


# 8961, Allen, OK 74825, Pontotoc County

APN: 0000-36-005-008-0-002-00 CLIP: 2264237547

	<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Sale Price</b>	<b>Sale Date</b>
	<b>3</b>	<b>2</b>	<b>N/A</b>	<b>\$210,000</b>	<b>10/02/2023</b>
	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Yr Built</b>	<b>Type</b>	
	<b>1,216</b>	<b>647,171</b>	<b>2023</b>	<b>MBL HM</b>	

OWNER INFORMATION			
Owner Name	Burris Melvin	Tax Billing City & State	Stonewall, OK
Owner Name 2		Tax Billing Zip	74871
Tax Billing Address	22825 County Road 3630	Tax Billing Zip+4	

COMMUNITY INSIGHTS			
Median Home Value	\$208,636	School District	ALLEN
Median Home Value Rating	3 / 10	Family Friendly Score	63 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	46 / 100	Walkable Score	13 / 100
Total Incidents (1 yr)	16	Q1 Home Price Forecast	\$212,981
Standardized Test Rank	28 / 100	Last 2 Yr Home Appreciation	14%

LOCATION INFORMATION			
School District Name	Allen Rural	Zoning	
Subdivision		Historic Preservation Zoning Code	
Township		Historic Preservation District	
Census Tract		Township Range Sect	5N-8E-36
Carrier Route		Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
Tax Parcel	0000-36-005-008-0-002-00	Tax Appraisal Area	
Exemption(s)		Lot Number	
% Improved	85%	Block ID	
Tax Area			
Legal Description	PT OF S1/2 S1/2 SE DESC 3557/6 BEING 14.87AC SEC. 36-5-8 ALLEN TWP		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Taxable Assessment - Total	\$11,428	\$239	\$239
Taxable Assessment- Land	\$1,713	\$239	\$239
Taxable Assessment - Improved	\$9,715		
YOY Assessed Change (\$)	\$11,189	\$0	
YOY Assessed Change (%)	4,681.59%	0%	
Total Assessment	\$95,232	\$1,994	\$1,994
Land Assessment	\$14,275	\$1,994	\$1,994
Improved Assessment	\$80,957		
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$18		
2022	\$22	\$4	22.22%
2023	\$22	\$0	0%

CHARACTERISTICS			
Land Use - County	Rural Ag	Basement Sq Feet	
Land Use - State		Interior Wall	
Land Use - Universal	Mobile Home	Cooling Type	
Lot Acres	14.857	Heat Type	Warm Air
Lot Area	647,171	Quality	
Lot Frontage		Exterior	
Lot Depth		Total Rooms	7

# of Buildings	1
Total Units	
Building Type	Mobile Home
Foundation	
Building Sq Ft	1,216
Ground Floor Area	
Main Area	
2nd Floor Area	
Parking Type	
Garage Type	
Garage Capacity	
Garage Sq Ft	
Roof Type	
Roof Material	Composition Shingle
Roof Shape	
Stories	
Condition	Average
Basement Type	

Bedrooms	3
Total Baths	2
MLS Total Baths	
Full Baths	2
Half Baths	
Fireplaces	
Floor Cover	
Pool	
Porch	
Porch Type	
Porch 1 Area	
Patio/Deck 1 Area	
Patio Type	
Year Built	2023
Effective Year Built	
Water	
Sewer	
Style	Mobile Home

<b>SELL SCORE</b>			
Rating	Very Low	Value As Of	2024-12-08 04:40:53
Sell Score	140		

<b>ESTIMATED VALUE</b>			
RealAVM™		Confidence Score	
RealAVM™ Range		Forecast Standard Deviation	
Value As Of			

(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.

<b>LISTING INFORMATION</b>			
MLS Listing Number		Closing Date	
MLS Status		Closing Price	
MLS Status Change Date		Listing Agent Name	
MLS Listing Date		Listing Broker Name	
MLS Current List Price		Selling Agent Name	
MLS Orig. List Price		Selling Broker Name	
Pending Date			

MLS Listing #

MLS Status

MLS Listing Date

MLS Listing Price

MLS Orig Listing Price

MLS Close Date

MLS Listing Close Price

MLS Listing Expiration Date

MLS Listing Cancellation Date

<b>LAST MARKET SALE &amp; SALES HISTORY</b>			
Recording Date	10/02/2023	Seller	Hignite Tim & Bonnie
Closing Date	10/02/2023	Document Number	3737-114
Sale Price	\$210,000	Deed Type	Warranty Deed
Owner Name	Burris Melvin	Price Per Square Feet	\$172.70
Owner Name 2		Cash Down	

Recording Date 10/02/2023

Closing Date 10/02/2023 08/31/2000

Sale Price \$210,000 \$44,000

Nominal

Buyer Name Burris Melvin Merriman Harold & Peggy

Seller Name Hignite Tim & Bonnie Mooney Shellie S

Document Number 3737-114 1574-322

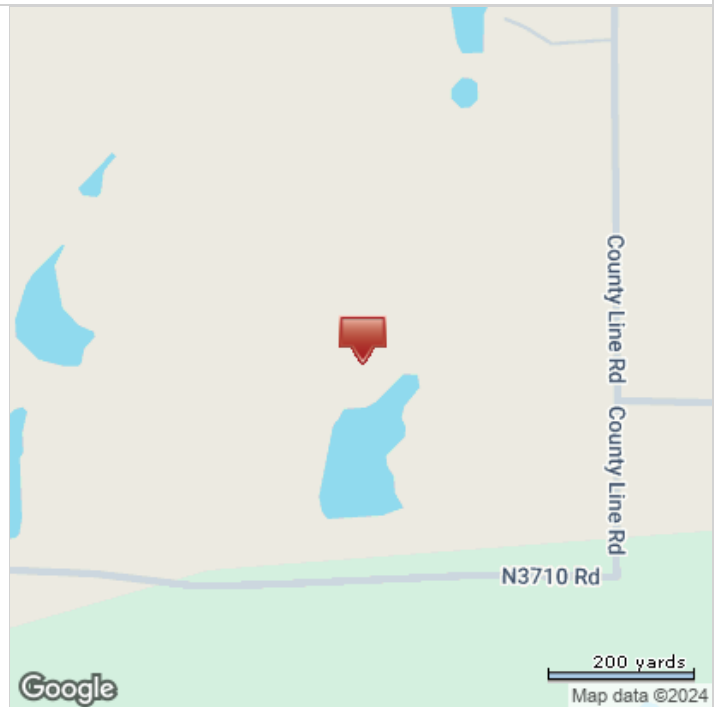
MORTGAGE HISTORY

Mortgage Date	10/02/2023
Mortgage Amount	\$120,000
Mortgage Lender	Citizens Bk/Ada
Mortgage Code	Conventional

FORECLOSURE HISTORY

Document Type
Default Date
Foreclosure Filing Date
Recording Date
Document Number
Book Number
Page Number
Default Amount
Final Judgment Amount
Original Doc Date
Original Document Number
Original Book Page
Lien Type

PROPERTY MAP



\*Lot Dimensions are Estimated