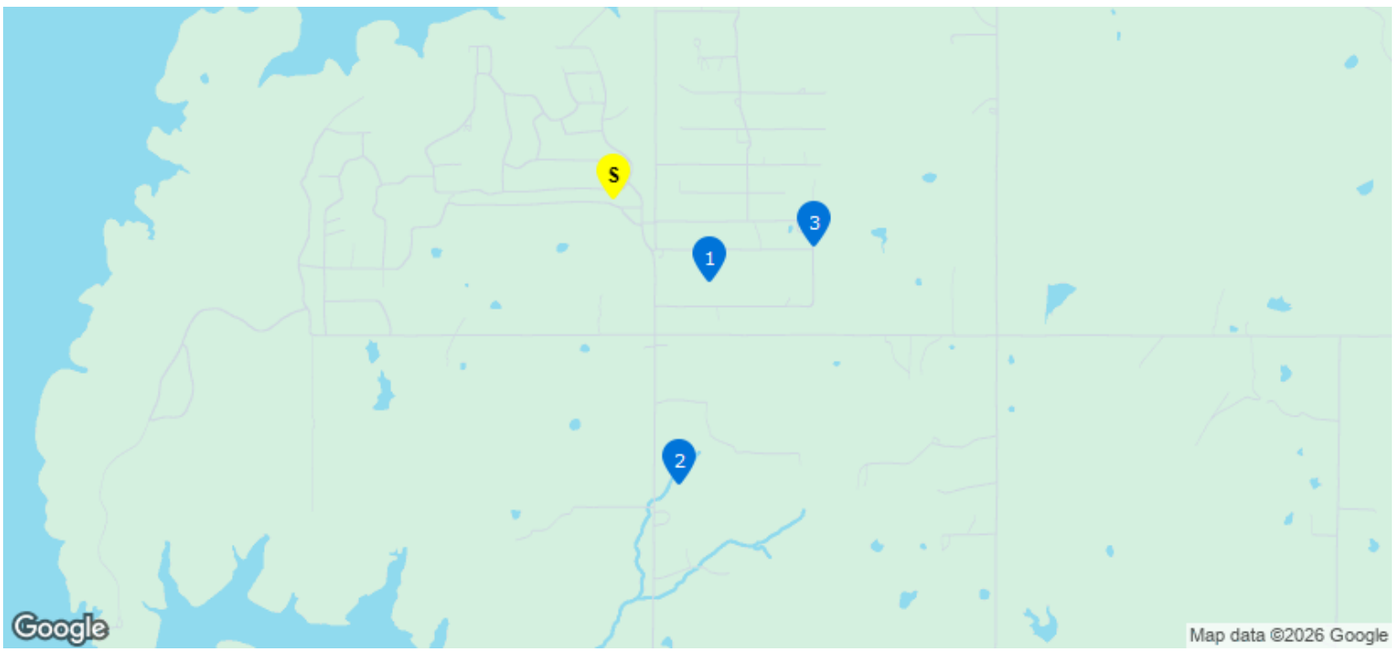
ICE SiteX Report

OrderID: 98779312

SiteX Property Information Report



Subject Property Location

84 EVERGREEN LN, MEAD, OK 73449-5109

County:	**BRYAN OK**	Census Tract:	7960.03
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0280-00-001-175-0-000-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$220,000**	FSD:	36	Common Confidence Score:	22
Value Range:	$140,800 - $299,200	ICE Confidence Score:	64		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	101
Assd Land Value:	$880	Market Land Value:	$8,000	Tax Year:	2025
Assd Improvement:	$10,126	Market Improvment Value:	$92,098	Total Taxable Value:	$942
Total Assessed Value:	$11,006	Total Assessor Market Value:	$100,098	Delinquent Year:	
				Tax Account ID:	14339
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 175,176 Block: 1 Subdivision: LAKEWOOD RANCHETTES A (1-218) 11/14 Sec/Twnship/Range: SEC 14 TWN 06S RNG 07E
Abbreviated Description: LAKEWOOD RANCHETTES LOTS 175-176

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1792 SF	Baths:	2	Fireplace:	1
Year Built:	1972	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick veneer
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Traditional / Old	Basement:		Roof Cover:	Metal
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/05/2020	Sales Price:	N/A
Document #:	2020-723987 BK-PG 1394-445	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	05/26/2020	Sales Price:	$132,500
Document #:	BK-PG 1528-150	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Lot: M Block: 1 Subdivision: LAKEWOOD RANCHETTES A (1-218) 11/14 Sec/Twnship/Range: SEC 14 TWN 06S RNG 07E
Abbreviated Description: LAKEWOOD RANCHETTES LOTS 175-176

Mortgage Record

Recording Date:	08/13/2015	Loan Amount:	N/A
Document #:	2015-680083 BK-PG -	Loan Type:	Conventional
Contract Date:	08/10/2015		
TD Due Date:	09/01/2045	Type Finance:	

Legal Description:
Lot: MP Section: A Subdivision: LAKEWOOD RANCHETTES

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Prior Transfer

Recording Date:	08/13/2015	Sales Price:	$85,000
Document #:	2015-680082 BK-PG 1394-0444	Type of Sale:	Arms-Length Transfer
Contract Date:	08/10/2015		
Document Type:	Deed		

Legal Description:
Lot: MP Section: A Subdivision: LAKEWOOD RANCHETTES

Prior Transfer

Recording Date:	10/31/2007	Sales Price:	$65,000
Document #:	2008-601170 BK-PG 1172-1110	Type of Sale:	Arms-Length Transfer
Contract Date:	10/31/2007		
Document Type:	Deed		

Legal Description:
Section: A Subdivision: LAKEWOOD RANCHETTES SUBDIVISION

Area Sales Analysis

Total Area Sales	$870,000	Median # of Bedrooms	3
Median Lot Size	1 SF	Median # of Baths	2
Median Living Area	1,968 SF	Median Year Built	2010
Price Range - 2 Yrs	$180,000 to $350,000	Age Range	4 years to 26 years
Median Value	$340,000	Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.6Mi.	**456 CROWDER RD** **MEAD, OK 73449-5105**	06/11/2026	$350,000	$893	392	2/1/1	2000	SF	
		APN: 0280-00-001-558-0-000-00 Document #: I-2026-786040 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 558-560 Section: C Subdivision: LAKEWOOD RANCHETTES SUBDIVISION Abbreviated Description: Lot:558-560 Section:C Subdivision:LAKEWOOD RANCHETTES SUBDIVISION								
2	2.39Mi.	**163 TIMBERLINE DR** **MEAD, OK 73449-6076**	05/07/2026	$184,000	$165	1118	5/3/2	1987	SF	
		APN: 0310-00-004-005-0-000-00 Document #: I-2026-784875 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 5,9 Block: 4 Subdivision: NORTH PARK ADDITION Abbreviated Description: Lot:5,9 Block:4 Subdivision:NORTH PARK ADDITION								
3	3.9Mi.	**30 ASTER DR** **MEAD, OK 73449-6743**	06/17/2026	$115,000	$128	896	4/2/2	1996	SF	
		APN: 0244-00-009-013-0-000-00 Document #: I-2026-786228 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 2,13 Block: 9 Subdivision: HILLTOP 4 Abbreviated Description: Lot:2,13 Block:9 Subdivision:HILLTOP 4								
4	3.93Mi.	**151 E 4TH ST** **DURANT, OK 74701-0406**	10/06/2026	$117,500	$68	1720	5/3/2	1982	SF	
		APN: 0410-00-001-004-0-000-00 Document #: I-2026-789545 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 4 Block: 1 Subdivision: SILO ACRES PART I ADDITION Abbreviated Description: Lot:4 Block:1 Subdivision:SILO ACRES PART I ADDITION								
5	5.4Mi.	**750 W SAND POINT RD** **MEAD, OK 73449-**	10/08/2026	$1,290	$1	2175	4/2/2	1980	30,318 SF	
		APN: 0380-00-000-011-0-000-00 Document #: I-2026-789596 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Subdivision: SAND POINT HOMESITE AREA Sec/Twnship/Range: NE4SE4NW4S10T07R07EIBM Abbreviated Description: Lot:11 Subdivision:SAND POINT HOMESITE AREA Sec/Twnship/Range:NE4SE4NW4S10T07R07EIBM								
6	5.67Mi.	**426 WHITES DR** **MEAD, OK 73449-6398**	06/17/2026	$235,000	$174	1352	5/3/2	2023	SF	
		APN: 0384-00-000-044-0-000-00 Document #: I-2026-786258 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 44 Subdivision: SAND POINT HOMESITES NO 3 Abbreviated Description: Lot:44 Subdivision:SAND POINT HOMESITES NO 3								
7	5.99Mi.	**6063 WILSON ST** **DURANT, OK 74701-7800**	08/12/2026	$510,000	$153	3324	6/4/2	1976	330,620 SF	
		APN: 0000-26-06S-08E-2-009-00 Document #: I-2026-787949 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Sec/Twnship/Range: E2W2NW4S26T06SR08EIBM Abbreviated Description: Sec/Twnship/Range:E2W2NW4S26T06SR08EIBM								
8	6.03Mi.	**379 MADISON ST** **DURANT, OK 74701-7816**	06/17/2026	$340,000	$98	3476	7/3/2	2000	500,940 SF	P
		APN: 0000-26-06S-08E-2-013-00 Document #: I-2026-786252 Document Type: Warranty Deed Price Code: Q Land Use: Rural/Agricultural Residence Legal: Abbreviated Description: Abbreviated Description:STR:SW4NW4NW4&W2SW4NW4S26T06SR08EIBM								
9	6.04Mi.	**2958 ORCHARD RD** **MEAD, OK 73449-6380**	10/01/2026	$825,000	$252	3275	7/3/4	2022	461,736 SF	G
		APN: 0000-04-07S-08E-3-006-00 Document #: I-2026-789347 Document Type: Warranty Deed Price Code: A Land Use: Rural/Agricultural Residence Legal: Sec/Twnship/Range: SE4SW4S04T07SR08EIBM Abbreviated Description: Sec/Twnship/Range:SE4SW4S04T07SR08EIBM								
10	6.18Mi.	**1514 COLT DR** **DURANT, OK 74701-7833**	06/01/2026	$250,000	$156	1600	7/3/2	2006	13,000 SF	
		APN: A349-00-000-030-0-000-00 Document #: I-2026-785606 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 30 Subdivision: REMINGTON HILLS Phase No: 1 Abbreviated Description: Lot:30 Subdivision:REMINGTON HILLS Phase No:1								
11	7.15Mi.	**4310 W UNIVERSITY BLVD** **DURANT, OK 74701-4577**	10/13/2026	$275,000	$474	580	//	1945	43,560 SF	
		APN: A399-25-06S-08E-2-002-01 Document #: I-2026-789689 Document Type: Warranty Deed Price Code: Land Use: Office Bldg (General)								

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Legal: Sec/Twnship/Range: S25T06SR08EIBM Abbreviated Description: Sec/Twnship/Range:S25T06SR08EIBM

12	7.57Mi.	**3604 DANA DR** **DURANT, OK 74701-2904**	07/29/2026	$155,000	$112	1387	6/3/1	1979	SF	

APN: A399-25-06S-08E-4-016-00 Document #: I-2026-787550
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4SE4S25T06SR08E Abbreviated Description: Sec/Twnship/Range:NW4SE4S25T06SR08E

13	7.63Mi.	**3601 DAWNA ST** **DURANT, OK 74701-2954**	06/17/2026	$165,000	$128	1288	6/4/1	1982	SF	

APN: A399-25-06S-08E-4-071-00 Document #: I-2026-786262
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NW4SE4S25T06SR08EIBM Abbreviated Description: Sec/Twnship/Range:NW4SE4S25T06SR08EIBM

14	8.64Mi.	**1822 W ELM ST** **DURANT, OK 74701-3428**	09/21/2026	$51,277	$42	1232	5/3/1	1944	SF	

APN: A310-00-021-008-0-002-00 Document #: I-2026-789033
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 21 Subdivision: WEST END HEIGHTS ADDITION Abbreviated Description: Lot:8 Block:21 Subdivision:WEST END HEIGHTS ADDITION Abbreviated Description:LOT: E/2 OF LOT 8 City/Muni/Twp:CITY OF DURANT City/Muni/Twp: CITY OF DURANT

15	8.67Mi.	**91 S SEXTON RD** **CALERA, OK 74730-3816**	08/11/2026	$96,000	$85	1124	5/3/2	2011	125,888 SF	

APN: 0000-28-07S-08E-2-004-04 Document #: I-2026-787931
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: W2W2NW4S28T07SR08EIBM Abbreviated Description: Sec/Twnship/Range:W2W2NW4S28T07SR08EIBM

16	8.86Mi.	**113 FAIRWAY DR** **DURANT, OK 74701-1778**	06/01/2026	$349,900	$148	2364	7/3/2	2005	SF	G

APN: 0386-00-000-030-0-000-00 Document #: I-2026-785585
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: SANDSTONE PLACE Abbreviated Description: Lot:30 Subdivision:SANDSTONE PLACE City/Muni/Twp:DURANT City/Muni/Twp: DURANT

17	9.02Mi.	**82 GAPWEDGE** **DURANT, OK 74701-5055**	05/13/2026	$613,000	$206	2974	8/3/2	2008	SF	G

APN: 0386-00-000-008-0-000-00 Document #: I-2026-785045
Document Type: Special Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 8,9 Subdivision: SANDSTONE PLACE Sec/Twnship/Range: NE4SE4SW4S05T06SR09EIBM Abbreviated Description: Lot:8,9 Subdivision:SANDSTONE PLACE Sec/Twnship/Range:NE4SE4SW4S05T06SR09EIBM

18	9.03Mi.	**9 SANDSTONE RD** **DURANT, OK 74701-**	05/13/2026	$613,000			//		SF	

APN: 0386-00-000-009-0-000-00 Document #: I-2026-785045
Document Type: Special Warranty Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Lot: 8,9 Subdivision: SANDSTONE PLACE Sec/Twnship/Range: NE4SE4SW4S05T06SR09EIBM Abbreviated Description: Lot:8,9 Subdivision:SANDSTONE PLACE Sec/Twnship/Range:NE4SE4SW4S05T06SR09EIBM

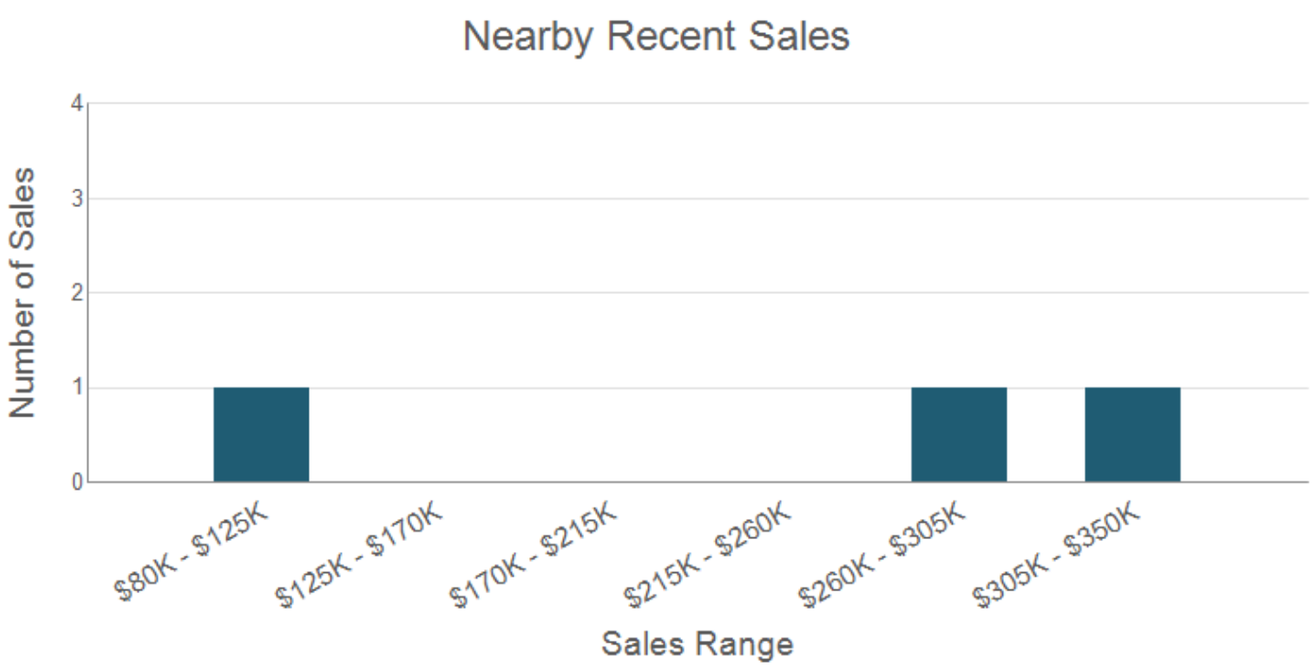
19	9.26Mi.	**1002 W MAIN ST** **DURANT, OK 74701-5039**	10/09/2026	$200,000	$649	308	//	1954	11,550 SF	

APN: A001-00-168-008-0-000-00 Document #: I-2026-789632
Document Type: Warranty Deed Price Code: Q
Land Use: Service station (full service)
Legal: Lot: 7,8 Block: 168 Abbreviated Description: Lot:7,8 Block:168 Abbreviated Description:LOT: PART OF LOTS 7 & 8 City/Muni/Twp:CITY OF DURANT City/Muni/Twp: CITY OF DURANT

20	9.29Mi.	**924 W TEXAS ST** **DURANT, OK 74701-5742**	06/11/2026	$12,100			//		11,900 SF	

APN: A001-00-218-005-0-000-00 Document #: I-2026-786017
Document Type: Deed Price Code: Q
Land Use: Residential - Vacant Land
Legal: Lot: 5 Block: 218 Subdivision: DURANT Abbreviated Description: Lot:5 Block:218 Subdivision:DURANT Abbreviated Description:LOT: W58 LT 5

Comparable Sales Chart



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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.	**84 EVERGREEN LN**	**05/26/2020**	$100,098	$11,006	1,792	6/3/2	1972		
.04Mi.	**62 EVERGREEN LN**	**05/06/2019**	$115,896	$11,404	1,232	5/2/1	1978		
.06Mi.	**37 WILLOW LN**	**05/01/2023**	$54,183	$5,960	1,120	6/3/2	1982		
.09Mi.	**106 WILLOW LN**	**12/03/2014**	$101,869	$9,327	1,440	4/2/2	1978		
.11Mi.	**226 EVERGREEN LN**	**02/23/2017**	$18,459	$2,030	544	2/1/1	2017		
.15Mi.	**2821 N RANCHETTE RD**	**04/30/1999**	$132,149	$14,175	2,004	6/3/2	1987		
.15Mi.	**229 WILLOW LN**	**06/23/2025**	$49,872	$5,409	1,054	5/3/2	1945		
.17Mi.	**2864 N RANCHETTE RD**	**07/10/2008**	$75,773	$7,929	2,057	6/3/2	1980		
.2Mi.	**287 EVERGREEN LN**	**02/27/2021**	$134,120	$11,196	1,134	6/4/2	1987		
.21Mi.	**198 W SPRUCE ST**	**11/18/2013**	$255,362	$14,487	3,686	6/3/2	1986		
.24Mi.	**348 EVERGREEN LN**	**04/09/1999**	$62,945	$5,405	950	4/2/1	1982		
.25Mi.	**80 CROWDER RD**	**10/03/2024**	$16,000	$1,760	1,255	2/1/1	1967		
.26Mi.	**71 MIMOSA CIR**	**09/30/2024**	$99,805	$10,979	1,824	6/4/2	1982		
.31Mi.	**131 W SYCAMORE ST**	**03/29/2007**	$175,795	$13,120	2,560	8/5/1	2010		
.31Mi.	**85 ASH LN**	**06/18/2021**	$33,214	$3,653	1,300	6/3/2	1980		
.34Mi.	**178 CROWDER RD**	**04/27/2015**	$103,101	$11,140	1,568	5/3/1	1990		

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	42.2 years old	Households:	1,282
Median Household Income:	$55,112	Households w/Family:	71%
Household Income Per Capita:	$35,611	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Silo Public Schools	Students:	1,249
Number of Schools:	4	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.48Mi.	**Silo Elementary School** Number of Students: 311 Student-Teacher Ratio: 14.64	B-	Public	PK - 5
3.48Mi.	**Silo Middle School** Number of Students: 249 Student-Teacher Ratio: 12.54	B-	Public	6 - 8
3.48Mi.	**Silo High School** Number of Students: 289 Student-Teacher Ratio: 16.01 Advanced Placement: Yes	B-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	39%	SIGNIFICANTLY LOWER
BURGLARY	153%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	30%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	99%	SIMILAR
MURDER	115%	HIGHER
OVERALL	137%	NOTABLY 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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