

744 SE 25TH STREET

OKLAHOMA CITY, OK 73129



LOCATION DESCRIPTION

Located in the southwest corner of SE 25th Street and Phillips Avenue, one mile west of I-35. The building sits on $\pm 49,807$ SF plus an adjacent lot of land consisting of $\pm 33,302$ SF.

PROPERTY HIGHLIGHTS

- Large lot with ample parking
- Close to I-35
- Currently operating as a charter school
- Possible use: office, school, day care, nursing home
- ± 32 parking spaces
- Includes a vacant lot on the southwest side of property ($\pm 33,302$ SF)

OFFERING SUMMARY

Sale Price:	\$749,900
Building Lot Size:	$\pm 49,807$ SF
Vacant Lot Size:	$\pm 33,302$ SF
Building Size:	$\pm 11,100$ SF
Price / SF:	\$67.56 / SF
Year Built:	1990
2024 Taxes (Building):	\$6,278
2024 Taxes (Vacant Lot):	\$152

PROPERTY PRICED TO SELL "AS-IS"

TOM FIELDS

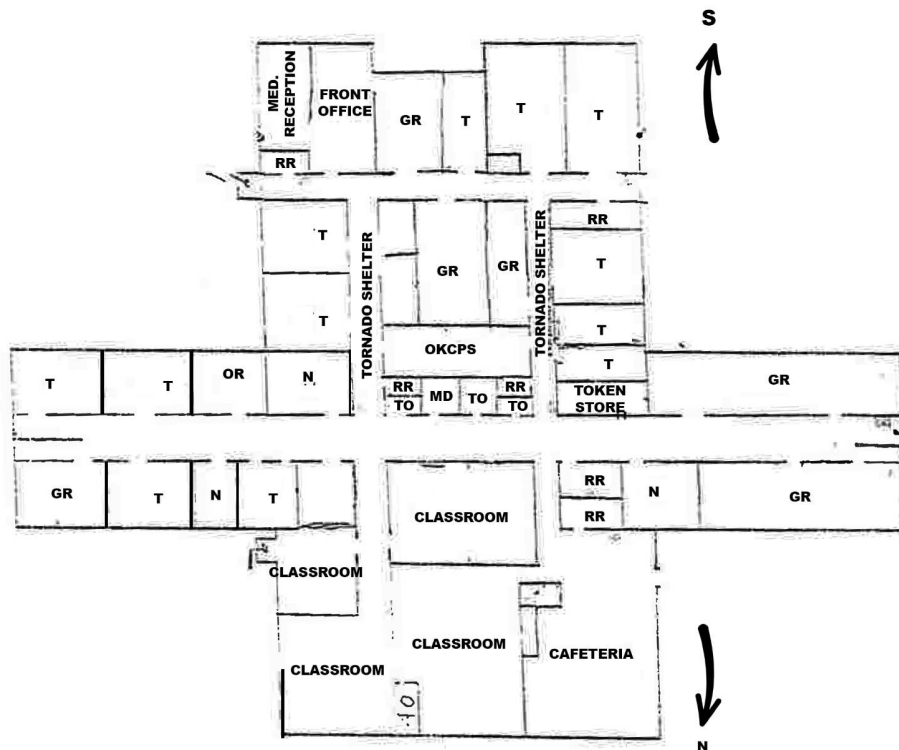
tfields@priceedwards.com
O: 405.239.1205

MONICA WITTRICK

mwittrock@priceedwards.com
O: 405.843.7474

744 SE 25TH ST

OKLAHOMA CITY, OK 73129



TOM FIELDS

tfields@priceedwards.com
O: 405.239.1205

MONICA WITTRICK

mwittrick@priceedwards.com
O: 405.843.7474

744 SE 25TH ST

OKLAHOMA CITY, OK 73129



VACANT LOT
33,302 sf +/-

TOM FIELDS

tfields@priceedwards.com
O: 405.239.1205

MONICA WITTRICK

mwittrick@priceedwards.com
O: 405.843.7474

744 SE 25TH ST

OKLAHOMA CITY, OK 73129

4/22/25, 12:39 PM

WP50 Oklahoma County Assessor Real Account Detail



As a property owner, you have Rights, Remedies, & Responsibilities regarding your assessment.

[Read more](#)

[Larry Stein](#) Oklahoma County Assessor (405) 713-1200 - Public Access System

Home	Contact Us	Guest Book	Map Search	New Search				
Real Property Display - Screen Produced 4/22/2025 12:39:01 PM								
Account: R131886030	Type: Commercial		Location:	744 SE 25TH ST				
Building Name/Occupant:	POSITIVE CHANGES		Map Parcel	OKLAHOMA CITY				
Owner Name 1:	LBL INVESTMENTS LLC		Parcel PIN#:	1638-13-188-6030				
Owner Name 2:			1/4 section #:	1638				
Owner Name 3:			Parent Acct:					
Billing Address:	301 NW 63RD ST, Unit 650		Tax District:	TXD 300				
City, State, Zip	OKLAHOMA CITY, OK 73116		School System:	Oklahoma City #89				
Country: (If noted)	UNITED STATES		Land Size:	49,807.0000 Square Feet				
Personal Property	Land Value: 39,844	Treasurer:	Click to View Taxes					
Sect 10-T11N-R3W Qtr SE	UNPLTD PT SEC 10 11N 3W Block 000 Lot 000		Subdivision Sales					
Full Legal Description: UNPLTD PT SEC 10 11N 3W 000 000 PT SE4 SEC 10 11N 3W BEG 693FT W OF SE/C NE4 SE4 TH N142.50FT W350FT S142.23FT E350FT TO BEG SUBJ TO ESMTS OF RECORD								
No comparable sales report available.								
		No comparable sales returned.						
Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information HERE)								
Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2025	476,800	476,800	52,448	0	52,448	119.70	\$6,278	\$0
2024	476,800	476,800	52,448	0	52,448	119.70	\$6,278	\$0
2023	476,800	476,800	52,448	0	52,448	118.33	\$6,206	\$0
2022	476,800	476,800	52,448	0	52,448	112.69	\$5,910	\$0
2021	476,800	476,800	52,448	0	52,448	112.29	\$5,889	\$0
--	--	>	>	[1/6]				
Property Account Status/Adjustments/Exemptions								
Account #	Grant Year	Exemption Description				Amount		
R131886030	2008	5% Capped Account				0		
Property Deed Transaction History (Recorded in the County Clerk's Office)								
Date	Type	Book	Page	Price	Grantor	Grantee		
3/11/2009	Hmstd Off &	11039	1177	0	POSITIVE CHANGES LLC	LBL INVESTMENTS LLC		
1/27/2006	Deeds	9998	1509	450,000	SOUTHEAST AREA HEALTH CENTER INC	POSITIVE CHANGES LLC		
8/23/1994	Historical	6645	785	0	SOUTHEAST AREA HEALTH			
Last Mailed Notice of Value (N.O.V.) Information/History								
Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed		
2011	03/10/2011	506,000		495,950	54,553	0	54,553	
Property Building Permit History								
Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost		Status	
No Building Permit records returned.								
Click button on building number to access detailed information:								
	Bldg #	Vacant/Improved Land		Bldg Description		Year Built	SqFt	# Stories
Click	1	Improved		Office Style Box C or D		1990	11,100	1 Stories

<https://docs.oklahomacounty.org/assessorwp5/AN-R.asp?PROPERTYID=48230>

1/1

TOM FIELDS

tfields@priceedwards.com
O: 405.239.1205

MONICA WITTRICK

mwittrick@priceedwards.com
O: 405.843.7474

744 SE 25TH ST

OKLAHOMA CITY, OK 73129

4/22/25, 12:42 PM

WP50 Oklahoma County Assessor Real Account Detail



Stay current with the latest News Releases from the Oklahoma County Assessor's Office

[Read more](#)

[Larry Stein](#) Oklahoma County Assessor (405) 713-1200 - Public Access System

Home	Contact Us	Guest Book	Map Search	New Search				
Real Property Display - Screen Produced 4/22/2025 12:42:04 PM								
Account: R095671035	Type: Residential		Location:	0 UNKNOWN				
Building Name/Occupant:		Map Parcel	OKLAHOMA CITY					
Owner Name 1:	LBL INVESTMENTS LLC	Parcel PIN#:	1638-09-567-1035					
Owner Name 2:		1/4 section #:	1638					
Owner Name 3:		Parent Acct:	1638-09-567-1040					
Billing Address:	301 NW 63RD ST, Unit 650	Tax District:	TXD 300					
City, State, Zip	OKLAHOMA CITY, OK 73116	School System:	Oklahoma City #89					
Country: (If noted)		Land Size:	0.7645 Acres					
Personal Property	Land Value: 26,807	Treasurer:	Click to View Taxes					
Sect 10-T11N-R3W Qtr SE	FROST HEIGHTS ADD Block 002 Lot 000	Subdivision Sales						
Full Legal Description: FROST HEIGHTS ADD 002 000 LOTS 9 THRU 17								
No comparable sales report available.								
		No comparable sales returned.						
Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information HERE)								
Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2025	26,807	12,154	1,336	0	1,336	119.70	\$160	\$193
2024	26,807	11,576	1,272	0	1,272	119.70	\$152	\$201
2023	26,807	11,025	1,212	0	1,212	118.33	\$144	\$205
2022	26,807	10,500	1,155	0	1,155	112.69	\$130	\$202
2021	10,000	10,000	1,100	0	1,100	112.29	\$124	\$0
--	--	>	>	[1/3]				
Property Account Status/Adjustments/Exemptions								
Account #	Grant Year	Exemption Description				Amount		
R095671035	2013	5% Capped Account				0		
Property Deed Transaction History (Recorded in the County Clerk's Office)								
Date	Type	Book	Page	Price	Grantor	Grantee		
3/19/2025	>	Hmstd Off &	16046	819	0	POSITIVE CHANGES LLC	LBL INVESTMENTS LLC	
12/7/2011	>	Hmstd Off &	11793	22	0	POSITIVE CHANGES LLC	LBL INVESTMENTS LLC	
6/14/2011	>	Deeds	11666	611	10,000	CITY OF OKLA CITY	POSTIVE CHANGES LLC	
Last Mailed Notice of Value (N.O.V.) Information/History								
Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed		
2025	01/31/2025	26,807	12,154	1,336	0	1,336		
2024	01/22/2024	26,807	11,576	1,272	0	1,272		
2023	01/23/2023	26,807	11,025	1,212	0	1,212		
2022	02/22/2022	26,807	10,500	1,155	0	1,155		
2012	04/06/2012	10,000	10,000	1,100	0	1,100		
Property Building Permit History								
Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status		
No Building Permit records returned.								
Click button on building number to access detailed information:								
Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories			
No building records returned.								

<https://docs.oklahomacounty.org/assessorwp5/AN-R.asp?PropertyID=48135>

1/1

TOM FIELDS

tfields@priceedwards.com

O: 405.239.1205

MONICA WITTRICK

mwittrick@priceedwards.com

O: 405.843.7474