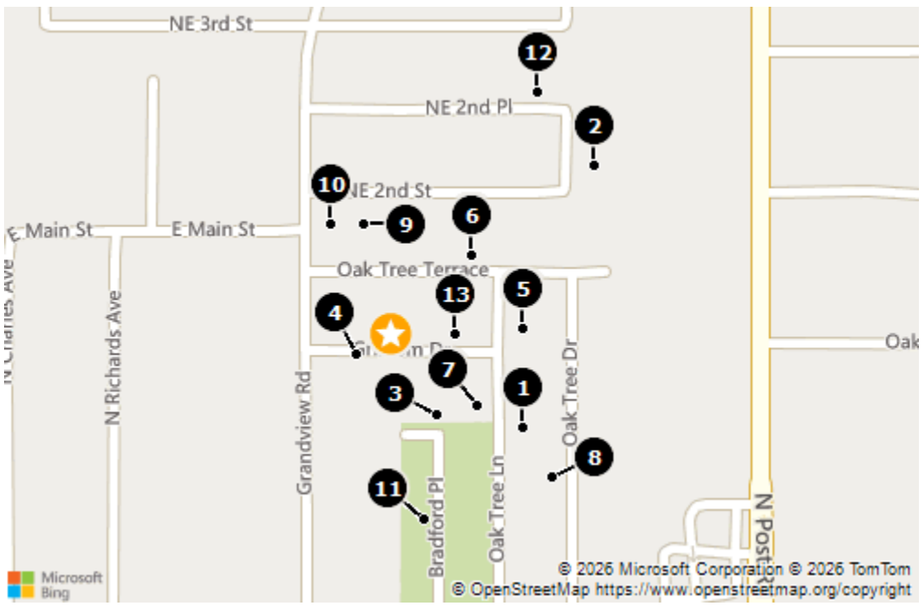
ICE SiteX Report

OrderID: 97892298

SiteX Property Information Report



Subject Property Location

9693 GRISSOM DR, MIDWEST CITY, OK 73130-3531

County:	**OKLAHOMA OK**	Census Tract:	401091080.091010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12-287-1260	Thomas Bros Pg-Grid:	

Valuation

Value:	**$210,000**	FSD:	12	Common Confidence Score:	58
Value Range:	$184,800 - $235,200	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	552
Assd Land Value:	$2,894	Market Land Value:	$26,318	Tax Year:	2025
Assd Improvement:	$20,976	Market Improvment Value:	$190,682	Total Taxable Value:	$2,924
Total Assessed Value:	$23,870	Total Assessor Market Value:	$217,000	Delinquent Year:	
				Tax Account ID:	R122871260
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16 Block: 2 Subdivision: GRANDVIEW HEIGHTS TO MWC Sec/Twnship/Range: SE4 SEC 36 TWN 12N RNG 02W
Abbreviated Description: GRANDVIEW HEIGHTS TO MWC 002 016

Property Characteristics

Lot Size:	6,055 SF	Bedrooms:	3	Pool:	
Building Area:	2286 SF	Baths:	2	Fireplace:	1
Year Built:	1986	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Siding
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/17/2023	Sales Price:	$210,000
Document #:	2023101701139035 BK-PG 15584-1959	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/10/2023		
Document Type:			

Legal Description:
Lot: 16 Block: 2 Subdivision: GRANDVIEW HEIGHTS
City/Muni/Twp: MIDWEST CITY

Prior Transfer

Recording Date:	10/16/2023	Sales Price:	$210,000
Document #:	BK-PG 15584 -1959	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 Block: 2 Subdivision: GRANDVIEW HEIGHTS TO MWC Sec/Twnship/Range: SE4 SEC 36 TWN 12N RNG 02W
Abbreviated Description: GRANDVIEW HEIGHTS TO MWC 002 016

Mortgage Record

Recording Date:	09/21/2007	Loan Amount:	N/A
Document #:	2007138757 BK-PG 10613-0668	Loan Type:	Unknown
TD Due Date:	09/18/2017	Type Finance:	

Legal Description:
Lot: 16 Block: 2 Subdivision: GRANDVIEW HEIGHTS
City/Muni/Twp: MIDWEST CITY

ICE SiteX Report

OrderID: 97892298

Prior Transfer

Recording Date:	03/04/1993	Sales Price:	$62,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$2,103,500	Median # of Bedrooms	3
Median Lot Size	6,360 SF	Median # of Baths	1
Median Living Area	1,306 SF	Median Year Built	1983
Price Range - 2 Yrs	$58,500 to $225,000	Age Range	20 years to 75 years
Median Value	$165,000	Median Age	43 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**140 OAK TREE LN** **MIDWEST CITY, OK 73130-3529**	06/09/2026	$58,500	$44	1306	7/3/2	1983	6,098 SF	
		APN: 12-083-1460 Document #: 2026060901084819 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 28 Block: 2 Subdivision: OAKTREE NORTH Abbreviated Description: Lot:28 Block:2 Subdivision:OAKTREE NORTH City/Muni/Twp:MIDWEST CITY City/Muni/Twp: MIDWEST CITY								
2	.17Mi.	**304 LOTUS AVE** **MIDWEST CITY, OK 73130-3523**	05/18/2026	$150,000	$135	1108	7/3/1	1971	7,187 SF	
		APN: 15-136-1930 Document #: 2026051801073177 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Block: 4 Subdivision: CULLENS SEVENTH ADDITION Abbreviated Description: Lot:20 Block:4 Subdivision:CULLENS SEVENTH ADDITION City/Muni/Twp:MIDWEST CITY City/Muni/Twp: MIDWEST CITY								
3	.06Mi.	**9711 BRADFORD PL** **MIDWEST CITY, OK 73130-3543**	05/04/2026	$215,000	$126	1696	5/3/2	2002	6,360 SF	
		APN: 20-231-1210 Document #: 2026050401063736 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 3 Subdivision: BRADFORD PLACE Abbreviated Description: Lot:3 Block:3 Subdivision:BRADFORD PLACE City/Muni/Twp:MIDWEST CITY City/Muni/Twp: MIDWEST CITY								
4	.1Mi.	**128 CRUTCHO** **MIDWEST CITY, OK 73130-**	04/28/2026	$165,000	$140	1174	/2/1	1951	113,692 SF	
		APN: 15-655-5510 Document #: 2026042801060922 Document Type: Price Code: R Land Use: Single Family Residential Legal: Sec/Twnship/Range: SE4 S36T12NR02W IM Abbreviated Description: Sec/Twnship/Range:SE4 S36T12NR02W IM								
5	.09Mi.	**220 OAK TREE LN** **MIDWEST CITY, OK 73130-3533**	04/22/2026	$118,000	$80	1466	6/3/1	1983	6,229 SF	
		APN: 12-083-1400 Document #: 2026042201057657 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Block: 2 Subdivision: OAKTREE NORTH Abbreviated Description: Lot:22 Block:2 Subdivision:OAKTREE NORTH City/Muni/Twp:MIDWEST CITY City/Muni/Twp: MIDWEST CITY								
6	.08Mi.	**9713 OAK TREE TER** **MIDWEST CITY, OK 73130-3534**	03/13/2026	$130,000	$121	1070	5/3/1	1985	6,142 SF	
		APN: 12-287-1010 Document #: 2026031301034503 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: GRANDVIEW HEIGHTS Abbreviated Description: Lot:2 Block:1 Subdivision:GRANDVIEW HEIGHTS								
7	.07Mi.	**203 OAK TREE LN** **MIDWEST CITY, OK 73130-3533**	11/21/2025	$218,000	$151	1440	5/3/2	2006	7,144 SF	
		APN: 12-287-1470 Document #: 2025112101170721 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Block: 3 Subdivision: GRANDVIEW HEIGHTS Abbreviated Description: Lot:15 Block:3 Subdivision:GRANDVIEW HEIGHTS City/Muni/Twp:MIDWEST CITY City/Muni/Twp: MIDWEST CITY								
8	.14Mi.	**129 OAK TREE DR** **MIDWEST CITY, OK 73130-3513**	11/12/2025	$190,000	$145	1309	7/3/2	1984	6,098 SF	
		APN: 12-083-1260 Document #: 2025111201161570 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: OAKTREE NORTH Abbreviated Description: Lot:8 Block:2 Subdivision:OAKTREE NORTH City/Muni/Twp:MIDWEST CITY City/Muni/Twp: MIDWEST CITY								
9	.08Mi.	**9704 NE 2ND ST** **MIDWEST CITY, OK 73130-3508**	11/06/2025	$134,000	$120	1108	5/3/1	1971	7,187 SF	
		APN: 15-136-2090 Document #: 2025110601160030 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Block: 4 Subdivision: CULLENS SEVENTH ADDITION Abbreviated Description: Lot:36 Block:4 Subdivision:CULLENS SEVENTH ADDITION City/Muni/Twp:MIDWEST CITY City/Muni/Twp: MIDWEST CITY								
10	.08Mi.	**9700 NE 2ND ST** **MIDWEST CITY, OK 73130-3508**	10/24/2025	$145,000	$140	1033	7/3/1	1971	7,797 SF	
		APN: 15-136-2110 Document #: 2025102401153231 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 38 Block: 4 Subdivision: CULLENS SEVENTH ADDITION Abbreviated Description: Lot:38 Block:4 Subdivision:CULLENS SEVENTH ADDITION City/Muni/Twp:MIDWEST CITY City/Muni/Twp: MIDWEST CITY								
11	.12Mi.	**121 BRADFORD PL** **MIDWEST CITY, OK 73130-3542**	08/04/2025	$225,000	$131	1711	5/3/2	2001	5,924 SF	
		APN: 20-231-1050 Document #: 2025080401111268 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Subdivision: BRADFORD PLACE Abbreviated Description: Lot:6 Block:1 Subdivision:BRADFORD PLACE City/Muni/Twp:MIDWEST CITY City/Muni/Twp: MIDWEST CITY								
12	.19Mi.	**9725 NE 2ND PL** **MIDWEST CITY, OK 73130-3509**	07/23/2025	$170,000	$156	1084	7/3/1	1972	7,187 SF	
		APN: 15-136-1860 Document #: 2025072301105834								

ICE SiteX Report

OrderID: 97892298

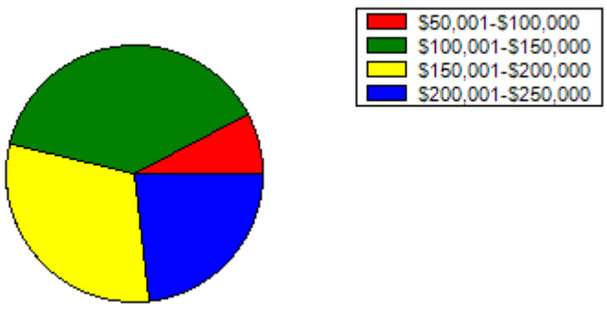
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Block: 4 Subdivision: CULLENS SEVENTH ADDITION Abbreviated Description: Lot:13 Block:4 Subdivision:CULLENS SEVENTH ADDITION
City/Muni/Twp:MIDWEST CITY City/Muni/Twp: MIDWEST CITY

13	.04Mi.	**9709 GRISSOM DR** **MIDWEST CITY, OK 73130-3531**	06/04/2025	$185,000	$115	1601	6/3/2	1995	6,055 SF

APN: 12-287-1300 Document #: 2025060401081120
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Block: 2 Subdivision: GRANDVIEW HEIGHTS Abbreviated Description: Lot:20 Block:2 Subdivision:GRANDVIEW HEIGHTS

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.

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.	**9693 GRISSOM DR**	**10/16/2023**	$217,000	$23,870	2,286	7/3/2	1986	6,055 SF	
.01Mi.	**9697 GRISSOM DR**	**03/05/1999**	$181,000	$14,482	1,571	6/3/2	1985	6,055 SF	
.01Mi.	**9689 GRISSOM DR**	**07/15/1987**	$158,000	$12,584	1,245	5/3/2	1985	6,055 SF	
.02Mi.	**9692 OAK TREE TER**	**09/07/2018**	$157,000	$15,403	1,130	5/3/2	1985	6,055 SF	
.02Mi.	**9701 GRISSOM DR**	**11/02/1995**	$176,500	$11,831	1,404	6/3/2	1985	6,055 SF	
.02Mi.	**9685 GRISSOM DR**	**10/23/2002**	$161,500	$9,723	1,270	5/3/2	1985	6,055 SF	
.02Mi.	**9696 OAK TREE TER**	**11/09/2017**	$184,500	$16,278	1,431	5/3/1	1992	6,055 SF	
.02Mi.	**9688 OAK TREE TER**	**05/07/1987**	$160,500	$12,751	1,178	6/3/2	1985	6,055 SF	
.03Mi.	**9700 OAK TREE TER**	**05/30/2000**	$177,500	$17,142	1,331	5/3/2	1992	6,055 SF	
.03Mi.	**9684 OAK TREE TER**	**06/05/2023**	$159,500	$17,545	1,151	5/3/2	1985	6,055 SF	
.03Mi.	**9692 GRISSOM DR**	**06/30/2020**	$184,500	$16,846	1,388	6/3/2	1994	6,273 SF	
.03Mi.	**9705 GRISSOM DR**	**12/04/2008**	$178,000	$15,141	1,383	6/3/2	1985	6,055 SF	
.03Mi.	**9681 GRISSOM DR**	**07/13/2022**	$155,000	$14,249	1,237	5/3/2	1984	6,142 SF	
.03Mi.	**9696 GRISSOM DR**	**05/19/2010**	$187,500	$18,031	1,431	5/3/2	1992	6,055 SF	
.03Mi.	**9688 GRISSOM DR**	**05/25/2007**	$178,500	$17,106	1,322	6/3/2	1993	6,055 SF	
.04Mi.	**9700 GRISSOM DR**	**08/18/2004**	$181,000	$14,515	1,323	5/3/2	1994	6,403 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	40.1 years old	Households:	8,544
Median Household Income:	$76,374	Households w/Family:	70%
Household Income Per Capita:	$38,498	Households w/Family Married:	52%
Most Common Education Level:	Some College	Households w/Family Children:	28%

School District

School District Zone:	Midwest City-del City Schools	Students:	12,087
Number of Schools:	19	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.88Mi.	**Carl Albert Middle School** Number of Students: 834 Student-Teacher Ratio: 16.7	B-	Public	6 - 8
1.54Mi.	**Carl Albert High School** Number of Students: 1,087 Student-Teacher Ratio: 18.5 Advanced Placement: Yes	B+	Public	9 - 12

ICE SiteX Report

OrderID: 97892298

Flood Report

The Subject Property of **9693 GRISSOM DR, MIDWEST CITY, OK 73130-3531** 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	100%	SIMILAR
BURGLARY	105%	SIMILAR
MOTOR VEHICLE THEFT	88%	LOWER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	49%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	100%	SIMILAR
MURDER	63%	NOTABLY LOWER
OVERALL	44%	SIGNIFICANTLY 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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.