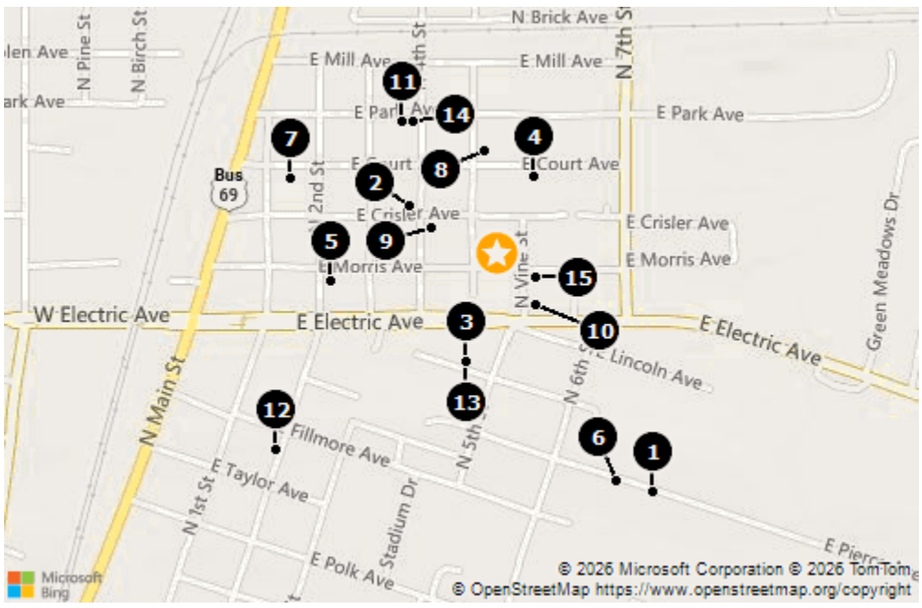
ICE SiteX Report

OrderID: 98190605

SiteX Property Information Report



Subject Property Location

507 E MORRIS AVE, MCALESTER, OK 74501-3157

County:	**PITTSBURG OK**	Census Tract:	401214861.004024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0105-00-191-005-0-005-06	Thomas Bros Pg-Grid:	

Valuation

Value:	**$205,000**	FSD:	13	Common Confidence Score:	58
Value Range:	$178,350 - $231,650	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	201
Assd Land Value:	$754	Market Land Value:	$6,850	Tax Year:	2025
Assd Improvement:	$18,251	Market Improvment Value:	$175,290	Total Taxable Value:	$1,582
Total Assessed Value:	$19,005	Total Assessor Market Value:	$182,140	Delinquent Year:	
				Tax Account ID:	49469
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 5 Block: 191 Subdivision: NORTH MCALESTER Sec/Twnship/Range: SEC 31 TWN 6N RNG 15E
Abbreviated Description: WLY 65' LOT 5 BLK 191 NO MCALESTER

Property Characteristics

Lot Size:	9,100 SF	Bedrooms:	3	Pool:	
Building Area:	1519 SF	Baths:	2	Fireplace:	
Year Built:	2007	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Traditional	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/19/2016	Sales Price:	$128,500
Document #:	008142 BK-PG 002258 -215	Type of Sale:	Full Amount on Deed
Contract Date:	08/29/2016		
Document Type:			

Legal Description:
Lot: 5 Block: 191 Subdivision: CITY OF MCALESTER
Abbreviated Description: WESTERLY65FT LOT5; PRIOR REF: 2016-007525 08/30/2016

Prior Transfer

Recording Date:	08/30/2016	Sales Price:	$128,500
Document #:	007525 BK-PG 002255 -335	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/29/2016		
Document Type:			

Legal Description:
Lot: 5 Block: 191
Abbreviated Description: WESTERLY65FT LOT5
City/Muni/Twp: MCALESTER

Prior Transfer

Recording Date:	08/29/2016	Sales Price:	$128,500
Document #:	BK-PG 2255 -335	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 5 Block: 191 Subdivision: NORTH MCALESTER Sec/Twnship/Range: SEC 31 TWN 6N RNG 15E
Abbreviated Description: WLY 65' LOT 5 BLK 191 NO MCALESTER

Prior Transfer

Recording Date:	05/22/2012	Sales Price:	$11,019,100
Document #:	2012-247484 BK-PG 001893-0217	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/10/2012	Sales Price:	N/A
Document #:	247116 BK-PG 001948 -588	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/10/2012		
Document Type:			

Legal Description:
Lot: 5

Prior Transfer

Recording Date:	09/27/2011	Sales Price:	N/A
Document #:	20112396856 BK-PG 001822-335	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/11/2011	Loan Amount:	N/A
Document #:	238259 BK-PG 001893-217	Loan Type:	FHA
TD Due Date:	09/01/2041	Type Finance:	

Legal Description:
Lot: 5 Block: 191
Abbreviated Description: W65FT LOT 5
City/Muni/Twp: MCALESTER

Mortgage Record

Recording Date:	09/08/2010	Loan Amount:	N/A
Document #:	226721 BK-PG 001822-335	Loan Type:	New Conventional
TD Due Date:	09/01/2025	Type Finance:	

Legal Description:
Lot: 5 Block: 191
Abbreviated Description: W65FT LOT 5

Mortgage Record

Recording Date:	08/23/2007	Loan Amount:	N/A
Document #:	175349 BK-PG -	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	09/01/2037	Type Finance:	ADJ

Legal Description:
Lot: 5 Block: 191
Abbreviated Description: W65FT LOT 5
City/Muni/Twp: MCALESTER

Prior Transfer

Recording Date:	03/08/2007	Sales Price:	$28,950
Document #:	165764 BK-PG 000886-156	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,848,500	Median # of Bedrooms	3
Median Lot Size	12,600 SF	Median # of Baths	2
Median Living Area	1,317 SF	Median Year Built	1952
Price Range - 2 Yrs	$40,000 to $223,000	Age Range	25 years to 126 years
Median Value	$129,000	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.39Mi.	**802 E PIERCE AVE** **MCALESTER, OK 74501-3816**	07/29/2026	$140,000	$94	1484	5/3/2	1967	10,500 SF	
		APN: 0100-00-054-004-0-004-00 Document #: I-2026-007001 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4&5 Block: 54 Abbreviated Description: Lot:4&5 Block:54 Abbreviated Description:PORTION LOTS4&5 City/Muni/Twp:MCALESTER City/Muni/Twp: MCALESTER								
2	.13Mi.	**325 E CRISLER AVE** **MCALESTER, OK 74501-3143**	07/22/2026	$144,000	$94	1520	6/3/1	1952	14,000 SF	
		APN: 0105-00-184-006-0-006-00 Document #: I-2026-006798 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 184 Abbreviated Description: Lot:6 Block:184 City/Muni/Twp:MCALESTER City/Muni/Twp: MCALESTER								
3	.14Mi.	**413 E BUCHANAN AVE** **MCALESTER, OK 74501-3503**	06/26/2026	$101,500	$128	792	4/2/1	1950	17,000 SF	
		APN: 0100-00-019-003-0-003-00 Document #: I-2026-005998 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 19 Abbreviated Description: Lot:3 Block:19 City/Muni/Twp:MCALESTER City/Muni/Twp: MCALESTER								
4	.11Mi.	**510 E COURT AVE** **MCALESTER, OK 74501-3138**	12/30/2025	$127,500	$109	1167	6/3/2	1995	12,600 SF	
		APN: 0105-00-187-003-A-003-00 Document #: I-2025-011246 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 3A&3B Block: 187 Abbreviated Description: Lot:3A&3B Block:187 Abbreviated Description:PORTION LOT3B City/Muni/Twp:MCALESTER City/Muni/Twp: MCALESTER

5	.22Mi.	**200 E MORRIS AVE** **MCALESTER, OK 74501-3152**	12/10/2025	$70,000	$53	1317	6/3/1	1900	14,000 SF

APN: 0105-00-211-003-0-003-00 Document #: I-2025-010665
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 211 Abbreviated Description: Lot:3 Block:211 City/Muni/Twp:MCALESTER City/Muni/Twp: MCALESTER

6	.36Mi.	**610 E PIERCE AVE** **MCALESTER, OK 74501-3862**	12/10/2025	$195,000	$140	1392	6/3/2	2001	9,000 SF

APN: 0100-00-053-001-0-001-00 Document #: I-2025-010680
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 53 Abbreviated Description: Lot:1&2 Block:53 City/Muni/Twp:MCALESTER City/Muni/Twp: MCALESTER

7	.29Mi.	**108 E COURT AVE** **MCALESTER, OK 74501-3037**	12/03/2025	$40,000	$25	1600	6/4/2	1940	7,000 SF

APN: 0105-00-182-002-0-002-00 Document #: I-2025-010390
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 182 Abbreviated Description: Lot:2 Block:182 Abbreviated Description:PORTION LOT2 City/Muni/Twp:MCALESTER City/Muni/Twp: MCALESTER

8	.14Mi.	**2300 N 5TH ST** **MCALESTER, OK 74501-3130**	10/30/2025	$65,000	$62	1032	5/2/1	1991	14,000 SF

APN: 0105-00-165-004-0-004-00 Document #: I-2025-009382
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 165 Abbreviated Description: Lot:4 Block:165 City/Muni/Twp:MCALESTER City/Muni/Twp: MCALESTER

9	.09Mi.	**400 E CRISLER AVE** **MCALESTER, OK 74501-3146**	06/23/2025	$129,000	$112	1148	4/3/2	1940	14,000 SF

APN: 0105-00-192-003-0-003-00 Document #: I-2025-004980
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 192 Abbreviated Description: Lot:3 Block:192 City/Muni/Twp:MCALESTER City/Muni/Twp: MCALESTER

10	.09Mi.	**521 E ELECTRIC AVE** **MCALESTER, OK 74501-3516**	06/23/2025	$185,000	$99	1852	5/3/2	1994	14,000 SF

APN: 0105-00-215-004-0-004-00 Document #: I-2025-004997
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 215 Abbreviated Description: Lot:4 Block:215 City/Muni/Twp:MCALESTER City/Muni/Twp: MCALESTER

11	.21Mi.	**310 E PARK AVE** **MCALESTER, OK 74501-2944**	11/15/2024	$129,500	$114	1128	5/3/1	1950	9,100 SF

APN: 0105-00-167-001-0-001-01 Document #: I-2024-009609
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1&2 Abbreviated Description: Lot:1&2 Abbreviated Description:PORTION LOTS1&2 City/Muni/Twp:MCALESTER City/Muni/Twp: MCALESTER

12	.39Mi.	**1323 N 2ND ST** **MCALESTER, OK 74501-3702**	10/28/2024	$223,000	$110	2016	8/4/3	1975	9,900 SF

APN: 0100-00-072-001-0-001-01 Document #: I-2024-009005
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 72 Subdivision: SOUTH MCALESTER Abbreviated Description: Lot:1 Block:72 Subdivision:SOUTH MCALESTER Abbreviated Description:PORTION LOT1 City/Muni/Twp:MCALESTER City/Muni/Twp: MCALESTER

13	.14Mi.	**413 E BUCHANAN AVE** **MCALESTER, OK 74501-3503**	10/22/2024	$72,000	$90	792	4/2/1	1950	17,000 SF

APN: 0100-00-019-003-0-003-00 Document #: I-2024-008790
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 19 Abbreviated Description: Lot:3 Block:19 City/Muni/Twp:MCALESTER City/Muni/Twp: MCALESTER

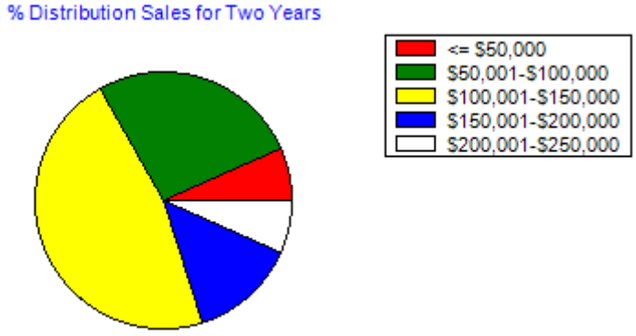
14	.2Mi.	**312 E PARK AVE** **MCALESTER, OK 74501-2944**	08/05/2024	$145,000	$128	1128	4/2/1	1950	9,800 SF

APN: 0105-00-167-001-0-001-00 Document #: I-2024-006364
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 167 Abbreviated Description: Lot:1 Block:167 Abbreviated Description:PORTION LOT1 City/Muni/Twp:MCALESTER City/Muni/Twp: MCALESTER

15	.06Mi.	**530 E MORRIS AVE** **MCALESTER, OK 74501-3107**	06/25/2024	$82,000	$60	1360	6/3/2	1965	12,600 SF

APN: 0105-00-215-003-0-003-00 Document #: I-2024-005129
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 215 Abbreviated Description: Lot:3 Block:215 Abbreviated Description:PORTION LOT3 City/Muni/Twp:MCALESTER City/Muni/Twp: MCALESTER

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.

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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.	**507 E MORRIS AVE**	**08/29/2016**	$182,140	$19,005	1,519	5/3/2	2007	9,100 SF	
.01Mi.	**509 E MORRIS AVE**	**06/16/2009**	$180,737	$17,533	1,519	5/3/2	2007	9,100 SF	
.02Mi.	**501 E MORRIS AVE**	**04/05/2022**	$25,152	$2,767	784	4/1/1	1900	14,000 SF	
.03Mi.	**511 E MORRIS AVE**	**07/08/2012**	$176,269	$17,551	1,475	5/3/2	2007	9,800 SF	
.03Mi.	**512 E CRISLER AVE**	**03/18/2025**	$165,758	$15,265	1,526	5/3/2	2007	7,000 SF	
.03Mi.	**2125 N VINE ST**		$31,499	$2,986	1,580	6/2/2	1940	5,000 SF	
.03Mi.	**2104 N 5TH ST**		$30,455	$1,440	1,192	5/2/1	1900	14,000 SF	
.04Mi.	**510 E MORRIS AVE**		$34,422	$2,610	960	3/1/1	1960	17,500 SF	
.04Mi.	**2131 N VINE ST**	**05/27/2025**	$135,131	$12,313	1,517	5/3/2	1998	9,000 SF	
.04Mi.	**500 E MORRIS AVE**	**11/08/2019**	$89,124	$9,804	1,162	5/2/1	1950	10,500 SF	
.05Mi.	**419 E MORRIS AVE**	**06/17/2004**	$91,551	$10,071	2,000	8/4/2	1920	16,520 SF	
.05Mi.	**2102 N VINE ST**	**03/24/2022**	$117,367	$12,911	1,161	5/3/2	1982	14,000 SF	
.06Mi.	**416 E CRISLER AVE**	**07/08/2020**	$125,456	$13,800	1,228	5/3/1	1940	14,000 SF	
.06Mi.	**2104 N VINE ST**	**01/26/2011**	$151,287	$10,971	1,279	5/3/2	2010	7,000 SF	
.06Mi.	**2005 N 5TH ST**	**01/17/2023**	$95,717	$5,497	912	5/2/1	2003	14,000 SF	
.06Mi.	**530 E MORRIS AVE**	**06/11/2024**	$82,000	$9,020	1,360	6/3/2	1965	12,600 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	39.2 years old	Households:	10,812
Median Household Income:	$56,862	Households w/Family:	62%
Household Income Per Capita:	$30,917	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	McAlester Public Schools	Students:	3,008
Number of Schools:	6	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.22Mi.	**McAlester High School** Number of Students: 982 Student-Teacher Ratio: 17.08 Advanced Placement: Yes	B-	Public	9 - 12
0.45Mi.	**Parker Intermediate Center** Number of Students: 437 Student-Teacher Ratio: 16.9	B	Public	5 - 6
2.23Mi.	**Will Rogers Elementary School** Number of Students: 535 Student-Teacher Ratio: 14.29	D	Public	KG - 2

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	120%	HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	121%	HIGHER
MURDER	118%	HIGHER
OVERALL	99%	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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