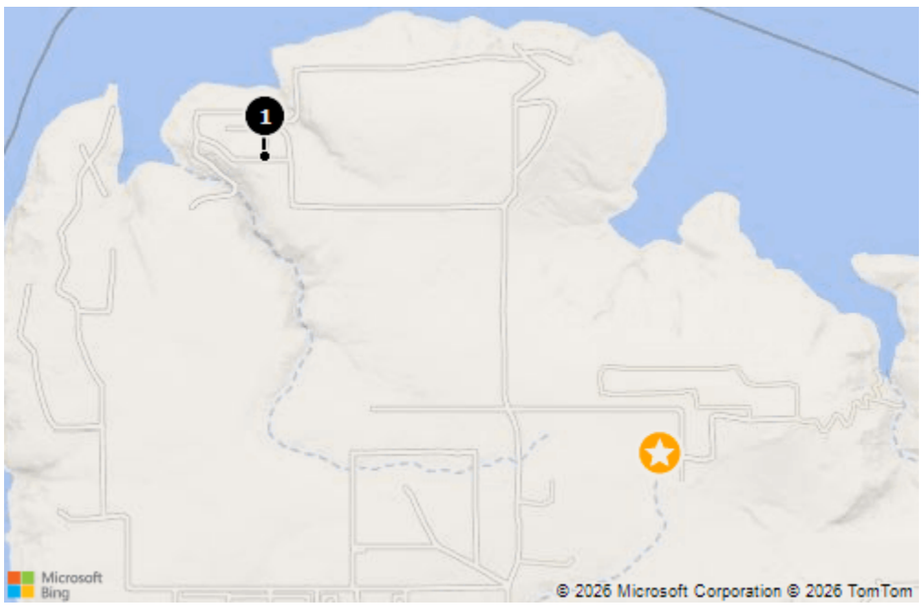
ICE SiteX Report

OrderID: 98273933

SiteX Property Information Report



Subject Property Location

64 ALEXANDER RD, STIGLER, OK 74462-5002

County:	**PITTSBURG OK**	Census Tract:	401214856.011001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0000-02-09N-17E-0-305-01	Thomas Bros Pg-Grid:	

Valuation

Value:	**$210,000**	FSD:	43	Common Confidence Score:	16
Value Range:	$119,700 - $300,300	ICE Confidence Score:	57		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	102
Assd Land Value:	$250	Market Land Value:	$4,540	Tax Year:	2025
Assd Improvement:	$5,557	Market Improvment Value:	$100,961	Total Taxable Value:	$371
Total Assessed Value:	$5,807	Total Assessor Market Value:	$105,501	Delinquent Year:	
				Tax Account ID:	13498
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Sec/Twnship/Range: SEC 02 TWN 09N RNG 17E
Abbreviated Description: TR IN SW BEG 825' S & 280 FT W OF NE/C OF SW, W 400 FT, N 150', E 400', S 150 FT TO POB: SEC 2-9-17

Property Characteristics

Lot Size:	1.370 AC	Bedrooms:	3	Pool:	
Building Area:	1612 SF	Baths:	2	Fireplace:	
Year Built:	1972	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Detached	Heating:	Space
Number of Stories:	1	Number of Cars:		A/C:	Window
Style:	Traditional	Basement:		Roof Cover:	Roll Comp
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/25/2025	Sales Price:	$110,991
Document #:	I-2025-002260 BK-PG 2171-372	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/30/2021	Sales Price:	N/A
Document #:	BK-PG 2545 -633	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Sec/Twnship/Range: SEC 02 TWN 09N RNG 17E
Abbreviated Description: TR IN SW BEG 825' S & 280 FT W OF NE/C OF SW, W 400 FT, N 150', E 400', S 150 FT TO POB: SEC 2-9-17

Mortgage Record

Recording Date:	05/28/2015	Loan Amount:	N/A
Document #:	004184 BK-PG 002171-372	Loan Type:	FHA
TD Due Date:	06/01/2040	Type Finance:	

Legal Description:
Sec/Twnship/Range: SW4 S02T09NR17E IBM

Prior Transfer

Recording Date:	10/21/2008	Sales Price:	N/A
Document #:	198277 BK-PG 001430-285	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	02/14/2006	Loan Amount:	N/A
Document #:	147171 BK-PG 001430-285	Loan Type:	Unknown
TD Due Date:	02/09/2021	Type Finance:	

Legal Description:
Sec/Twnship/Range: SW4 S02T09NR17E INDB&M

Prior Transfer

Recording Date:	12/14/1998	Sales Price:	$52,500
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$418,000	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,632 SF	Median Year Built	2006
Price Range - 2 Yrs	$418,000 to $418,000	Age Range	20 years to 20 years
Median Value	$418,000	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.4Mi.	**7 HERITAGE LN STIGLER, OK 74462-**	01/14/2025	$418,000	$256	1632	6/3/2	2006	SF	

APN: 2609-00-000-007-0-007-05 Document #: I-2025-000322
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6&7 Subdivision: THREE NATION ESTATES Abbreviated Description: Lot:6&7 Subdivision:THREE NATION ESTATES Abbreviated Description:PORTION LOTS6&7

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.	**64 ALEXANDER RD**	**08/30/2021**	$105,501	$5,807	1,612	6/3/2	1972	1 SF	
.04Mi.	**65 ALEXANDER RD**	**06/26/2017**	$87,861	$4,782	1,308	5/3/2	1983	29,621 SF	
.13Mi.	**431 E EPLEY DR**	**05/10/2022**	$167,282	$18,401	2,232	5/4/2	1976	380 SF	
.16Mi.	**311 E EPLEY DR**	**04/21/2025**	$33,525	$3,450	840	4/2/1	1965	150 SF	
.46Mi.	**3278 PINEY CREEK RD**	**04/29/2015**	$55,815	$3,842	700	2/1/1	1976	9 SF	
.54Mi.	**SPRING RD**		$49,594	$821	994	3/2/1	1986	14,500 SF	
.57Mi.	**137 DEER TRL**	**11/19/2024**	$214,116	$20,621	1,250	6/3/2	2023	3 SF	
.6Mi.	**233 SCHOOL RD**	**05/14/2020**	$107,281	$6,205	1,864	4/2/1	1983	10 SF	
.64Mi.	**115 SCHOOL RD**	**01/17/2020**	$58,675	$5,438	1,176	5/3/1	1968	209 SF	
.75Mi.	**2466 PINEY CREEK RD**	**08/19/2013**	$84,409	$4,439	900	7/3/2	1993	626 SF	
.76Mi.	**455 NELSON RD**	**08/17/2009**	$132,037	$8,001	1,536	5/3/1	1988	4 SF	
.81Mi.	**1469 BROOKEN MTN**		$138,609	$5,369	970	4/2/1	2000	7 SF	
.86Mi.	**19 NELSON RD**	**12/03/2019**	$173,349	$5,329	1,500	6/3/2	2018	3 SF	
.87Mi.	**128 GILLESPIE DR**	**01/10/2018**	$97,057	$4,635	1,440	5/3/2	1977	91 SF	
.9Mi.	**133 GILLESPIE DR**	**12/02/2020**	$140,227	$11,299	1,334	6/3/1	1968	208 SF	
.9Mi.	**163 WEST DR**	**06/19/2001**	$121,718	$4,935	1,471	5/3/2	1975	200 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	43.3 years old	Households:	3,423
Median Household Income:	$45,488	Households w/Family:	70%
Household Income Per Capita:	$26,744	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Canadian Public Schools	Students:	439
Number of Schools:	2	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
12.52Mi.	**Canadian Elementary School**	B	Public	PK - 8

Number of Students: 308
Student-Teacher Ratio: 13.92

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12.52Mi. **Canadian High School**		D	Public	9 - 12
Number of Students: 131				
Student-Teacher Ratio: 12.69				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	90%	LOWER
BURGLARY	137%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	120%	HIGHER
MURDER	120%	HIGHER
OVERALL	117%	HIGHER

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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