



3	1,336	13,988	\$48,000
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
2	1943	SFR	07/02/2003
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Farmer Sidney & Ivera	Tax Billing City & State:	Muldrow, OK
Owner Name 2:	Revocable Trust 03/22/20	Tax Billing Zip:	74948
Tax Billing Address:	501 Mallard Dr	Tax Billing Zip+4:	3705

Location Information

School District Name:	Sallisaw City	Census Tract:	303.02
Subdivision:	Lampton	Carrier Route:	C004
Township:	Sallisaw Subs	Township Range Sect:	11N-24E-5

Tax Information

Tax Parcel:	0120-00-001-009-0-000-00	Lot Number:	9
% Improved:	80%	Block ID:	1
Tax Area:	0001		
Legal Description:	LOTS 9 & 10, BL. 1 LAMPTON ADD. .		

Assessment & Tax

Assessment Year	2016	2015	2014
Taxable Assessment - Total	\$4,169	\$4,169	\$5,280
Taxable Assessment- Land	\$825	\$825	\$1,213
Taxable Assessment - Improved	\$3,344	\$3,344	\$4,067
YOY Assessed Change (\$)	\$0	-\$1,111	
YOY Assessed Change (%)	0%	-21.04%	
Total Assessment	\$37,900	\$37,900	\$48,000
Land Assessment	\$7,500	\$7,500	\$11,025
Improved Assessment	\$30,400	\$30,400	\$36,975
Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$480		
2015	\$373	-\$107	-22.29%
2016	\$372	-\$1	-0.27%

Characteristics

Land Use - County:	Urban Res	Cooling Type:	Central
Land Use - Universal:	SFR	Heat Type:	Forced Air
Lot Acres:	0.3211	Quality:	Average
Lot Area:	13,988	Exterior:	Hardboard
# of Buildings:	1	Bedrooms:	3
Building Type:	Single Family	Total Baths:	2
Foundation:	Standard	Full Baths:	2
Building Sq Ft:	1,336	Porch:	Open Porch
Ground Floor Area:	1,336	Porch Type:	Open Porch
Roof Type:	Gable	Porch 1 Area:	64
Roof Material:	Composition Shingle	Year Built:	1943
Roof Shape:	Gable	Effective Year Built:	1943
Stories:	1	Style:	Traditional

Courtesy of John Wilhite, Northeast Oklahoma Real Estate Services

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Property Detail

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Condition:

Average

Estimated Value

RealAVM™ (1): **\$66,487**
 RealAVM™ Range: **\$50,530 - \$82,444**
 Value As Of: **01/27/2017**

Confidence Score (2): **66**
 Forecast Standard Deviation (3): **24**

(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 60 - 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.

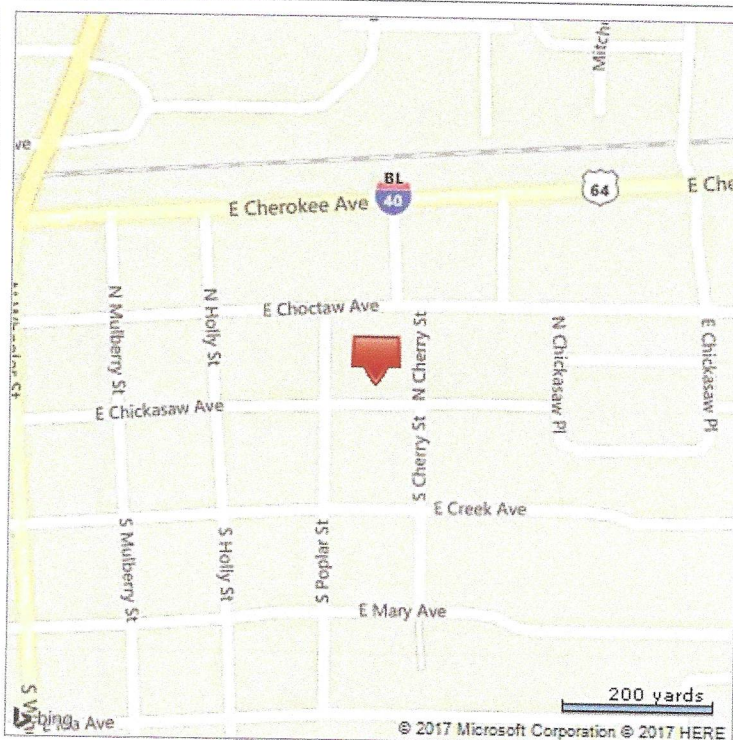
Last Market Sale & Sales History

Closing Date: **07/02/2003** Seller: **Catron George & Chae**
 Sale Price: **\$48,000** Document Number: **988-577**
 Owner Name: **Farmer Sidney & Ivera** Deed Type: **Deed (Reg)**
 Owner Name 2: **Revocable Trust 03/22/20** Price Per Square Feet: **\$35.93**

Recording Date	04/27/2015	10/31/2011	02/16/2011	
Closing Date	04/27/2015	10/24/2011	02/03/2011	07/02/2003
Sale Price	\$33,000			\$48,000
Nominal		Y	Y	
Buyer Name	Farmer Sidney & Ivera Trust	Edwards Archie & Donna	Wells Fargo Bk Na	Edwards Donnie & Ella
Seller Name	Edwards Archie & Donna	Federal Home Loan Mtg Corp	Sheriff Of Sequoyah County	Catron George & Chae
Document Number	1365-678	1260-522	1242-187	988-577
Document Type	Warranty Deed Joint Tenant	Special Warranty Deed Joint Te	Sheriff's Deed	Deed (Reg)

Mortgage History

Mortgage Date	10/31/2013	10/31/2011	10/31/2011
Mortgage Amount	\$22,871	\$26,000	\$26,000
Mortgage Lender	Firststar Bk	First Nat'l Bk/Sallisaw	First Nat'l Bk/Sallisaw
Mortgage Code	Conventional	Conventional	Conventional

Property Map

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