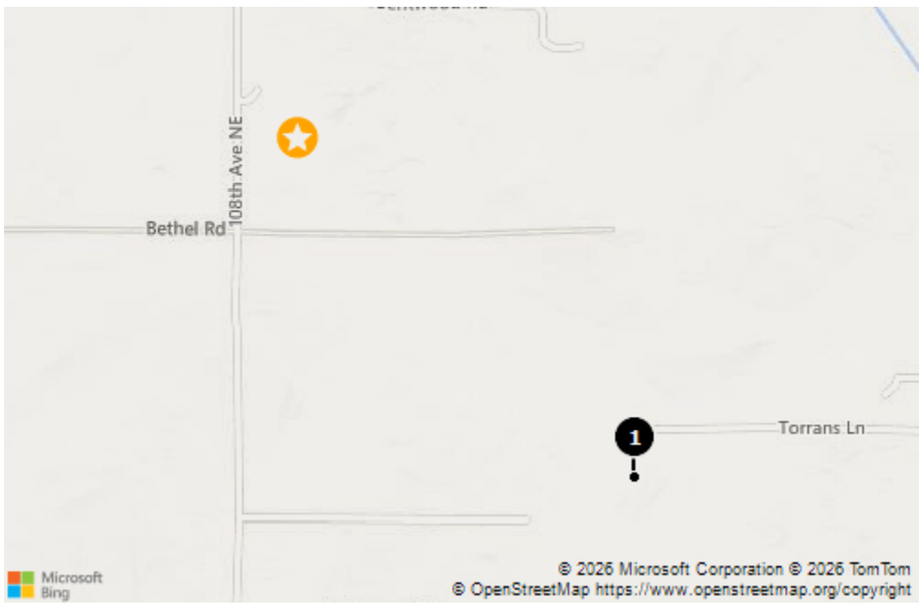
ICE SiteX Report

OrderID: 97537303

SiteX Property Information Report



Subject Property Location

7303 108TH AVE NE, NORMAN, OK 73026-9786

County:	**CLEVELAND OK**	Census Tract:	400272024.031000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	SDC2 10 1W 26033	Thomas Bros Pg-Grid:	

Valuation

Value:	**$553,000**	FSD:	36	Common Confidence Score:	19
Value Range:	$353,920 - $752,080	ICE Confidence Score:	64		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	SDC2
Assd Land Value:	$7,966	Market Land Value:	$70,007	Tax Year:	2025
Assd Improvement:	$48,227	Market Improvment Value:	$423,788	Total Taxable Value:	$6,039
Total Assessed Value:	$56,193	Total Assessor Market Value:	$493,795	Delinquent Year:	
				Tax Account ID:	76689
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Tract No: 8 Sec/Twnship/Range: SEC 26 TWN 10 RNG 01W
Abbreviated Description: 26-10-1W 5.001 AC TR 8 H&L 6 SURVEY PRT SW/4 AKA BEG 1848` S OF THE NW/C OF SW/4 S264` E826` N264` W826`POB

Property Characteristics

Lot Size:	5.001 AC	Bedrooms:	4	Pool:	
Building Area:		Baths:	2	Fireplace:	1
Year Built:	2020	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/23/2024	Loan Amount:	N/A
Document #:	R 2024 26070 BK-PG 6714-812	Loan Type:	FHA
TD Due Date:	03/01/2053	Type Finance:	

Legal Description:
Subdivision: H& L #86 Tract No: 8 Sec/Twnship/Range: SW4 S26T10NR01W IM

Prior Transfer

Recording Date:	05/13/2024	Sales Price:	N/A
Document #:	A 2024 11952 BK-PG 6523-998	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/06/2023	Sales Price:	N/A
Document #:	R 2023 5336 BK-PG 6145-576	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/28/2023	Sales Price:	$500,000
Document #:	R 2023 4858 BK-PG 6523 -997	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/28/2023		

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Document Type:
Legal Description:
Subdivision: H & L #6 Tract No: 8 Sec/Twnship/Range: SW4 S26T10NR01W IM

Prior Transfer

Recording Date:	02/28/2023	Sales Price:	$500,000
Document #:	BK-PG 6523 -997	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Tract No: 8 Sec/Twnship/Range: SEC 26 TWN 10 RNG 01W
Abbreviated Description: 26-10-1W 5.001 AC TR 8 H&L 6 SURVEY PRT SW/4 AKA BEG 1848` S OF THE NW/C OF SW/4 S264` E826` N264` W826`POB

Prior Transfer

Recording Date:	11/10/2020	Sales Price:	$385,000
Document #:	R 2020 41297 BK-PG 6145 -574	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/29/2020		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4 S26T100R1 IM

Prior Transfer

Recording Date:	11/09/2020	Sales Price:	N/A
Document #:	R 2020 41172 BK-PG 5970-810	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/29/2020	Sales Price:	$385,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/24/2019	Loan Amount:	N/A
Document #:	R 2019 30434 BK-PG 5970-0810	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	09/23/2020	Type Finance:	

Legal Description:
Subdivision: H & L #6 Tract No: 8 Sec/Twnship/Range: SW4 S26T10NR01W IM

Prior Transfer

Recording Date:	09/24/2019	Sales Price:	$24,000
Document #:	R 2019 30433 BK-PG 5970 -0809	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/23/2019		
Document Type:			

Legal Description:
Subdivision: H AND L #6 Tract No: 8 Sec/Twnship/Range: SW4 S26T10NR01W IM

Area Sales Analysis

Total Area Sales	$800,000	Median # of Bedrooms	4
Median Lot Size	433,859 SF	Median # of Baths	3
Median Living Area	SF	Median Year Built	2005
Price Range - 2 Yrs	$800,000 to $800,000	Age Range	21 years to 21 years
Median Value	$800,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.68Mi.	**11400 TORRANS LN NORMAN, OK 73026-9776**	05/06/2026	$800,000			/4/3	2005	433,859 SF	

APN: SDC2 10 1W 35025 Document #: R 2026 12888
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: TORRANS ADDITION Tract No: 1 Sec/Twnship/Range: NE4 S35T10NR01W IM Abbreviated Description: Subdivision:TORRANS ADDITION Tract No:1 Sec/Twnship/Range:NE4 S35T10NR01W IM

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.	**7303 108TH AVE NE**	**02/28/2023**	$493,795	$56,193		/4/2	2020	5 SF	
.05Mi.	**7311 108TH AVE NE**	**10/28/2022**	$394,995	$39,348		/4/3	1980	5 SF	
.05Mi.	**7215 108TH AVE NE**	**08/23/2017**	$313,400	$37,608		/2/2	1979	5 SF	
.1Mi.	**7405 108TH AVE NE**	**10/20/2010**	$248,661	$17,419	1,400	5/3/2	1982	5 SF	
.13Mi.	**11005 BETHEL RD**	**03/30/2012**	$366,886	$32,720	2,026	6/3/2	1995	10 SF	
.15Mi.	**7505 108TH AVE NE**	**06/23/2023**	$562,029	$67,359	2,738	8/5/3	1999	5 SF	Yes
.2Mi.	**7515 108TH AVE NE**	**12/04/1997**	$310,398	$17,571	1,803	5/2/2	1983	5 SF	
.21Mi.	**11011 BETHEL RD**	**11/25/2025**	$244,680	$12,504	1,486	/2/2	1984	5 SF	
.25Mi.	**7607 108TH AVE NE**	**02/11/2019**	$355,489	$33,793	2,540	/3/3	1978	5 SF	
.25Mi.	**11115 BETHEL RD**	**06/28/2021**	$95,070	$11,106		/2/2	1974	5 SF	
.34Mi.	**11000 BETHEL RD**	**03/28/2003**	$308,017	$21,023	1,218	6/3/1	1940	6 SF	
.35Mi.	**11303 BETHEL RD**	**07/01/1987**	$245,569	$15,573	1,699	6/3/2	1981	5 SF	
.38Mi.	**11306 BENTWOOD RD**	**10/30/2020**	$308,591	$26,928	2,250	6/3/2	1977	10 SF	
.4Mi.	**11315 BETHEL RD**	**10/19/2012**	$285,840	$23,542	1,851	5/4/2	1979	5 SF	
.42Mi.	**11300 BETHEL RD**	**02/13/2015**	$294,248	$27,629	1,844	5/3/2	1992	10 SF	
.45Mi.	**11001 MYSTIC ISLE**	**12/09/2016**	$665,869	$68,749	2,539	/3/1	2016	10 SF	Pool/ Spa

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	86%

Demographics & Income

Median Age:	42.2 years old	Households:	5,032
Median Household Income:	$97,409	Households w/Family:	78%
Household Income Per Capita:	$44,467	Households w/Family Married:	68%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Moore Public Schools	Students:	23,567
Number of Schools:	34	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
10.66Mi.	**Broadmoore Elementary School** Number of Students: 633 Student-Teacher Ratio: 17.58	B+	Public	PK - 6
9.43Mi.	**Sooner Elementary School** Number of Students: 463 Student-Teacher Ratio: 15.43	B	Public	PK - 6
11.15Mi.	**Moore High School** Number of Students: 2,688 Student-Teacher Ratio: 20.94 Advanced Placement: Yes	A	Public	9 - 12
12.74Mi.	**Southgate-Rippetoe Elementary School** Number of Students: 560 Student-Teacher Ratio: 14.74	C+	Public	PK - 6
16.23Mi.	**Fairview Elementary School** Number of Students: 677 Student-Teacher Ratio: 18.89	C-	Public	PK - 6
10.87Mi.	**Bryant Elementary School** Number of Students: 620 Student-Teacher Ratio: 16.33	C+	Public	PK - 6
14.73Mi.	**Sky Ranch Elementary School** Number of Students: 567 Student-Teacher Ratio: 19.04	C-	Public	PK - 6
10.68Mi.	**Highland East Junior High School** Number of Students: 751 Student-Teacher Ratio: 17.22	B-	Public	7 - 8
9.04Mi.	**Timber Creek Elementary School** Number of Students: 549 Student-Teacher Ratio: 15.46	B	Public	PK - 6
13.23Mi.	**Santa Fe Elementary School** Number of Students: 414 Student-Teacher Ratio: 15.33	B	Public	PK - 6
15.23Mi.	**Red Oak Elementary School** Number of Students: 491 Student-Teacher Ratio: 16.31	B+	Public	PK - 6
13.35Mi.	**Houchin Elementary School** Number of Students: 553 Student-Teacher Ratio: 17.29	C+	Public	PK - 6
16.03Mi.	**Earlywine Elementary School**	A	Public	PK - 6

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Number of Students: 456
Student-Teacher Ratio: 15.26

11.83Mi.	**Central Elementary School**	C	Public	PK - 6

Number of Students: 577
Student-Teacher Ratio: 15.58

Flood Report

The Subject Property of **7303 108TH AVE NE, NORMAN, OK 73026-9786** 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	25%	SIGNIFICANTLY LOWER
BURGLARY	81%	LOWER
MOTOR VEHICLE THEFT	23%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	130%	NOTABLY HIGHER
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	121%	HIGHER
MURDER	58%	NOTABLY LOWER
OVERALL	80%	LOWER

Disaster Alerts

3/14/2025 - East Thunderbird Fire 3/14/2025 - Fire

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