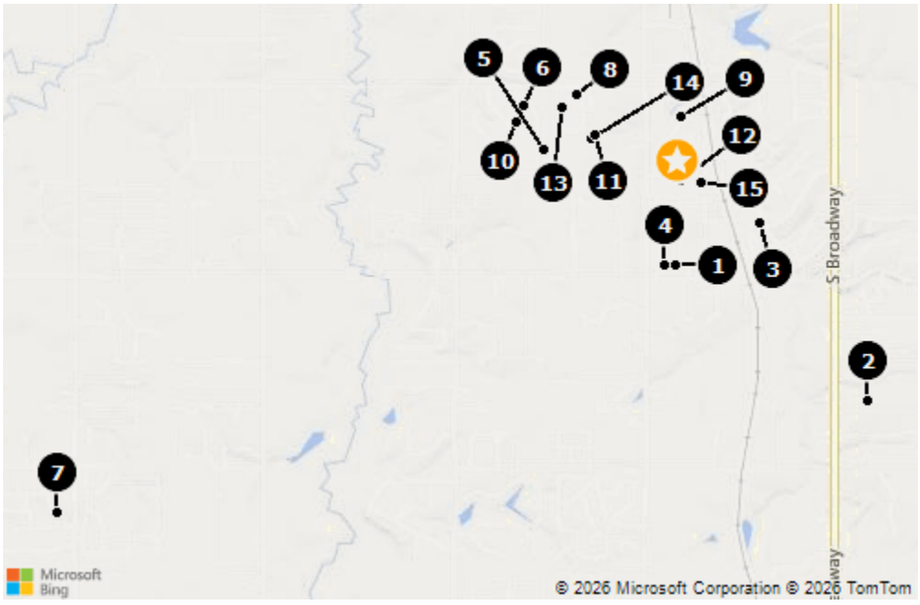
ICE SiteX Report

OrderID: 98299664

SiteX Property Information Report



Subject Property Location

739 GREEN MEADOWS CT, EDMOND, OK 73025-5823

County:	**LOGAN OK**	Census Tract:	400836004.022027
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	420051809	Thomas Bros Pg-Grid:	

Valuation

Value:	**$429,000**	FSD:	8	Common Confidence Score:	76
Value Range:	$394,680 - $463,320	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	6
Assd Land Value:	$5,821	Market Land Value:	$52,914	Tax Year:	2025
Assd Improvement:	$27,837	Market Improvment Value:	$277,705	Total Taxable Value:	$3,604
Total Assessed Value:	$33,658	Total Assessor Market Value:	$330,619	Delinquent Year:	
				Tax Account ID:	0051809
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 50 District: 6 Subdivision: HIGHLAND FARMS Sec/Twnship/Range: SEC 23 TWN 15N RNG 03W
Abbreviated Description: HIGHLAND FARMS REPLAT LOT 50 (.75 AC)

Property Characteristics

Lot Size:	32,670 SF	Bedrooms:	4	Pool:	
Building Area:	2277 SF	Baths:	3	Fireplace:	1
Year Built:	2012	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	3	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/17/2021	Loan Amount:	N/A
Document #:	2021-007513 BK-PG 3053-134	Loan Type:	FHA
TD Due Date:	11/01/2042	Type Finance:	

Legal Description:
Lot: 50 Subdivision: HIGHLAND FARMS Sec/Twnship/Range: NW4 S23T15NR03W IM

Prior Transfer

Recording Date:	09/15/2017	Sales Price:	$235,653
Document #:	2017-009444 BK-PG 2367-0250	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/15/2012	Sales Price:	N/A
Document #:	2012-016265 BK-PG 2316-454	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/02/2012	Sales Price:	$242,500
Document #:	2012-015709 BK-PG 2367 -0249	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/19/2012		
Document Type:			

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Legal Description:
Lot: 50 Subdivision: HIGHLAND FARMS Sec/Twnship/Range: NW4 S23T15NR03W IM

Prior Transfer

Recording Date:	10/19/2012	Sales Price:	$242,500
Document #:	BK-PG 2367 -249	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 50 District: 6 Subdivision: HIGHLAND FARMS Sec/Twnship/Range: SEC 23 TWN 15N RNG 03W
Abbreviated Description: HIGHLAND FARMS REPLAT LOT 50 (.75 AC)

Mortgage Record

Recording Date:	05/04/2012	Loan Amount:	N/A
Document #:	2012-005250 BK-PG 2316-0454	Loan Type:	Credit Line (Revolving)
TD Due Date:	04/27/2013	Type Finance:	VAR

Legal Description:
Lot: 50 Subdivision: HIGHLAND FARMS Sec/Twnship/Range: NW4 S23T15NR03W IM

Prior Transfer

Recording Date:	05/04/2012	Sales Price:	$38,000
Document #:	2012-005249 BK-PG 2316 -0453	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/27/2012		
Document Type:			

Legal Description:
Lot: 50 Subdivision: HIGHLAND FARMS Sec/Twnship/Range: NW4 S23T15NR03W IM

Prior Transfer

Recording Date:	04/27/2012	Sales Price:	$38,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$6,406,500	Median # of Bedrooms	4
Median Lot Size	46,609 SF	Median # of Baths	2
Median Living Area	2,295 SF	Median Year Built	2013
Price Range - 2 Yrs	$99,000 to $605,000	Age Range	5 years to 43 years
Median Value	$485,000	Median Age	13 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.55Mi.	**515 FREEDOM RD**	08/25/2026	$605,000	$257	2348	//	1999	50,573 SF	Pool/Spa
		EDMOND, OK 73025-1477								
		APN: 420005492 Document #: I-2026-009248								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 70,71 Subdivision: FAIOF NO 4 Sec/Twnship/Range: SW4S23T15NR03WIM Abbreviated Description: Lot:70,71 Subdivision:FAIOF NO 4 Sec/Twnship/Range:SW4S23T15NR03WIM								
2	1.56Mi.	**413 SHERWOOD LN**	06/29/2026	$420,000	$190	2205	8/3/2	2003	105,677 SF	
		EDMOND, OK 73034-8730								
		APN: 420008481 Document #: I-2026-006939								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 5 Subdivision: KANALYS SHERWOOD ADDITION Abbreviated Description: Lot:5 Subdivision:KANALYS SHERWOOD ADDITION								
3	.54Mi.	**10121 N CHISHOLM TRAIL BLVD**	06/18/2026	$99,000	$75	1308	//	1985	23,698 SF	
		EDMOND, OK 73025-1436								
		APN: 420005151 01 Document #: I-2026-006619								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 3 Block: 6 Section: 2 Subdivision: DAVIS GLENN ESTATES Abbreviated Description: Lot:3 Block:6 Section:2 Subdivision:DAVIS GLENN ESTATES Abbreviated Description:LOT: PART OF LOT THREE (3)								
4	.55Mi.	**9710 HILLCREST DR**	04/22/2026	$267,000	$186	1428	//	1986	51,575 SF	
		EDMOND, OK 73025-1469								
		APN: 420005473 Document #: I-2026-004062								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 52 Subdivision: FAIOF NO 4 Sec/Twnship/Range: SW4S23T15NR03WIM Abbreviated Description: Lot:52 Subdivision:FAIOF NO 4 Sec/Twnship/Range:SW4S23T15NR03WIM								
5	.7Mi.	**10612 TURKEY RUN DR**	02/05/2026	$332,000	$185	1791	7/4/2	1996	74,531 SF	
		EDMOND, OK 73025-1303								
		APN: 420007640 Document #: I-2026-001101								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 26 Block: 4 Subdivision: CINNAMON RIDGE ESTATES Sec/Twnship/Range: NW4S22T15NR03WIM Abbreviated Description: Lot:26 Block:4 Subdivision:CINNAMON RIDGE ESTATES Sec/Twnship/Range:NW4S22T15NR03WIM								
6	.86Mi.	**10921 TURKEY RUN DR**	12/29/2025	$388,000	$186	2083	8/4/2	1999	107,942 SF	G
		EDMOND, OK 73025-1393								
		APN: 420007633 Document #: I-2025-013391								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 19A Block: 4 Subdivision: CINNAMON RIDGE ESTATES MapRef: MB 6 PG 5-140B Abbreviated Description: Lot:19A Block:4 Subdivision:CINNAMON RIDGE ESTATES Map Ref:MB 6 PG 5-140BAbbreviated Description:LOT: PART OF LOT 19 City/Muni/Twp:CITY OF EDMOND City/Muni/Twp: CITY OF EDMOND								

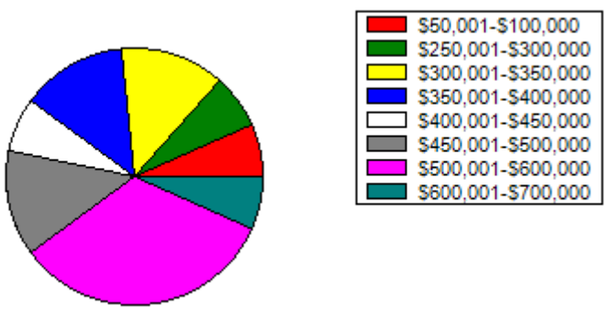
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7	1.32Mi.	**8810 SUMMIT VIEW LN**	12/17/2025	$395,000	$179	2203	/4/2	2021	44,867 SF	
		EDMOND, OK 73025-1976								
		APN: 420055975 Document #: I-2025-012997								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Sec/Twnship/Range: SE4S27T15NR03WIM Abbreviated Description: Sec/Twnship/Range:SE4S27T15NR03WIM								
8	.64Mi.	**1510 LEEWARD AVE**	12/15/2025	$505,000	$167	3019	/4/3	2018	40,990 SF	
		EDMOND, OK 73025-2870								
		APN: 420054177 Document #: I-2025-012866								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 33 Subdivision: NORTH POINTE Abbreviated Description: Lot:33 Subdivision:NORTH POINTE								
9	.23Mi.	**11019 GREEN MEADOWS DR**	12/15/2025	$523,000	$190	2747	/3/2	2013	32,670 SF	
		EDMOND, OK 73025-5835								
		APN: 420051821 Document #: I-2025-012875								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 62 Subdivision: HIGHLAND FARMS Sec/Twnship/Range: NW4S23T15R03WIM Abbreviated Description: Lot:62 Subdivision:HIGHLAND FARMS Sec/Twnship/Range:NW4S23T15R03WIM								
10	.87Mi.	**10812 BLUE FOX DR**	11/19/2025	$340,000	$192	1766	6/3/2	1983	76,012 SF	
		EDMOND, OK 73025-1342								
		APN: 420007618 Document #: I-2025-012024								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 4 Block: 4 Subdivision: CINNAMON RIDGE ESTATES Abbreviated Description: Lot:4 Block:4 Subdivision:CINNAMON RIDGE ESTATES								
11	.46Mi.	**10740 STARBOARD WAY**	10/27/2025	$505,000	$134	3741	11/5/3	2016	55,888 SF	Yes
		EDMOND, OK 73025-2951								
		APN: 420054164 Document #: I-2025-011086								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 20 Subdivision: NORTH POINTE Sec/Twnship/Range: NE4S22T15NR03WIM Abbreviated Description: Lot:20 Subdivision:NORTH POINTE Sec/Twnship/Range:NE4S22T15NR03WIM								
12	.11Mi.	**754 BREEZY HILL RD**	08/04/2025	$542,500	$165	3283	12/4/3	2014	33,106 SF	
		EDMOND, OK 73025-5811								
		APN: 420051765 Document #: I-2025-007853								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 6 Subdivision: HIGHLAND FARMS Sec/Twnship/Range: NW4S23T15NR03WIM Abbreviated Description: Lot:6 Subdivision:HIGHLAND FARMS Sec/Twnship/Range:NW4S23T15NR03WIM								
13	.69Mi.	**10909 N POINTE DR**	07/22/2025	$485,000	$192	2521	10/4/3	2015	38,333 SF	AboveGround
		EDMOND, OK 73025-2692								
		APN: 420054149 Document #: I-2025-007270								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 5 Subdivision: NORTH POINTE Abbreviated Description: Lot:5 Subdivision:NORTH POINTE								
14	.47Mi.	**10710 STARBOARD WAY**	07/15/2025	$490,000	$213	2295	9/3/2	2016	46,609 SF	Heated
		EDMOND, OK 73025-2951								
		APN: 420054163 Document #: I-2025-006983								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 19 Subdivision: NORTH POINTE Abbreviated Description: Lot:19 Subdivision:NORTH POINTE								
15	.16Mi.	**668 BREEZY HILL RD**	07/07/2025	$510,000	$201	2532	10/4/3	2014	33,106 SF	
		EDMOND, OK 73025-5809								
		APN: 420051768 Document #: I-2025-006750								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 9 Subdivision: HIGHLAND FARMS Sec/Twnship/Range: NW4S23T15NR03WIM Abbreviated Description: Lot:9 Subdivision:HIGHLAND FARMS Sec/Twnship/Range:NW4S23T15NR03WIM								

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.	**739 GREEN MEADOWS CT**	**10/19/2012**	$330,619	$33,658	2,277	/4/3	2012	32,670 SF	
.03Mi.	**729 GREEN MEADOWS CT**	**06/28/2021**	$544,404	$53,517	3,419	/4/4	2012	32,670 SF	
.03Mi.	**10611 DEER PATH RD**	**07/07/2016**	$439,359	$45,486	2,831	/5/3	2014	32,670 SF	
.03Mi.	**740 GREEN MEADOWS CT**	**07/26/2013**	$367,088	$36,450	2,466	/3/2	2013	32,670 SF	
.04Mi.	**10555 DEER PATH RD**	**08/15/2023**	$425,338	$46,788	2,566	/4/3	2013	32,670 SF	
.05Mi.	**10675 DEER PATH RD**	**08/01/2014**	$384,480	$39,119	2,455	/4/2	2014	32,670 SF	
.05Mi.	**715 GREEN MEADOWS CT**	**03/22/2013**	$444,652	$39,686	2,975	/5/3	2013	32,670 SF	
.05Mi.	**730 GREEN MEADOWS CT**	**12/22/2020**	$514,803	$44,207	3,572	/4/3	2011	32,670 SF	
.06Mi.	**10770 GREEN MEADOWS DR**	**05/17/2012**	$453,473	$39,619	3,037	/4/2	2012	32,670 SF	
.07Mi.	**785 BREEZY HILL RD**	**06/29/2024**	$458,540	$40,915	2,986	/4/2	2012	32,670 SF	
.07Mi.	**10515 DEER PATH RD**	**06/24/2016**	$493,965	$41,979	3,263	/5/2	2014	32,670 SF	
.07Mi.	**10580 GREEN MEADOWS DR**	**12/21/2019**	$348,255	$32,491	2,292	/4/2	2012	32,670 SF	
.08Mi.	**10614 DEER PATH RD**	**02/19/2016**	$425,665	$38,216	2,824	/4/3	2014	32,670 SF	
.08Mi.	**10570 DEER PATH RD**	**07/09/2019**	$460,939	$41,700	3,015	/4/3	2013	32,670 SF	
.08Mi.	**10656 DEER PATH RD**	**01/12/2017**	$365,460	$36,651	2,410	/4/2	2013	32,670 SF	
.08Mi.	**10735 DEER PATH RD**	**07/14/2017**	$429,243	$38,280	2,771	/3/2	2013	32,670 SF	

Rent vs. Own

Households Occupied by Renters:	2%	Households Occupied by Owners:	94%

Demographics & Income

Median Age:	39.5 years old	Households:	4,846
Median Household Income:	$164,937	Households w/Family:	93%
Household Income Per Capita:	$75,949	Households w/Family Married:	88%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	41%

School District

School District Zone:	Edmond Public Schools	Students:	25,746
Number of Schools:	28	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.51Mi.	**Russell Dougherty Elementary School** Number of Students: 286 Student-Teacher Ratio: 17.81	A+	Public	PK - 5
6.77Mi.	**Sequoyah Middle School** Number of Students: 1,053 Student-Teacher Ratio: 18.22	A-	Public	6 - 8
8.02Mi.	**Clegern Elementary School** Number of Students: 425 Student-Teacher Ratio: 19.14	A	Public	PK - 5
6.59Mi.	**North High School** Number of Students: 2,532 Student-Teacher Ratio: 19.78	A+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	29%	SIGNIFICANTLY LOWER
BURGLARY	17%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	55%	NOTABLY LOWER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	10%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	69%	NOTABLY LOWER
MURDER	17%	SIGNIFICANTLY LOWER
OVERALL	13%	SIGNIFICANTLY LOWER

Disaster Alerts

3/14/2025 - Fire 3/14/2025 - Logan Fire 3/14/2025 - Luther 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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