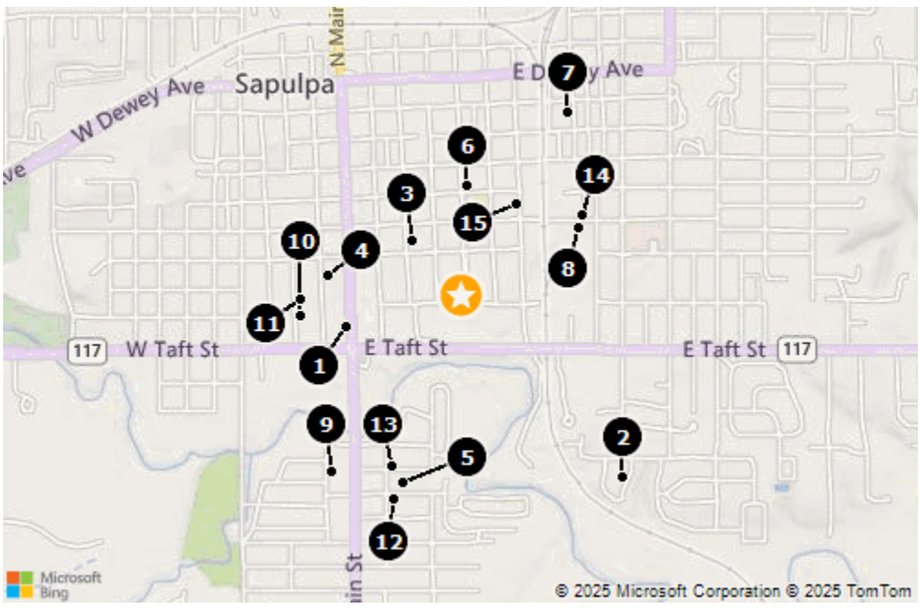
ICE SiteX Report

OrderID: 95924213

SiteX Property Information Report



Subject Property Location

716 S OAK ST, SAPULPA, OK 74066-5335

County:	**CREEK OK**	Census Tract:	400370213.002046
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1000-00-115-000-0-220-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$175,000**	FSD:	19
Value Range:	$141,750 - $208,250	Confidence Score:	81

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	30
Assd Land Value:	$1,740	Market Land Value:	$14,500	Tax Year:	2024
Assd Improvement:	$14,698	Market Improvment Value:	$125,779	Total Taxable Value:	$1,998
Total Assessed Value:	$16,438	Total Assessor Market Value:	$140,279	Delinquent Year:	
				Tax Account ID:	19870
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12,13 Block: 115 Subdivision: OT SAPULPA Sec/Twnship/Range: SEC 35 TWN 18N RNG 11E
Abbreviated Description: O. T. SAPULPA S48 LOT 12 & N7 LOT 13 BLOCK 115

Property Characteristics

Lot Size:		Bedrooms:	2	Pool:	
Building Area:	1421 SF	Baths:	1	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1	Number of Cars:	4	A/C:	Central
Style:	Traditional	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/01/2024	Loan Amount:	N/A
Document #:	I-2024-002185 BK-PG 1479-527	Loan Type:	FHA
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Lot: 12&13 Block: 115 Subdivision: OT SAPULPA
Abbreviated Description: PORTION LOTS12&13
City/Muni/Twp: SAPULPA

Prior Transfer

Recording Date:	05/18/2021	Sales Price:	$124,500
Document #:	2021-006957 BK-PG 1309 -479	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/26/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 12&13 Block: 115
Abbreviated Description: PORTION LOTS12&13
City/Muni/Twp: SAPULPA

Prior Transfer

Recording Date:	04/26/2021	Sales Price:	$124,500
Document #:	BK-PG 1309 -479	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 95924213

Legal Description:
Lot: 12,13 Block: 115 Subdivision: OT SAPULPA Sec/Twnship/Range: SEC 35 TWN 18N RNG 11E
Abbreviated Description: O. T. SAPULPA S48 LOT 12 & N7 LOT 13 BLOCK 115

Prior Transfer

Recording Date:	11/14/2007	Sales Price:	$72,000
Document #:	07 16731 BK-PG 652 -1451	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/01/2007		
Document Type:	Warranty Deed		

Legal Description:
Lot: 12&13 Block: 115 Subdivision: ORIGINAL TOWN
Abbreviated Description: S48 FT LOT 12 & N7 FT LOT 13
City/Muni/Twp: SAPULPA

Prior Transfer

Recording Date:	11/13/2007	Sales Price:	$72,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,365,500	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,362 SF	Median Year Built	1944
Price Range - 2 Yrs	$31,000 to $285,000	Age Range	5 years to 121 years
Median Value	$153,000	Median Age	81 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**724 S MAIN ST** **SAPULPA, OK 74066-5104**	09/23/2025	$110,000	$41	2664	7/4/2	1915	SF	
		APN: 1220-00-012-000-0-040-00 Document #: I-2025-011128 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 12 Subdivision: FRANK AND ROOT ADDITION Abbreviated Description: Lot:6 Block:12 Subdivision:FRANK AND ROOT ADDITION City/Muni/Twp:SAPULPA City/Muni/Twp: SAPULPA								
2	.64Mi.	**1122 S DIVISION ST** **SAPULPA, OK 74066-5828**	09/19/2025	$117,000	$85	1365	6/3/2	1973	SF	
		APN: 1515-00-009-000-0-130-00 Document #: I-2025-010996 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Block: 9 Subdivision: TANGLEWOOD Abbreviated Description: Lot:13 Block:9 Subdivision:TANGLEWOOD City/Muni/Twp:SAPULPA City/Muni/Twp: SAPULPA								
3	.19Mi.	**513 S PARK ST** **SAPULPA, OK 74066-5231**	09/16/2025	$95,000	$131	724	4/1/1	1910	SF	
		APN: 1000-00-105-000-0-070-00 Document #: I-2025-010800 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 105 Abbreviated Description: Lot:3 Block:105 Abbreviated Description:PORTION LOT3 City/Muni/Twp:SAPULPA City/Muni/Twp: SAPULPA								
4	.34Mi.	**611 S POPLAR ST** **SAPULPA, OK 74066-5109**	08/29/2025	$85,000	$83	1024	6/3/2	1904	SF	
		APN: 1000-00-111-000-0-050-00 Document #: I-2025-010147 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 3&6 Block: 111 Subdivision: ORIGINAL TOWN CITY OF SAPULPA Abbreviated Description: Lot:3&6 Block:111 Subdivision:ORIGINAL TOWN CITY OF SAPULPA Abbreviated Description:PORTION LOTS3&6								
5	.52Mi.	**113 E GORDON AVE** **SAPULPA, OK 74066-5619**	07/22/2025	$220,000	$117	1872	6/3/2	1964	SF	
		APN: 1465-00-006-000-0-080-00 Document #: I-2025-008469 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 20-23 Block: 6 Section: 2 Subdivision: SOUTHERN HEIGHTS ADDITION Abbreviated Description: Lot:20-23 Block:6 Section:2 Subdivision:SOUTHERN HEIGHTS ADDITION City/Muni/Twp:SAPULPA City/Muni/Twp: SAPULPA								
6	.3Mi.	**319 S OAK ST** **SAPULPA, OK 74066-4347**	07/08/2025	$153,000	$112	1362	6/3/2	1922	SF	
		APN: 1000-00-087-000-0-100-00 Document #: I-2025-007855 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 87 Abbreviated Description: Lot:6 Block:87 City/Muni/Twp:SAPULPA City/Muni/Twp: SAPULPA								
7	.55Mi.	**110 S BIRCH ST** **SAPULPA, OK 74066-4406**	07/01/2025	$236,000	$189	1248	6/3/2		SF	
		APN: 1000-00-059-000-0-040-00 Document #: I-2025-007583 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1&2 Block: 59 Abbreviated Description: Lot:1&2 Block:59 Abbreviated Description:PORTION LOTS1&2 City/Muni/Twp:SAPULPA City/Muni/Twp: SAPULPA								
8	.36Mi.	**804 E BRYAN AVE** **SAPULPA, OK 74066-4422**	06/02/2025	$31,000	$22	1391	5/3/2	1929	SF	
		APN: 1015-00-005-000-0-040-00 Document #: I-2025-006245 Document Type: Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 5 Subdivision: BARTLETT ADDITION Abbreviated Description: Lot:5 Block:5 Subdivision:BARTLETT ADDITION City/Muni/Twp:SAPULPA City/Muni/Twp: SAPULPA								
9	.56Mi.	**1231 S POPLAR ST** **SAPULPA, OK 74066-5523**	05/06/2025	$170,000	$125	1356	6/3/2	1955	SF	G
		APN: 1510-00-001-000-0-050-00 Document #: I-2025-005272 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: SUSIE Q 2ND ADDITION Abbreviated Description: Lot:5 Block:1 Subdivision:SUSIE Q 2ND ADDITION City/Muni/Twp:SAPULPA City/Muni/Twp: SAPULPA								
10	.43Mi.	**707 S MOUNDS ST**	04/29/2025	$228,000	$169	1346	6/3/2	2020	SF	

ICE SiteX Report

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SAPULPA, OK 74066-5135
APN: 1220-00-011-000-0-150-00 01 Document #: I-2025-004741
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Block: 11 Subdivision: FRANK AND ROOT ADDITION Abbreviated Description: Lot:20 Block:11 Subdivision:FRANK AND ROOT ADDITION City/Muni/Twp:SUPULPA City/Muni/Twp: SUPULPA

11	.41Mi.	**637 S MOUNDS ST**	04/10/2025	$109,000	$70	1544	6/3/2	1981	SF

SAPULPA, OK 74066-5133
APN: 1000-00-110-000-0-170-00 Document #: I-2025-003833
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 110 Abbreviated Description: Lot:11 Block:110 City/Muni/Twp:SAPULPA City/Muni/Twp: SAPULPA

12	.57Mi.	**106 E GORDON AVE**	04/03/2025	$254,000	$328	773	5/2/1	1933	SF

SAPULPA, OK 74066-
APN: 1465-00-007-000-0-100-00 01 Document #: I-2025-003584
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 32&33 Block: 7 Subdivision: SOUTHERN HEIGHTS ADDITION Abbreviated Description: Lot:32&33 Block:7 Subdivision:SOUTHERN HEIGHTS ADDITION City/Muni/Twp:SAPULPA City/Muni/Twp: SAPULPA

13	.47Mi.	**107 E JACKSON AVE S**	03/11/2025	$285,000	$161	1763	6/3/2	1998	SF

SAPULPA, OK 74066-5624
APN: 1465-00-001-000-0-100-00 Document #: I-2025-002582
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25-29 Block: 1 Subdivision: SOUTHERN HEIGHTS ADDITION Abbreviated Description: Lot:25-29 Block:1 Subdivision:SOUTHERN HEIGHTS ADDITION Abbreviated Description:PORTION LOT25 City/Muni/Twp:SAPULPA City/Muni/Twp: SAPULPA

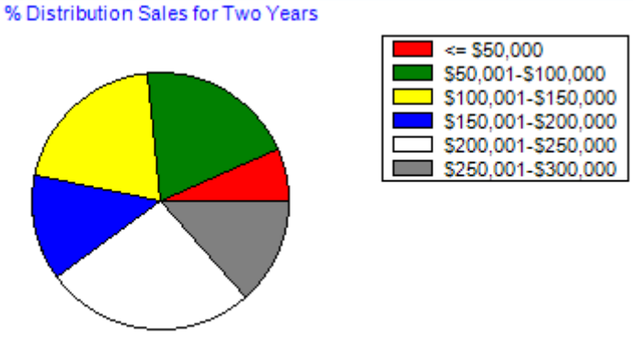
14	.38Mi.	**815 E BRYAN AVE**	03/03/2025	$217,500	$140	1550	5/3/2	1956	SF

SAPULPA, OK 74066-4421
APN: 1015-00-002-000-0-090-00 Document #: I-2025-002312
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15&16 Block: 2 Subdivision: BARTLETT ADDITION Abbreviated Description: Lot:15&16 Block:2 Subdivision:BARTLETT ADDITION Abbreviated Description:PORTION LOTS15&16 City/Muni/Twp:SAPULPA City/Muni/Twp: SAPULPA

15	.28Mi.	**408 S MAPLE ST**	02/28/2025	$55,000	$55	988	5/2/1	1907	SF

SAPULPA, OK 74066-5319
APN: 1000-00-101-000-0-070-00 Document #: I-2025-002225
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 101 Abbreviated Description: Lot:4 Block:101 Abbreviated Description:PORTION LOT4 City/Muni/Twp:SAPULPA City/Muni/Twp: SAPULPA

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.

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.	**716 S OAK ST**	**04/26/2021**	$140,279	$16,438	1,421	6/2/1	1920		
.01Mi.	**712 S OAK ST**	**02/03/2017**	$71,467	$4,082	968	5/2/1	1920		
.02Mi.	**704 S OAK ST**	**05/11/2017**	$138,038	$10,158	1,428	6/3/2	1910		
.03Mi.	**713 S ELM ST**	**05/26/2022**	$68,804	$7,883	770	4/1/1	1910		
.03Mi.	**709 S ELM ST**	**02/08/2013**	$66,686	$3,638	900	5/2/1	1940		
.04Mi.	**707 S ELM ST**	**02/08/2013**	$82,771	$4,576	1,062	5/2/1	1920		
.04Mi.	**320 E WASHINGTON AVE**	**08/28/2014**	$70,480	$5,764	1,644	5/3/1	1966	35,284 SF	Spa Only
.04Mi.	**626 S OAK ST**		$111,860	$4,796	1,411	6/3/2	1920		
.04Mi.	**713 S OAK ST**	**03/28/2019**	$70,682	$7,703	875	5/2/1	1915		
.04Mi.	**723 S OAK ST**	**09/15/1995**	$213,537	$12,787	2,974	7/4/2	1937		V
.05Mi.	**701 S ELM ST**	**06/22/2018**	$52,790	$5,431	634	4/1/1	1915		
.05Mi.	**709 S OAK ST**	**08/30/2007**	$106,898	$11,917	1,418	6/3/2	1989		
.05Mi.	**705 S OAK ST**	**08/29/2018**	$163,427	$15,643	1,064	//1	2018		
.05Mi.	**627 S ELM ST**		$67,646	$2,346	720	5/1/1	1960		
.05Mi.	**622 S OAK ST**	**06/25/2008**	$104,332	$11,080	1,344	6/3/2	1923		
.06Mi.	**701 S OAK ST**	**08/15/1994**	$134,293	$6,625	2,012	7/4/2	1912		

ICE SiteX Report

OrderID: 95924213

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	40.1 years old	Households:	12,632
Median Household Income:	$65,574	Households w/Family:	72%
Household Income Per Capita:	$31,541	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Sapulpa Public Schools	Students:	3,562
Number of Schools:	7	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.78Mi.	**Sapulpa Junior High School** Number of Students: 574 Student-Teacher Ratio: 19.81	B+	Public	9 - 9
0.99Mi.	**Holmes Park Elementary School** Number of Students: 497 Student-Teacher Ratio: 13.81	A-	Public	PK - 5
0.84Mi.	**Sapulpa High School** Number of Students: 872 Student-Teacher Ratio: 16.18 Advanced Placement: Yes	B-	Public	10 - 12
0.83Mi.	**Sapulpa Middle School** Number of Students: 485 Student-Teacher Ratio: 20.21	C-	Public	6 - 7

Flood Report

The Subject Property of **716 S OAK ST, SAPULPA, OK 74066-5335** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.
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	128%	HIGHER
BURGLARY	116%	HIGHER
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	114%	HIGHER
MURDER	118%	HIGHER
OVERALL	96%	SIMILAR

Disaster Alerts

10/29/2024 - Euchee Creek Fire 3/14/2025 - Fire 3/14/2025 - Little Salt Creek Fire 3/14/2025 - Underwood Fire

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