



Beds	Full Baths	Half Baths	MLS List Price	MLS List Date
N/A	N/A	N/A	\$1,800,000	09/30/2024
Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
54,000	1,254,528	2007	COM'L/IND	

OWNER INFORMATION			
Owner Name	Wassco Corp	Tax Billing Zip	74153
Tax Billing Address	6110 E 51st PI Unit 35527	Tax Billing Zip+4	1651
Tax Billing City & State	Tulsa, OK		

COMMUNITY INSIGHTS			
Median Home Value	\$325,218	School District	SPERRY
Median Home Value Rating	5 / 10	Family Friendly Score	62 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	55 / 100	Walkable Score	11 / 100
Total Incidents (1 yr)	64	Q1 Home Price Forecast	\$332,852
Standardized Test Rank	29 / 100	Last 2 Yr Home Appreciation	27%

LOCATION INFORMATION			
School District Name	Sperry Fd	Township Range Sect	21N-12E-30
Township	Sperry (Fire Dist)	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
Tax Parcel	570083028	Tax Appraisal Area	1081
% Improved	32%		
Legal Description	30-21-12 COMM AT NE/C-W 26.50' TO W P/W W 52ND ST-W 1034.40' TO POB-S 1039.85'-W 66.64'-S 78.07' 17' W 69.52'-S 66.45' 50' W 70.52'-S 44.24' 21' W 201.32'-S 52.16' 10' W 97.21'-W 175.68'-N 301.94'-E 23.78'-N 03.09' 36' W 198.26'-N 26.27' 29' E 30.48'-W 691.91'-N 29.11'-ALG CRV TO LEFT W/RAD OF 530' FOR 106.77'-N 10.57' 25' W 92.15'-N 19.08' 36' W 127.93'-ALG CRV TO RGT W/RAD OF 220' FOR 4.69'-N 16.55' 21' W 103.88'-ALG CRV TO LEFT W/RAD OF 80' FOR 45.36'-N 49.24' 22' W 42.02'-N 49.24' 22' W 42.02'-ALG CRV TO LEFT W/RAD OF 70' FOR 13.19'-N 38.36' 38' W 137'-ALG CRV TO LEFT W/RAD OF 120' FOR 53.83'-N 13.91'-E 1580.03' TO POB		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Taxable Assessment - Total	\$97,606	\$97,606	\$41,618
Taxable Assessment- Land	\$65,896	\$65,896	\$10,439
Taxable Assessment - Improved	\$31,710	\$31,710	\$31,179
YOY Assessed Change (\$)	\$0	\$55,988	
YOY Assessed Change (%)	0%	134.53%	
Total Assessment	\$813,381	\$813,381	\$346,819
Land Assessment	\$549,130	\$549,130	\$86,990
Improved Assessment	\$264,251	\$264,251	\$259,829
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$4,481		
2022	\$4,508	\$27	0.6%
2023	\$10,546	\$6,038	133.94%

CHARACTERISTICS			
Land Use - County	Rural Commercial/Industrial	Condition	Fair
Land Use - Universal	Commercial/Industrial	Basement Type	MLS: Slab
Lot Acres	28.8	Quality	Average
Lot Area	1,254,528	Exterior	Metal
# of Buildings	1	Porch	Open Porch
Building Type	Commercial	Porch Type	Open Porch

Building Sq Ft	54,000
Stories	1

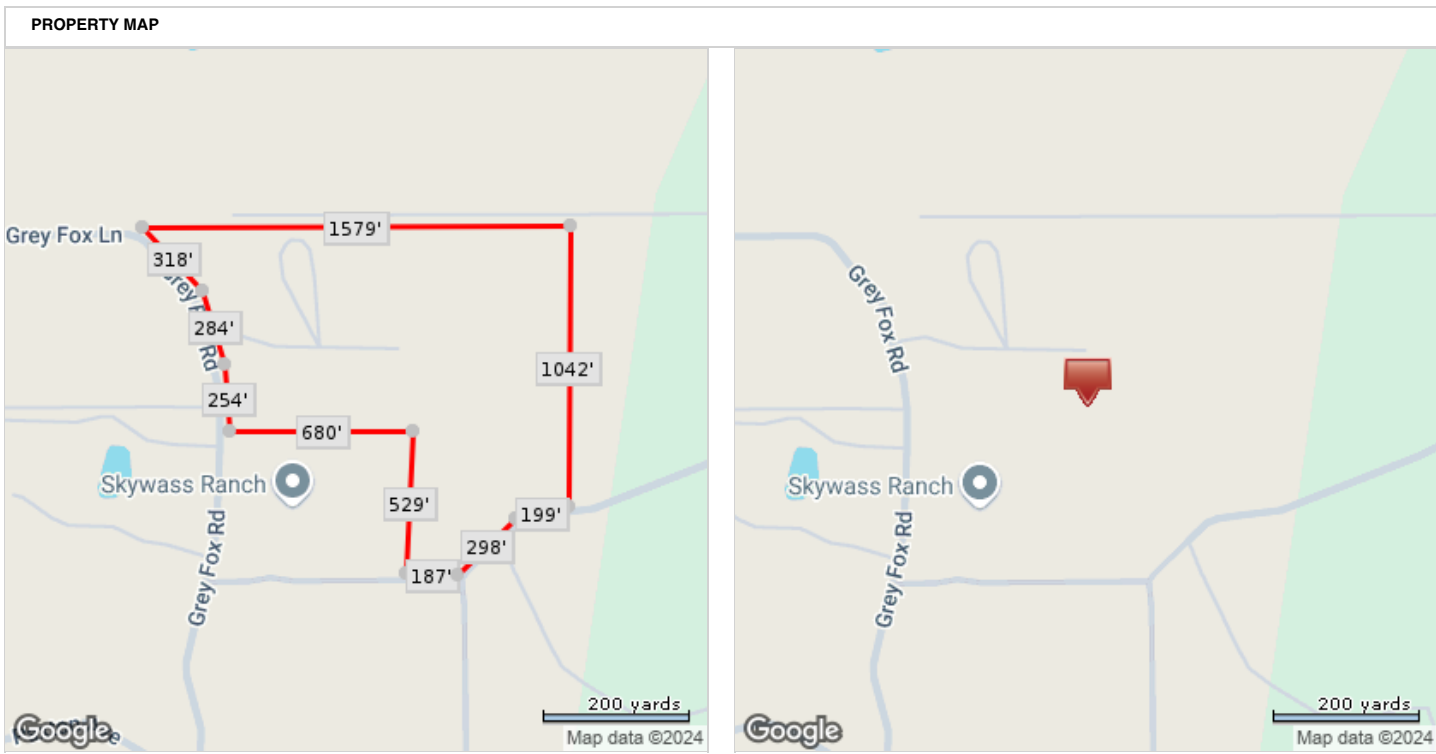
Porch 1 Area	65
Year Built	2007

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

LISTING INFORMATION			
MLS Listing Number	2434571	MLS Current List Price	\$1,800,000
MLS Status	Active	MLS Orig. List Price	\$1,800,000
MLS Status Change Date	09/30/2024	Listing Agent Name	178892-Chuck Bellatti
MLS Listing Date	09/30/2024	Listing Broker Name	ARROWHEAD LAND COMPANY L LC

LAST MARKET SALE & SALES HISTORY			
Owner Name	Wassco Corp		

MORTGAGE HISTORY	
Mortgage Date	06/28/2013
Mortgage Amount	\$560,000
Mortgage Code	Private Party Lender



*Lot Dimensions are Estimated