

580.336.5100

Betty Warner

GRI ABR Broker / Owner

Bill Warner

GRI Owner / Broker Associate



Warner & Associates

Real Estate 202 N. 7th Perry, Oklahoma 73077

SCISSORTAILS NEWS

THE FACTS ON "FOR SALE BY OWNER"

Homes sold with the help of a real estate professional in 2006 sold on average for 32 percent more than FSBO sales.

The median FSBO selling price in 2006 was \$187,200, compared with \$247,000 for agent-assisted transactions.

In 2006, just 12 percent of sellers chose the FSBO ("For Sale By Owner") route,

down from 13 percent the previous year, according to NAR's 2006 Profile of Home Buyers and Sellers. This is down from about 20 percent in 1987.

40 percent of all FSBOs sold their homes to someone they knew prior to the transaction.

This means that only 7 percent of all home sales are open market FSBO transactions. The rest are simply unrepresented sellers in private transactions.

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OKLAHOMA STATEWIDE STATISTICS

3rd Quarter 2008

The average cost of a home in Oklahoma has increased by 8 percent compared to the third quarter of 2007. In the third quarter of 2008 the average cost of a home sold was \$159,729 compared to \$148,169 in the third quarter of 2007. Statewide, 13,811 homes were sold in the third quarter of 2008. This is 7.5 percent less than the number of homes sold in the third quarter of 2007 in which 14,932 homes were sold in the state.

NEW LISTING "FOR SALE"



Address

1718 Meadow Lane, Perry, OK 73077

3 Bedrooms / 2 Baths

Listing Price

\$139,000



Residential - Single Family
 1092 sq ft.
 3 Bedroom | 1 Bath
 Hot tub
 Large fenced back yard
 Attached garage

Price: \$79,900
 Year Built: 1978
 Lot: 65x135
 Heating: Natural Gas
 Cooling: Central

Features: Hot tub/ spa, patio

Nice home, well kept and ready to move into. Homes in this shape are hard to find. Put this one on your list to see.

115 Noble Perry, OK

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Commercial
 2 Floors & Basement -
 2000 sq. ft. per floor

Price: \$150,000
 Year Built: 1902
 Lot: 25' x 80'

Features: The Foucart building, located at the southeast corner of the downtown square in Perry, was built in 1902. The architect, Joseph P. Foucart, was a noted Belgian architect who is credited with many of the early historic structures of pre-statehood Oklahoma. The building was originally the home of the Noble County Bank. Between 1903 and 1957, it was occupied by the First National Bank and Trust Company of Perry. The main floor is currently the office of the Perry Chamber of Commerce.

The architecture of this building relates to the Italian Mannerist style. The front has been exquisitely decorated with a horseshoe window of white stone bordered by red brick. Turret-like structures are visible on the roof. The building is of pressed brick and sandstone and is in excellent condition.

300 6th St., Perry, OK

[View photo gallery](#)

Historic Foucart building

The interior of the lower floor consists of three separate rooms and a walk-in safe. Antique chandeliers hang from the ceiling. The moldings are of yellow pine, each measuring about six inches around the entire door or window. The staircase is made of wood with iron railings and is covered with a dark red rug.

A hall separates the six rooms of the upper floor that were once the offices of doctors and lawyers. The walls of the upper floor are covered with antique wall paper. Chandeliers of exquisite design adorn the ceilings.

The basement, which was once the office and print shop for a German language newspaper, completes the interior of the building. It also has a massive strong-box which is no longer used.



Residential - Single Family
 3 Bedroom | 2 Baths
 1700 approx sq ft.
 Garage: 2 car attached with carport
 Exterior: Brick Veneer
 Roof: Composition

Price: \$115,000.00
 Property Tax:
 Year Built:
 School District: Enid
 Heat/Air: Central
 Lot: Corner

Features: Fireplace, Storm shelter, Privacy fence in backyard
 This home is located on a beautiful corner lot. It has a concrete circle drive and large pecan trees in the backyard. Inside you will find the comfort of a wood burning fireplace surrounded by a rock wall and cathedral ceiling. The large open living area flows through to the dining and kitchen. This prime property also has a private water well with automated watering system, storage shed, and storm shelter.

702 Canary Lane Enid, OK

[View photo gallery](#)



Commercial - Office Space
 5200 sq ft.
 Bathrooms: 4
 Exterior: Metal & Glass
 Roof: Metal
 Parking: Asphalt 21 - 30 spaces

Price: \$225,000.00
 Year Built: 1982
 Heating: Forced Air
 Cooling: Central
 Lot dimensions: 25 x 140
 Foundation: Slab

Features: Very unusual and beautiful building. Built in a modern style entirely of metal and glass in 1982. Has 7 spaces on each level. Is currently being leased in 5 of the lower spaces. Telephone system. Commonly known as The Octoplex.

Directions: From downtown Perry South on 7th St follow HI 77 to 1003 Perry Avenue. Building on right at 11th St.

1003 Perry Ave. Perry, OK

[View photo gallery](#)



Commercial - Storage Units
 Building 1 - 50 x 100 (5000 sq ft)
 Building 2 - 20 x 50 (1000 sq ft.)

Price: \$125,000
 Lot: 1.26 acres
 Taxes (2006): \$525.75

Features:

1412 N 5th St., Perry, OK

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Income Producing

On 1.26 acres this income producing property has plenty of room for expansion.

The large unit stays 100% rented and the smaller one about 80% rented. The large unit has 20 rental units and rents for \$45 a month and the smaller one, which also has 20 units, rents for \$20 a month. The rents have only been raised once since it was purchased in 1979.

This property has the potential of producing much more than it is currently making.

Land - 160 acres at Lucien	\$240,000
Land - 160 acres at Garber	\$240,000
2 Lots at Lake Eufaula	\$7,000 ea
Corner Lot at 1909 Eagle Lane, Perry, OK (across from Perry Golf & Country Club)	\$22,500

Want to see more?

We can show you any of the area listings posted on [Realtor.com!](#)



Website: scissortails.com

Email: warnerassoc@scissortails.com

Betty cell # 580.572.8327 Bill cell # 580.572.8168

Teresa Taylor cell # 580.864.7748