	MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
	3	2	1	\$450,000	03/01/2023
	Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	8,904	130,680	1955	COM'L BLDG	

OWNER INFORMATION			
Owner Name	Veretennikov Denis	Tax Billing Zip	89118
Tax Billing Address	6250 W Arby Ave Unit 222	Tax Billing Zip+4	4642
Tax Billing City & State	Las Vegas, NV		

COMMUNITY INSIGHTS			
Median Home Value	\$255,770	School District	GRAND VIEW
Median Home Value Rating	4 / 10	Family Friendly Score	19 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	47 / 100	Walkable Score	10 / 100
Total Incidents (1 yr)	65	Q1 Home Price Forecast	\$267,614
Standardized Test Rank	27 / 100	Last 2 Yr Home Appreciation	18%

LOCATION INFORMATION			
School District Name	Tahlequah Rural	Township Range Sect	17N-22E-16
Census Tract	9779.01	Within 250 Feet of Multiple Flood Zone	No
Carrier Route	H011		

TAX INFORMATION			
Tax Parcel	0000-16-17N-22E-0-036-00	% Improved	95%
Legal Description	T17N R22E S16 @BEG 40'E & 186.5'N SW/C S/2 NW NE N0°06' E208.7' N89°56' E626.1' S0°06' W208.7'S89°56' W626.1'POB.		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Taxable Assessment - Total	\$44,276	\$44,276	\$44,276
Taxable Assessment- Land	\$2,046	\$2,046	\$2,046
Taxable Assessment - Improved	\$42,230	\$42,230	\$42,230
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Total Assessment	\$402,508	\$402,508	\$402,508
Land Assessment	\$18,600	\$18,600	\$18,600
Improved Assessment	\$383,908	\$383,908	\$383,908
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$4,123		
2022	\$4,108	-\$15	-0.36%
2023	\$4,158	\$50	1.22%

CHARACTERISTICS			
Land Use - County	Rural Res	Cooling Type	Central
Land Use - Universal	Tax: Commercial Building MLS: Food Stores	Heat Type	Central
Lot Acres	3	Quality	Average
Lot Area	130,680	Exterior	Shingle
# of Buildings	2	Total Rooms	7
Building Type	Commercial	Bedrooms	3
Foundation	Slab	Total Baths	2
Building Sq Ft	8,904	MLS Total Baths	2
Ground Floor Area	6,284	Full Baths	Tax: 1 MLS: 2
Garage Capacity	MLS: 2	Half Baths	1
Roof Type	Gable	Fireplaces	1
Roof Material	Tar & Gravel	Porch	Open Porch
Roof Shape	Gable	Porch Type	Open Porch
Stories	1	Porch 1 Area	1180

Condition	Average	Year Built	MLS: 1955
Basement Type	MLS: Crawl Space	Effective Year Built	2012

SELL SCORE

Value As Of	2024-05-12 04:42:35
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LISTING INFORMATION

MLS Listing Number	1620819	MLS Current List Price	\$150,000
MLS Status	Expired	MLS Orig. List Price	\$25,000
MLS Status Change Date	12/14/2016	Listing Agent Name	Mchupp-Maria Chupp
MLS Listing Date	06/17/2016	Listing Broker Name	C21/NEOKLA, INC.

MLS Listing #	1620698	1127934	1108390	1031424	1007970
MLS Status	Expired	Expired	Expired	Expired	Expired
MLS Listing Date	06/16/2016	09/22/2011	03/22/2011	10/12/2010	03/09/2010
MLS Listing Price	\$500,000	\$150,000	\$150,000	\$154,900	\$154,900
MLS Orig Listing Price	\$50,000	\$150,000	\$150,000	\$154,900	\$164,500
MLS Listing Expiration Date	12/12/2016	10/22/2011	09/22/2011	03/02/2011	09/02/2010

MLS Listing #	928608	907095	821886
MLS Status	Expired	Expired	Expired
MLS Listing Date	10/01/2009	03/11/2009	07/18/2008
MLS Listing Price	\$168,000	\$168,000	\$168,000
MLS Orig Listing Price	\$168,000	\$168,000	\$168,000
MLS Listing Expiration Date	03/01/2010	09/11/2009	01/17/2009

LAST MARKET SALE & SALES HISTORY

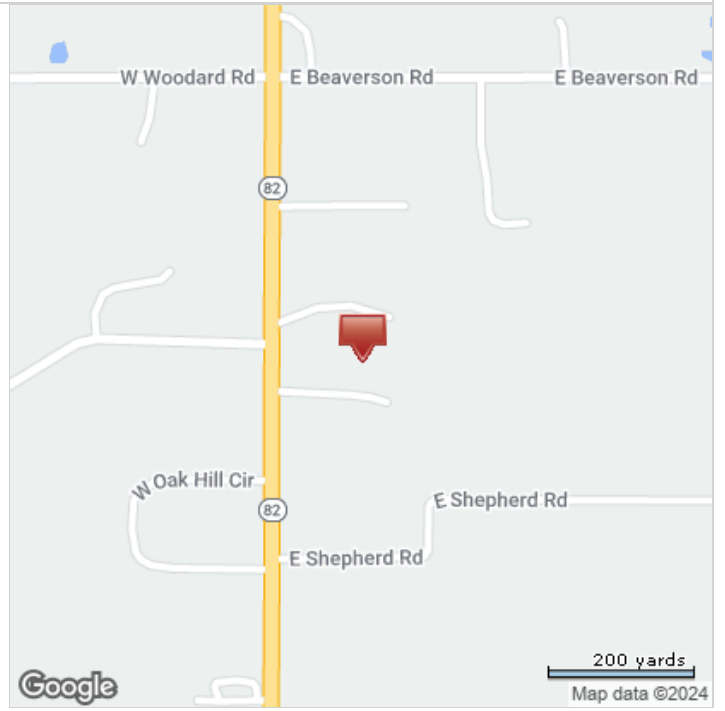
Recording Date	03/27/2023	Seller	Byler Edward J & Bonnie S
Closing Date	03/01/2023	Document Number	1378-774
Sale Price	\$450,000	Deed Type	Contract Of Sale
Owner Name	Veretennikov Denis	Price Per Square Feet	\$50.54

Recording Date	12/15/2023	03/27/2023	04/16/2012
Closing Date	03/01/2023	03/01/2023	04/13/2012
Sale Price		\$450,000	\$128,000
Nominal	Y		
Buyer Name	Veretennikov Denis	Veretennikov Denis	Byler Edward J & Bonnie S
Seller Name	Byler Edward J & Bonnie S	Byler Edward J & Bonnie S	Callaway Patricia M
Document Number	1399-694	1378-774	1035-504
Document Type	Correction Deed	Contract Of Sale	Warranty Deed Joint Tenant

MORTGAGE HISTORY

Mortgage Date	04/16/2012	07/22/2010
Mortgage Amount	\$350,000	\$20,902
Mortgage Lender	Anabaptist Fin'l	Bancfirst
Mortgage Code	Conventional	Conventional

PROPERTY MAP



*Lot Dimensions are Estimated