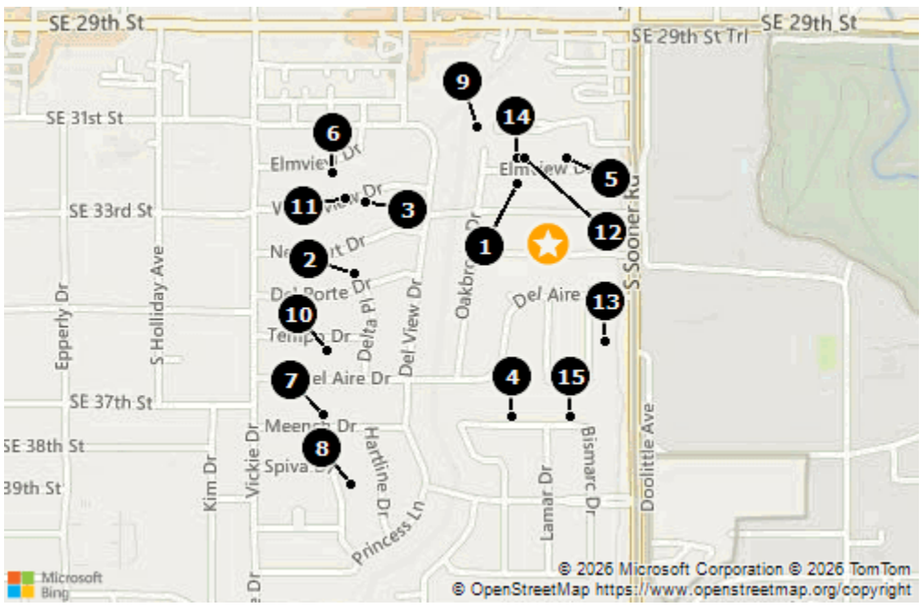
ICE SiteX Report

OrderID: 98508789

SiteX Property Information Report



Subject Property Location

4829 NEWPORT DR, DEL CITY, OK 73115-4815

County:	**OKLAHOMA OK**	Census Tract:	401091078.083001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15-407-1635	Thomas Bros Pg-Grid:	

Valuation

Value:	**$163,000**	FSD:	20	Common Confidence Score:	33
Value Range:	$130,400 - $195,600	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	652
Assd Land Value:	$1,288	Market Land Value:	$21,130	Tax Year:	2025
Assd Improvement:	$9,048	Market Improvment Value:	$148,370	Total Taxable Value:	$1,094
Total Assessed Value:	$10,336	Total Assessor Market Value:	$169,500	Delinquent Year:	2016
				Tax Account ID:	R154071635
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 22 Block: 3 Subdivision: DEL AIRE Sec/Twnship/Range: NE4 SEC 17 TWN 11N RNG 02W
Abbreviated Description: DEL AIRE 003 022

Property Characteristics

Lot Size:	7,449 SF	Bedrooms:	3	Pool:	
Building Area:	1236 SF	Baths:	2	Fireplace:	1
Year Built:	1964	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Veneer
Number of Units:		Garage Type:	Carport	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	06/17/2024	Loan Amount:	N/A
Document #:	2024061701077923 BK-PG 15783-249	Loan Type:	FHA
TD Due Date:	06/01/2053	Type Finance:	

Legal Description:
Lot: 22 Block: 3 Subdivision: DEL AIRE

Prior Transfer

Recording Date:	02/20/2024	Sales Price:	$110,042
Document #:	2024022001020829 BK-PG 15455-788	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/10/2023	Loan Amount:	N/A
Document #:	2023051001060177 BK-PG 15455-788	Loan Type:	FHA
TD Due Date:	06/01/2053	Type Finance:	

Legal Description:
Lot: 22 Block: 3 Subdivision: DEL AIRE
City/Muni/Twp: DEL CITY

Prior Transfer

Recording Date:	09/17/2015	Sales Price:	N/A
Document #:	BK-PG 12930 -521	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 22 Block: 3 Subdivision: DEL AIRE Sec/Twnship/Range: NE4 SEC 17 TWN 11N RNG 02W
Abbreviated Description: DEL AIRE 003 022

Prior Transfer

Recording Date:	08/13/2002	Sales Price:	N/A
Document #:	2002123406 BK-PG 8525-0824	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/07/2002		
Document Type:			

Legal Description:
Lot: 22 Block: 3 Subdivision: DEL AIRE ADDITION

Prior Transfer

Recording Date:	10/04/2001	Sales Price:	N/A
Document #:	2001139536 BK-PG 8223-1568	Type of Sale:	Non-Arms Length Transfer
Contract Date:	09/25/2001		
Document Type:			

Legal Description:
Lot: 22 Block: 3 Subdivision: DEL AIRE SECTION FIVE

Prior Transfer

Recording Date:	12/18/1998	Sales Price:	N/A
Document #:	98189724 BK-PG 0000007480-0000000932	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/11/1998		
Document Type:			

Legal Description:
Lot: 22 Block: 3 Subdivision: DEL AIRE SECTION 5
City/Muni/Twp: DEL

Area Sales Analysis

Total Area Sales	$2,548,000	Median # of Bedrooms	3
Median Lot Size	7,536 SF	Median # of Baths	1
Median Living Area	1,266 SF	Median Year Built	1965
Price Range - 2 Yrs	$100,000 to $240,000	Age Range	23 years to 64 years
Median Value	$178,500	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**4812 ELMVIEW DR** **DEL CITY, OK 73115-4808**	08/03/2026	$200,000	$120	1665	7/4/1	1963	7,884 SF	
		APN: 15-407-1245 Document #: 2026080301113214 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: 2 Subdivision: DEL AIRE Abbreviated Description: Lot:11 Block:2 Subdivision:DEL AIRE City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY								
2	.25Mi.	**4745 DEL PORTE DR** **DEL CITY, OK 73115-4321**	07/29/2026	$125,000	$70	1771	6/4/3	1971	7,187 SF	
		APN: 15-085-1470 Document #: 2026072901111603 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Block: 12 Section: 3 Subdivision: DELAIR Abbreviated Description: Lot:30 Block:12 Section:3 Subdivision:DELAIR City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY								
3	.24Mi.	**4748 WOODVIEW DR** **DEL CITY, OK 73115-4224**	07/24/2026	$100,000	$80	1250	5/3/1	1962	7,449 SF	
		APN: 15-406-1905 Document #: 2026072401109506 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 5 Subdivision: DEL VIEW ADDITION Abbreviated Description: Lot:8 Block:5 Subdivision:DEL VIEW ADDITION City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY								
4	.23Mi.	**4825 MONTCLAIR DR** **DEL CITY, OK 73115-4813**	07/02/2026	$207,500	$155	1332	6/3/2	2000	7,144 SF	
		APN: 15-350-1630 Document #: 2026070201097237 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 28 Block: 3 Subdivision: FROLICH HEIGHTS SECTION ONE Abbreviated Description: Lot:28 Block:3 Subdivision:FROLICH HEIGHTS SECTION ONE								
5	.12Mi.	**4833 ELMVIEW DR** **DEL CITY, OK 73115-4807**	06/25/2026	$150,000	$136	1100	5/3/1	1963	7,667 SF	
		APN: 15-407-1055 Document #: 2026062501093532 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Subdivision: DEL AIRE Abbreviated Description: Lot:6 Block:1 Subdivision:DEL AIRE City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY								
6	.29Mi.	**4732 ELMVIEW DR** **DEL CITY, OK 73115-4212**	06/17/2026	$155,000	$161	962	5/3/1	1962	8,451 SF	
		APN: 15-406-1495 Document #: 2026061701089436 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 4 Subdivision: DEL VIEW ADDITION Abbreviated Description: Lot:7 Block:4 Subdivision:DEL VIEW ADDITION City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY								
7	.37Mi.	**4729 MEENCH DR** **DEL CITY, OK 73115-4307**	05/14/2026	$135,000	$131	1027	5/3/1	1965	6,970 SF	
		APN: 15-351-1300 Document #: 2026051401070872 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 5 Subdivision: FROLICH HEIGHTS SECTION TWO Abbreviated Description: Lot:8 Block:5 Subdivision:FROLICH HEIGHTS SECTION TWO City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY								
8	.41Mi.	**4745 SPIVA DR** **DEL CITY, OK 73115-4311**	05/13/2026	$140,000	$142	981	5/3/1	1967	7,187 SF	
		APN: 15-353-1110 Document #: 2026051301070226								

ICE SiteX Report

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 7 Section: 3 Subdivision: FROLICH HEIGHTS Abbreviated Description: Lot:12 Block:7 Section:3 Subdivision:FROLICH HEIGHTS City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY

9	.18Mi.	**3109 OAKBROOK DR** **DEL CITY, OK 73115-4817**	05/12/2026	$214,000	$86	2474	6/4/2	1997	54,450 SF	Yes

APN: 15-392-0100 Document #: 2026051201069455
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18-20&22 Block: 30 Subdivision: BRITTON HEIGHTS ADDITION Abbreviated Description: Lot:18-20&22 Block:30 Subdivision:BRITTON HEIGHTS ADDITION Abbreviated Description:LOT: EAST 10 FT OF LOT 18 & W 10 FT OF LOT 22 City/Muni/Twp:OKLAHOMA CITY City/Muni/Twp: OKLAHOMA CITY

10	.32Mi.	**4728 TEMPO DR** **DEL CITY, OK 73115-4338**	04/21/2026	$185,000	$107	1728	8/3/2	1966	7,449 SF	

APN: 15-085-1850 Document #: 2026042101056944
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 14 Section: 3 Subdivision: DEL AIRE Abbreviated Description: Lot:5 Block:14 Section:3 Subdivision:DEL AIRE City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY

11	.28Mi.	**4737 WOODVIEW DR** **DEL CITY, OK 73115-4223**	04/10/2026	$115,000	$100	1144	5/4/1	1962	7,797 SF	

APN: 15-406-1675 Document #: 2026041001049834
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25 Block: 4 Subdivision: DEL VIEW ADDITION MapRef: MB 36 PG 15 Abbreviated Description: Lot:25 Block:4 Subdivision:DEL VIEW ADDITION Map Ref:MB 36 PG 15City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY

12	.12Mi.	**4813 ELMVIEW DR** **DEL CITY, OK 73115-4807**	03/13/2026	$180,000	$164	1096	6/3/1	1963	7,667 SF	

APN: 15-407-1105 Document #: 2026031301034409
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 1 Subdivision: DEL AIRE Abbreviated Description: Lot:11 Block:1 Subdivision:DEL AIRE City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY

13	.15Mi.	**3380 DEL AIRE PL** **DEL CITY, OK 73115-4806**	02/24/2026	$240,000	$134	1780	6/3/2	1999	7,536 SF	

APN: 15-408-1475 Document #: 2026022401025607
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 9 Section: 2 Subdivision: DEL AIRE Abbreviated Description: Lot:5 Block:9 Section:2 Subdivision:DEL AIRE City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY

14	.12Mi.	**4809 ELMVIEW DR** **DEL CITY, OK 73115-4807**	01/05/2026	$178,500	$140	1266	5/4/1	1964	7,667 SF	

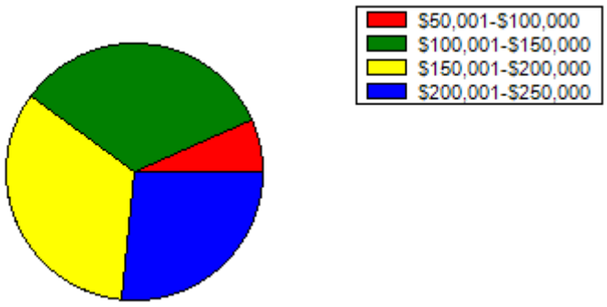
APN: 15-407-1115 Document #: 2026010501001308
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 1 Subdivision: DEL AIRE Abbreviated Description: Lot:12 Block:1 Subdivision:DEL AIRE City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY

15	.23Mi.	**4853 MONTCLAIR DR** **DEL CITY, OK 73115-4813**	12/16/2025	$223,000	$139	1598	6/3/2	2003	7,144 SF	

APN: 15-350-1700 Document #: 2025121601181946
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 35 Block: 3 Subdivision: FROLICH HEIGHTS SECTION ONE Abbreviated Description: Lot:35 Block:3 Subdivision:FROLICH HEIGHTS SECTION ONE City/Muni/Twp:DEL CITY City/Muni/Twp: DEL CITY

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.	**4829 NEWPORT DR**	**09/17/2015**	$169,500	$10,336	1,236	6/3/2	1964	7,449 SF	
.01Mi.	**4833 NEWPORT DR**	**10/08/1999**	$136,500	$11,230	1,008	6/3/1	1963	7,449 SF	
.01Mi.	**4825 NEWPORT DR**	**04/01/1972**	$195,000	$15,301	1,633	6/3/2	1964	7,449 SF	
.02Mi.	**4828 WOODVIEW DR**	**09/15/2014**	$137,000	$10,505	999	5/2/1	1962	7,318 SF	
.02Mi.	**4837 NEWPORT DR**	**08/10/2021**	$180,000	$15,863	1,444	6/4/1	1962	7,449 SF	
.02Mi.	**4821 NEWPORT DR**	**06/17/1991**	$157,500	$12,609	1,377	7/3/1	1963	7,449 SF	
.03Mi.	**4824 WOODVIEW DR**	**05/28/2014**	$138,500	$10,719	1,074	5/3/1	1963	7,187 SF	
.03Mi.	**4832 WOODVIEW DR**	**12/08/2017**	$163,500	$13,406	1,048	5/3/1	1963	7,318 SF	
.03Mi.	**4820 WOODVIEW DR**	**05/21/1999**	$187,000	$11,888	1,618	6/3/2	1965	7,187 SF	
.03Mi.	**4828 NEWPORT DR**	**10/24/2003**	$222,000	$16,831	1,673	7/3/2	1963	7,667 SF	
.03Mi.	**4836 WOODVIEW DR**	**04/29/2022**	$147,000	$14,977	1,144	6/2/1	1963	7,318 SF	
.03Mi.	**4832 NEWPORT DR**	**05/24/2000**	$218,500	$13,310	1,674	6/3/2	1962	7,579 SF	
.03Mi.	**4824 NEWPORT DR**	**07/30/2002**	$236,000	$19,653	1,851	7/3/2	1963	7,667 SF	
.03Mi.	**4841 NEWPORT DR**	**04/25/2013**	$140,000	$11,861	1,125	6/3/1	1962	7,449 SF	
.04Mi.	**4817 NEWPORT DR**	**02/22/2022**	$227,000	$22,253	2,128	7/3/1	1963	7,449 SF	
.04Mi.	**4836 NEWPORT DR**	**06/16/2010**	$214,000	$15,182	1,419	6/3/2	2000	7,579 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	35.8 years old	Households:	8,525
Median Household Income:	$50,826	Households w/Family:	59%
Household Income Per Capita:	$26,105	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Midwest City-del City Schools	Students:	12,087
Number of Schools:	19	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.71Mi.	**Del City Middle School** Number of Students: 876 Student-Teacher Ratio: 17.23	D-	Public	6 - 8
0.71Mi.	**Townsend Elementary School** Number of Students: 433 Student-Teacher Ratio: 15.46	D-	Public	PK - 5
1.32Mi.	**Del City High School** Number of Students: 1,180 Student-Teacher Ratio: 18.11 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **4829 NEWPORT DR, DEL CITY, OK 73115-4815** 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	129%	HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	121%	HIGHER
MURDER	136%	NOTABLY HIGHER
OVERALL	141%	NOTABLY HIGHER

Disaster Alerts

11/2/2024 - Severe Tornados, Flooding 3/14/2025 - Fire 3/14/2025 - Luther Fire 8/13/2026 - Train Trestle Fire

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

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