ICE SiteX Report

OrderID: 97554960

SiteX Property Information Report



Subject Property Location

8216 NW 28TH ST, BETHANY, OK 73008-4825

County:	**OKLAHOMA OK**	Census Tract:	401091069.035004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	17-239-2755	Thomas Bros Pg-Grid:	

Valuation

Value:	**$213,000**	FSD:	18	Common Confidence Score:	41
Value Range:	$174,660 - $251,340	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	581
Assd Land Value:	$2,981	Market Land Value:	$32,736	Tax Year:	2025
Assd Improvement:	$15,188	Market Improvment Value:	$166,764	Total Taxable Value:	$2,190
Total Assessed Value:	$18,169	Total Assessor Market Value:	$199,500	Delinquent Year:	
				Tax Account ID:	R172392755
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16 Block: 6 Subdivision: LAKE PARK Sec/Twnship/Range: SE4 SEC 19 TWN 12N RNG 04W
Abbreviated Description: LAKE PARK 006 016

Property Characteristics

Lot Size:	7,449 SF	Bedrooms:	4	Pool:	
Building Area:	1657 SF	Baths:	1	Fireplace:	1
Year Built:	1966	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/07/2023	Sales Price:	$100,080
Document #:	2023040701043301 BK-PG 14712-1113	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/11/2022	Sales Price:	N/A
Document #:	2022081101122679 BK-PG 15238-1633	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/09/2022		
Document Type:			

Legal Description:
Lot: 16 Block: 6 Subdivision: LAKE PARK ADDITION
City/Muni/Twp: BETHANY

Prior Transfer

Recording Date:	08/11/2022	Sales Price:	N/A
Document #:	2022081101122678 BK-PG 15238-1632	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/09/2022		
Document Type:			

Legal Description:
Lot: 16 Block: 6 Subdivision: LAKE PARK ADDITION
City/Muni/Twp: BETHANY

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Prior Transfer

Recording Date:	08/09/2022	Sales Price:	N/A
Document #:	BK-PG 15238 -1633	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 Block: 6 Subdivision: LAKE PARK Sec/Twnship/Range: SE4 SEC 19 TWN 12N RNG 04W
Abbreviated Description: LAKE PARK 006 016

Prior Transfer

Recording Date:	01/31/2022	Sales Price:	N/A
Document #:	2022013101016331 BK-PG 15046-1966	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/30/2021		
Document Type:			

Legal Description:
Lot: 16 Block: 6 Subdivision: LAKE PARK ADDITION
City/Muni/Twp: BETHANY

Mortgage Record

Recording Date:	04/22/2021	Loan Amount:	N/A
Document #:	2021042201070690 BK-PG 14712-1113	Loan Type:	FHA
TD Due Date:	04/01/2051	Type Finance:	

Legal Description:
Lot: 16 Block: 6 Subdivision: LAKE PARK ADDITION
City/Muni/Twp: BETHANY

Prior Transfer

Recording Date:	03/31/2021	Sales Price:	N/A
Document #:	2021033101053138 BK-PG 13725-329	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/10/2018	Sales Price:	N/A
Document #:	20180510010639480 BK-PG 10504-1395	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/03/2018	Loan Amount:	N/A
Document #:	20180503010604680 BK-PG 13725-0329	Loan Type:	FHA
TD Due Date:	05/01/2048	Type Finance:	

Legal Description:
Lot: 16 Block: 6 Subdivision: LAKE PARK ADDITION
City/Muni/Twp: BETHANY

Prior Transfer

Recording Date:	03/03/2016	Sales Price:	N/A
Document #:	20160303010314810 BK-PG 13059-1163	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/03/2016		
Document Type:			

Legal Description:
Lot: 16 Block: 6 Subdivision: LAKE PARK ADDITION

Mortgage Record

Recording Date:	06/06/2007	Loan Amount:	N/A
Document #:	2007081435 BK-PG 10504-1395	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 16 Block: 6 Subdivision: LAKE PARK ADDITION TO BETHANY

Mortgage Record

Recording Date:	08/09/2005	Loan Amount:	N/A
Document #:	2005122973 BK-PG 9813-0585	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 16 Block: 6 Subdivision: LAKE PARK ADDITION TO BETHANY

Area Sales Analysis

Total Area Sales	$2,606,500	Median # of Bedrooms	3
Median Lot Size	7,579 SF	Median # of Baths	1
Median Living Area	1,364 SF	Median Year Built	1965
Price Range - 2 Yrs	$85,000 to $264,000	Age Range	57 years to 63 years
Median Value	$191,500	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**2612 N MARKWELL AVE BETHANY, OK 73008-4839**	04/29/2026	$185,000	$142	1297	5/3/1	1969	7,187 SF	
		APN: 17-243-1380 Document #: 2026042901061696 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 2 Subdivision: OVERHOLSER HEIGHTS Abbreviated Description: Lot:4 Block:2 Subdivision:OVERHOLSER HEIGHTS City/Muni/Twp:OKLAHOMA CITY City/Muni/Twp: OKLAHOMA CITY								
2	.17Mi.	**2928 N DOWNING AVE BETHANY, OK 73008-4835**	01/08/2026	$193,000	$153	1261	6/3/1	1964	7,187 SF	
		APN: 17-239-1655 Document #: 2026010801003188 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 3 Subdivision: LAKE PARK ADDITION Abbreviated Description: Lot:5&6 Block:3 Subdivision:LAKE PARK ADDITION Abbreviated Description:LOT: SOUTH 5 FT OF LOT 5 City/Muni/Twp:BETHANY City/Muni/Twp: BETHANY

3	.1Mi.	**2708 N TERRY AVE** **BETHANY, OK 73008-4861**	12/31/2025	$193,000	$125	1537	5/3/2	1966	11,413 SF	

APN: 17-239-3325 Document #: 2025123101187717
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 33 Block: 7 Subdivision: LAKE PARK ADDITION Abbreviated Description: Lot:33 Block:7 Subdivision:LAKE PARK ADDITION City/Muni/Twp:BETHANY City/Muni/Twp: BETHANY

4	.16Mi.	**8213 NW 25TH ST** **BETHANY, OK 73008-4864**	12/30/2025	$190,000	$118	1597	5/3/1	1966	9,148 SF	

APN: 17-247-1010 Document #: 2025123001186785
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Section: 5 Subdivision: LAKE PARK ADDITION Abbreviated Description: Lot:2 Block:1 Section:5 Subdivision:LAKE PARK ADDITION City/Muni/Twp:BETHANY City/Muni/Twp: BETHANY

5	.12Mi.	**2920 N SHANNON AVE** **BETHANY, OK 73008-4868**	12/23/2025	$185,000	$133	1389	7/3/1	1963	7,187 SF	

APN: 17-239-2055 Document #: 2025122301185512
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19 Block: 4 Subdivision: LAKE PARK ADDITION Abbreviated Description: Lot:19 Block:4 Subdivision:LAKE PARK ADDITION City/Muni/Twp:BETHANY City/Muni/Twp: BETHANY

6	.09Mi.	**8125 NW 28TH ST** **BETHANY, OK 73008-4822**	11/13/2025	$187,000	$154	1210	5/3/1	1963	7,579 SF	

APN: 17-239-2535 Document #: 2025111301162212
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Block: 5 Subdivision: LAKE PARK ADDITION Abbreviated Description: Lot:29 Block:5 Subdivision:LAKE PARK ADDITION City/Muni/Twp:BETHANY City/Muni/Twp: BETHANY

7	.09Mi.	**2912 N SHANNON AVE** **BETHANY, OK 73008-4868**	11/10/2025	$264,000	$183	1439	6/3/2	1964	9,888 SF	Yes

APN: 17-239-2075 Document #: 2025111001160724
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 Block: 4 Subdivision: LAKE PARK ADDITION Abbreviated Description: Lot:21 Block:4 Subdivision:LAKE PARK ADDITION City/Muni/Twp:BETHANY City/Muni/Twp: BETHANY

8	.02Mi.	**8208 NW 28TH ST** **BETHANY, OK 73008-4825**	10/22/2025	$85,000	$66	1269	5/3/1	1966	7,579 SF	

APN: 17-239-2735 Document #: 2025102201152191
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Block: 6 Subdivision: LAKE PARK ADDITION MapRef: MB 38 PG 86 Abbreviated Description: Lot:14 Block:6 Subdivision:LAKE PARK ADDITION Map Ref:MB 38 PG 86City/Muni/Twp:BETHANY City/Muni/Twp: BETHANY

9	.11Mi.	**8317 NW 27TH ST** **BETHANY, OK 73008-4820**	10/14/2025	$185,000	$70	2620	8/4/2	1969	8,364 SF	

APN: 17-536-1020 Document #: 2025101401145819
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Section: 2 Subdivision: OVERHOLSER MANOR Abbreviated Description: Lot:3 Block:1 Section:2 Subdivision:OVERHOLSER MANOR City/Muni/Twp:BETHANY City/Muni/Twp: BETHANY

10	.05Mi.	**2904 N SHANNON AVE** **BETHANY, OK 73008-4855**	09/10/2025	$209,000	$110	1890	6/4/1	1966	10,106 SF	

APN: 17-239-2435 Document #: 2025091001129380
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19 Block: 5 Subdivision: LAKE PARK ADDITION Abbreviated Description: Lot:19 Block:5 Subdivision:LAKE PARK ADDITION City/Muni/Twp:BETHANY City/Muni/Twp: BETHANY

11	.21Mi.	**8104 NW 30TH ST** **BETHANY, OK 73008-4333**	09/05/2025	$217,500	$154	1404	6/3/2	1964	7,797 SF	

APN: 17-239-1235 Document #: 2025090501127661
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 2 Subdivision: LAKE PARK ADDITION Abbreviated Description: Lot:2 Block:2 Subdivision:LAKE PARK ADDITION City/Muni/Twp:BETHANY City/Muni/Twp: BETHANY

12	.02Mi.	**2808 N SHANNON AVE** **BETHANY, OK 73008-4853**	08/22/2025	$95,000	$91	1035	5/3/1	1967	6,273 SF	

APN: 17-239-2775 Document #: 2025082201120782
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Block: 6 Subdivision: LAKE PARK ADDITION Abbreviated Description: Lot:18 Block:6 Subdivision:LAKE PARK ADDITION City/Muni/Twp:BETHANY City/Muni/Twp: BETHANY

13	.09Mi.	**8217 NW 28TH TER** **BETHANY, OK 73008-4830**	06/30/2025	$208,000	$193	1073	6/3/1	1963	7,187 SF	

APN: 17-239-2115 Document #: 2025063001093736
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25 Block: 4 Subdivision: LAKE PARK ADDITION Abbreviated Description: Lot:25 Block:4 Subdivision:LAKE PARK ADDITION City/Muni/Twp:BETHANY City/Muni/Twp: BETHANY

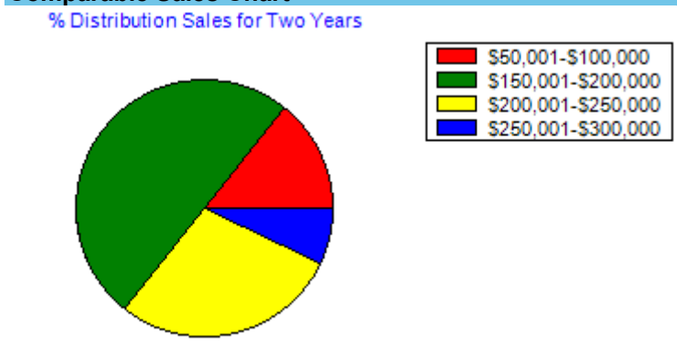
14	.09Mi.	**8141 NW 27TH ST** **BETHANY, OK 73008-4816**	05/23/2025	$210,000	$156	1339	5/3/1	1964	6,621 SF	

APN: 17-239-2885 Document #: 2025052301074808
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28&29 Block: 6 Subdivision: LAKE PARK ADDITION Abbreviated Description: Lot:28&29 Subdivision:LAKE PARK ADDITION Abbreviated Description:WEST 19 FT OF LOT 29 & E 36 FT OF LOT 28 City/Muni/Twp:BETHANY City/Muni/Twp: BETHANY

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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.	**8216 NW 28TH ST**	**08/09/2022**	$199,500	$18,169	1,657	6/4/1	1966	7,449 SF	
.01Mi.	**8220 NW 28TH ST**	**03/24/2023**	$201,000	$22,110	1,710	6/3/1	1965	6,970 SF	
.01Mi.	**8212 NW 28TH ST**	**07/17/2023**	$190,000	$20,900	1,516	6/3/1	1966	7,449 SF	
.02Mi.	**8217 NW 27TH ST**	**04/08/2022**	$209,000	$19,646	1,881	6/2/1	1965	8,059 SF	
.02Mi.	**2808 N SHANNON AVE**	**09/26/2014**	$183,500	$17,337	1,035	5/3/1	1967	6,273 SF	
.02Mi.	**8208 NW 28TH ST**	**10/12/1990**	$173,500	$14,135	1,269	5/3/1	1966	7,579 SF	
.03Mi.	**8221 NW 27TH ST**	**08/29/2005**	$182,000	$7,033	1,450	6/3/1	1965	6,621 SF	
.03Mi.	**8213 NW 27TH ST**	**08/30/2017**	$213,000	$20,636	1,550	5/3/1	1965	7,667 SF	
.03Mi.	**8217 NW 28TH ST**	**01/01/1976**	$217,000	$12,991	1,838	6/3/1	1960	7,187 SF	
.03Mi.	**2800 N SHANNON AVE**	**03/15/2001**	$245,500	$24,076	2,246	7/4/3	1965	7,797 SF	
.03Mi.	**8209 NW 27TH ST**	**04/03/2002**	$224,000	$21,760	1,730	6/3/2	1966	7,667 SF	
.03Mi.	**8221 NW 28TH ST**	**01/14/2021**	$219,500	$20,613	1,207	6/3/2	1967	7,187 SF	Spa Only
.03Mi.	**8213 NW 28TH ST**	**07/15/2011**	$183,000	$15,005	1,391	5/3/1	1966	7,187 SF	
.04Mi.	**2900 N SHANNON AVE**	**07/23/2020**	$198,000	$18,952	1,285	5/3/1	1967	9,453 SF	Yes
.04Mi.	**8204 NW 28TH ST**	**04/30/2010**	$186,500	$15,474	1,534	6/3/1	1965	7,579 SF	
.04Mi.	**8209 NW 28TH ST**	**05/23/2023**	$215,000	$23,650	1,448	6/3/1	1966	7,187 SF	

Rent vs. Own

Households Occupied by Renters:	43%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	31.7 years old	Households:	8,108
Median Household Income:	$55,934	Households w/Family:	65%
Household Income Per Capita:	$28,426	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Putnam City Public Schools	Students:	18,836
Number of Schools:	26	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.24Mi.	**Lake Park Elementary School** Number of Students: 335 Student-Teacher Ratio: 13.44	B	Public	PK - 5
0.39Mi.	**Putnam City West High School** Number of Students: 2,032 Student-Teacher Ratio: 17.32 Advanced Placement: Yes	F	Public	9 - 12
1.20Mi.	**Western Oaks Middle School** Number of Students: 677 Student-Teacher Ratio: 15.04	C-	Public	6 - 8

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Flood Report

The Subject Property of **8216 NW 28TH ST, BETHANY, OK 73008-4825** 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	110%	HIGHER
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	100%	SIMILAR
FORCIBLE RAPE	112%	HIGHER
MURDER	83%	LOWER
OVERALL	84%	LOWER

Disaster Alerts

11/2/2024 - Severe Tornados, Flooding 3/14/2025 - 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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