

PROPERTY REPORT

111 Sequoyah Ln, Altus, OK 73521



Presented by

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RE/MAX Property Place

601 N. Main
Altus, OK 73521

111 Sequoyah Ln, Altus, OK 73521

 Off Market

Property Facts

Public Facts

Listing Facts

Property Type	Office	—
Property Subtype	Office Bldg (General)	—
Number of Units	0	—
Number of Stories	2	—
Building Area (sq ft)	11,550	—
Lot Size	0.68 acres	—
Lot Dimensions	29490 SF	—
Year Built	1980	—
Heating	Yes	—
Cooling	Yes	—
Garage (spaces)	0	—

Extended Property Facts

Interior Details

Building Perimeter 320 sq ft**Canopy/Awning** 72 sq ft

Exterior Details

Lot Size - Square Feet 29,490 sq ft**Lot Size - Acres** 0.68 acres

Other Details

Building Quality C-

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Public Facts

Owner Information

Owner Name (Public)	CINDY RAY MACKEY RAY
Time Owned	18
Mailing Address	Po Box 821 Altus OK 73522-0821
Contact Title	OWNER
Contact Name	CINDY RAY MACKEY RAY
Tenants Average Days In Business	1 year and 162 days

Legal Description

Parcel Number	0022-07-002-020-0-007-00 01
Tax ID	7132
County	Jackson County
Census Tract	400659684.002000
Carrier Route	C010
Abbreviated Description	7-2N-20 ALTUS UNP. .65 A PT NE/4-BEG 410'W & 223.83'N OF SE COR N/2 NE 1/4-N175'E 165'SLY 159.37 FT CURVE TO LEFT 13.81' CURV
FIPS Parcel Number	400650022-07-002-020-0-007-00 01
General Use	Office Building
Overall Use	OFFICE BUILDINGS
Current Use	Office Bldg (General)

Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$42,779	\$6,642	\$49,421	\$4,212
2022	\$40,746	\$6,321	\$47,067	\$4,020
2021	\$39,141	\$5,686	\$44,827	\$3,829

Deed Records

Recording Date	6/20/2007
Document Type	Warranty Deed
Sales Price Code	Full amount stated on Document
Buyer Name	WILLIAM C RAY
Buyer ID	Single Person or Individual
Seller Name	BRIGGS AND RAY
Seller ID	Partnership
Total Transfer Tax	\$420
Book #	0993
Page #	0397
Contract Date	6/18/2007

Financial Details

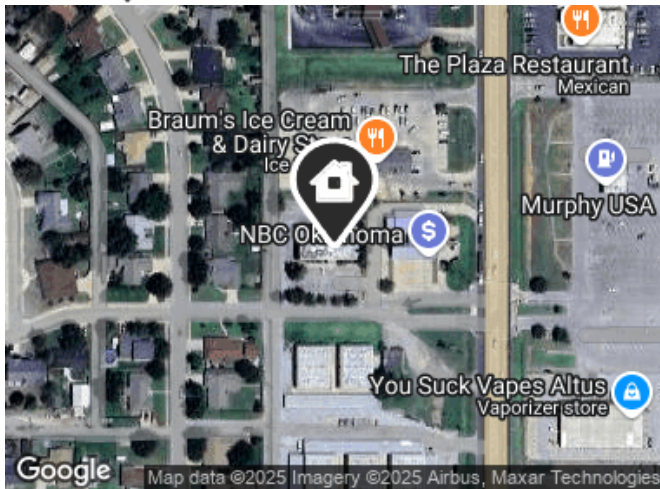


Adjusted Prop. Value	\$655,263
Est. Prop Change Current Owner	7%
Default History	NO DEFAULTS IN AVAILABLE RECORDS
New Applicant Underwriting Score	47
Property Use Reliability Score	47
Property Use Risk Score	B
Financial Risk Score	47
Local Area Credit Risk Score	B
Special Risk Characteristics	NO SPECIAL RISK FEATURES

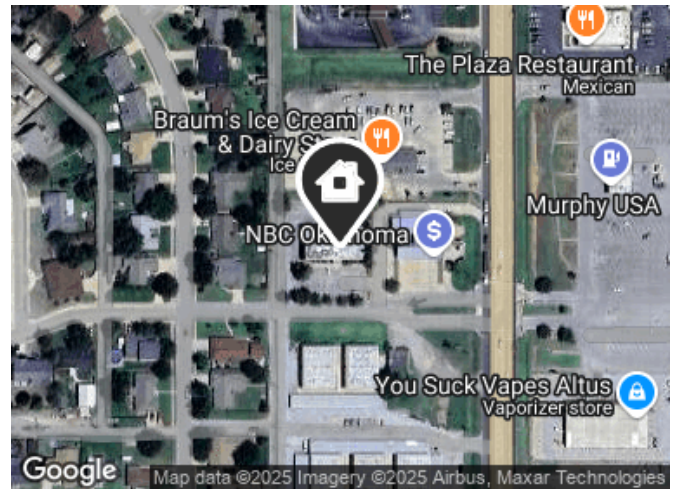
Maps



Legend:  Subject Property



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Legend:  Subject Property

Cindy L. Ray Sequoyah Building 2024	
Rental Income	\$ 57,850.00
Supplies	\$ 714.10
Contract Services	\$ 4,100.00
Repair and Maintenance	\$ 11,445.97
Real Estate Tax	\$ 4,500.00
Utilities	\$ 13,767.91
Insurance	\$ 8,321.00
Office Expense	\$ 611.78
Total Expense	\$ 43,460.76
Net Profit	\$ 14,389.24

\$10,000.00 Roof replacement for repairs

111 Sequoyah Lane Altus Current Tenants

Great Plains Youth and Family Services - 6 years - \$1850

Del Linders, CPA - 20+ years - \$650

SWODA - 15+ years \$825

1st Command - appr 10 years- \$500

YS Assets - appr 18 months- \$850

Total- \$4,675 Per Month

Per Year- \$56,100

09/19/2025

Current Numbers/Additional Information

Gross Rent Multiplier $\$450,000/\$56,100 = 8.0$ GRM

Price Per SF $\$450,000/\$11,550 = \$38.96$ Per SF

5 out of the 10 offices are currently occupied.

The landlord is currently paying the utilities. The seller pays 5 utility bills, one is just for water and sewer.

Mixed use zoning. Can be zoned commercial as well as residential.

The property has 8 AC units that are serviced every year.

09/19/2025

HUNN ROOFING
LIC. #8004755
P.O. Box 657
ALTUS, OKLAHOMA 73522

STATEMENT

DATE

10-10-24

NUMBER

(580) 318-1770

Cindy Ray

Altus, Okla.

TERMS:

PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

\$ _____

DATE	CHARGES AND CREDITS	BALANCE	
	BALANCE FORWARD		
	Sequoyia Bld		
	60X110 Build up Tar Roof		
	Power Wash Surface		
	Install 100% Silicone Roof Coat		
	Polyglass PB90.1		
	Paid in Full		

HUNN ROOFING

Thank You

PAY LAST AMOUNT
IN THIS COLUMN

$$\frac{1200}{24} \times 19 = 950$$

$$C(A) \in [1/R^2, 1 - 0^2]$$

SCALE: 1/8" = 1'-0"