

	Beds 3	Baths 2	Sale Price \$89,000	Sale Date 11/21/1997
	Bldg Sq Ft 1,444	Lot Sq Ft 422,968	Yr Built 1970	Type RUR HMST

OWNER INFORMATION

Owner Name	Collins Tommy W	Tax Billing City & State	Ochelata, OK
Owner Name 2	Collins Elizabeth A	Tax Billing Zip	74051
Tax Billing Address	29411 N 3963 Rd	Tax Billing Zip+4	2449

LOCATION INFORMATION

School District Name	4	Carrier Route	R001
Subdivision	Rural Residential	Zoning	AA1
Township	Caney Valley-Rural	Township Range Sect	24N-13E-5
Census Tract	13.00		

TAX INFORMATION

Tax Parcel	0001496	Tax Area	4
Exemption(s)	Homestead	Tax Appraisal Area	4
% Improved	83%		
Legal Description	BEG 491.5' W OF SE COR OF THE S 1/2 S 1/2 NE; GO W 1096'; N 03 D EG 38 MIN W 409.2'; N 80 DEG 35 MIN E 402.4'; N 72 DEG 12 MIN E 1 25.25'; S 18 DEG 04 MIN E 114.06'; N 71 DEG 36 MIN E 201.98'; S 35 D EG 44 MIN E 584.14' TO THE POB; 9.71 AC SEC:05 TOWNSHIP:24N RAN GE:13E		

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Taxable Assessment - Total	\$8,817	\$8,560	\$8,560
Taxable Assessment - Land	\$1,515	\$1,517	\$1,517
Taxable Assessment - Improved	\$7,302	\$7,043	\$7,043
YOY Assessed Change (\$)	\$257	\$0	\$0
YOY Assessed Change (%)	3%	0%	0%
Total Assessment	\$73,475	\$71,335	\$71,335
Land Assessment	\$12,625	\$12,640	\$12,640
Improved Assessment	\$60,850	\$58,695	\$58,695
Tax Year	Total Tax	Change (\$)	Change (%)
2018	\$751		
2019	\$742	-\$9	-1.2%
2020	\$736	-\$6	-0.81%

CHARACTERISTICS

Land Use - County	Rr Rural Residential	Cooling Type	Central
Land Use - Universal	Rural Homestead	Heat Type	Warm Air
Lot Acres	9.71	Quality	Average
Lot Area	422,968	Exterior	Brick/Masonry
# of Buildings	1	Bedrooms	3
Building Type	Single Family	Total Baths	2
Foundation	Slab	Full Baths	2
Building Sq Ft	1,444	Fireplaces	1
Parking Type	Attached Garage	Porch	Open Slab
Garage Type	Attached Garage	Porch Type	Open Slab
Garage Sq Ft	374	Porch 1 Area	150
Roof Type	Gable	Patio/Deck 1 Area	336
Roof Material	Composition Shingle	Patio Type	Covered Patio
Roof Shape	Gable	Year Built	1970
Stories	1	Style	Traditional
Condition	Average		

SELL SCORE

Rating
Sell Score

Moderate
569

Value As Of

2021-09-13 23:57:59

ESTIMATED VALUE

RealAVM™	\$185,400	Confidence Score	56
RealAVM™ Range	\$150,174 - \$220,626	Forecast Standard Deviation	19
Value As Of	09/11/2021		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY

Closing Date	11/21/1997	Seller	Hunter Robert D
Sale Price	\$89,000	Document Number	908-544
Owner Name	Collins Tommy W	Deed Type	Deed (Reg)
Owner Name 2	Collins Elizabeth A	Price Per Square Feet	\$61.63

Closing Date	11/21/1997
Sale Price	\$89,000
Buyer Name	Owner Record
Seller Name	Hunter Robert D
Document Number	908-544
Document Type	Deed (Reg)

PROPERTY MAP



*Lot Dimensions are Estimated

