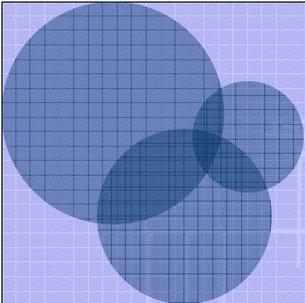


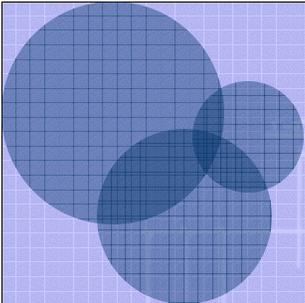
Importance Of Year Built

- Quality Class, Year Built, And Square Footage Are The Three Most Significant Data Elements In Driving The Value Estimate Of A Home
- **ACCURACY, ACCURACY, ACCURACY!!!!**



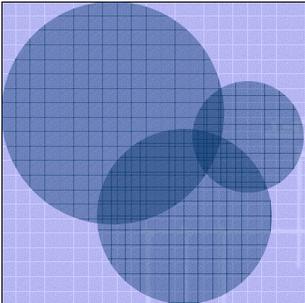
Determination Of Year Built:

- Some Helpful Tips If You Have To Estimate Year Built:
 - *First, Know Your American & Oklahoma History!!!*



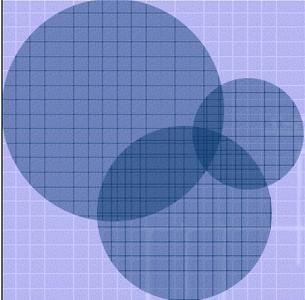
Tips For Determining Year Built:

- Very Few Homes Built In These Date Ranges (So Generally Don't Estimate Year Built For These Ranges):
 - World War I, U.S. Involvement: (1917-1918)
 - Depression: (1929-1939)
 - World War II, U.S. Involvement: (1941-1945)
 - Oil Bust, Primary Housing Impact: (1984-1988)



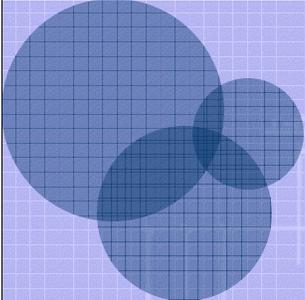
Tips For Determining Year Built:

- 1887, Individual Ownership of Indian Land Mandated, Followed By Various Land Runs Opening Up Oklahoma Territory
- Steady Growth From 1887 to Beginning of Depression, 1930
- Limited Number Of Residential Structures Built Prior To 1900 Remain (Although Some)



Tips For Determining Year Built:

- Largest Growth In Oklahoma History Was From 1900 To 1910 (Many Homes & Businesses Constructed During This Time)

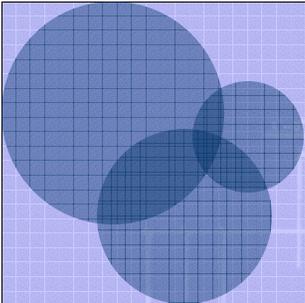


Tips For Determining Year Built:

- Molded Blocks Used For Building Foundations, Pillars From 1903 To 1922, Made On Site
- Forms From Sears Catalog
- Architectural Style Of That Time

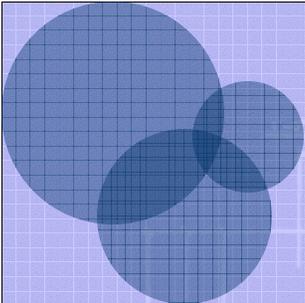
Example Of Molded Blocks:





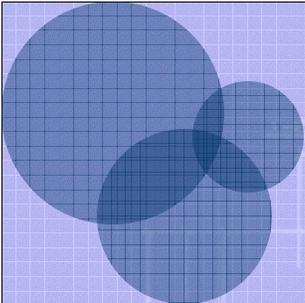
Tips For Determining Year Built:

- Roaring 20's, Availability Of Credit, More Amenities, Catalog Homes
- Continued Real Estate Growth In Oklahoma



Tips For Determining Year Built:

- 1930's Depression/Dust Bowl Days
- State Lost Population
- Very Few New Homes Constructed
- 1939 And Older, Plaster Interior Walls– Progression To Dry Wall In 40's, Totally By 1947

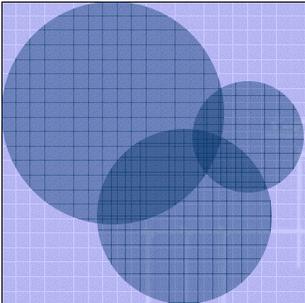


Tips For Determining Year Built:

- Major Growth Post WW II, Especially 1947 And After
- “Cookie Cutter” Type Houses, Frame, 800 – 1,000 Sq. Ft., 2 Bed., 1 Bath, Asbestos Siding, No Eaves
- Just A “Box”

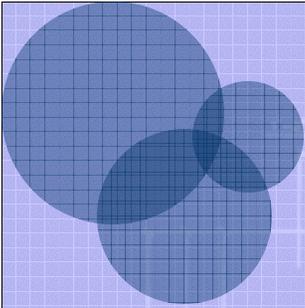
Example Of Post WW II Home:





Tips For Determining Year Built:

- Early 1950's Brick, Single Car Attached Garage Was The Standard
- Began To See ***Central Heat*** In 1950's Rather Than Floor Furnace, Wall Furnace Or Steam Heat

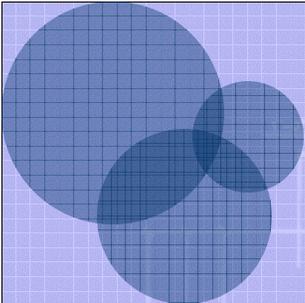


Example Of 1950's Home:



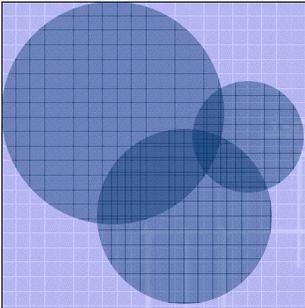
Example Of 1950's Home:





Tips For Determining Year Built:

- 1950's Emergence Of Cement Block Homes, "Casement" Or "Crank Out" Windows.
- Late 1950's More Two Car Attached Garages Being Built Than Single Car Garages, Larger Homes



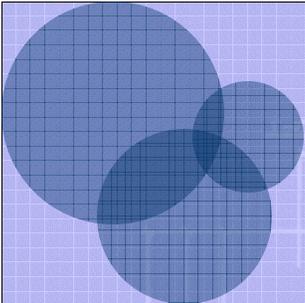
Example Of Concrete Block Home



Example Of Home In Early 1960's:

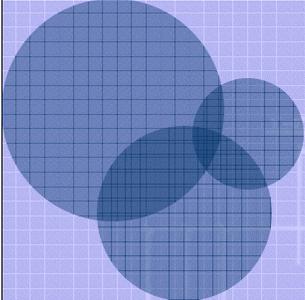


Note Single Car Garage, Which Makes This Early 1960's... Emergence Of Two Car Garage With Slab Foundation & Central Heat/Air Became Norm.



Tips For Determining Year Built:

- 1960 Central Heat And Air Was The Standard
- Emergence In 1960's Of Contemporary Homes With Tar And Gravel Roof
- By Mid-1960's Transition To Mostly Concrete Slab Foundations

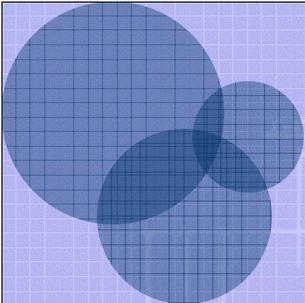


Example Of 60's Contemporary With Tar & Gravel Roof:



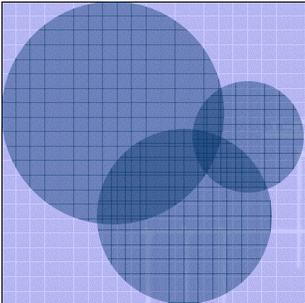
Example Of 60's Contemporary With Tar & Gravel Roof:





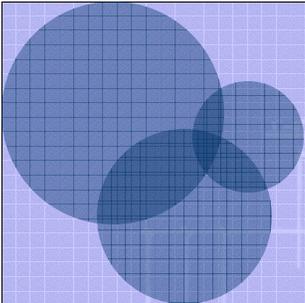
Tips For Determining Year Built:

- Oil Boom Days Late 1970's And Early 1980's
- Big Building Growth– Many Structures Built In This Time Frame
- Lots Of Add-Ons And Remodels Done During This Time As Well



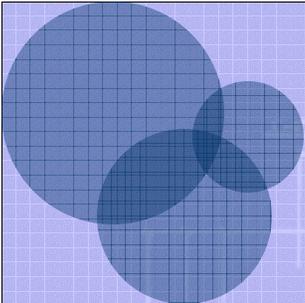
Example Of Late 1970's Contemporary Style Home:





Example Of Home Built During Oil Boom Of Late '70's and Early '80's





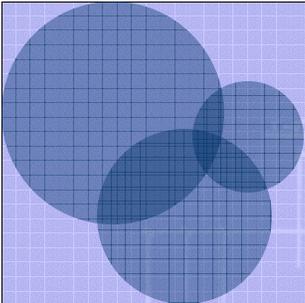
Tips For Determining Year Built:

- Mid 1982 Through 1988 State Lost Population
- New Housing Declined Dramatically– Very Few Homes Constructed
- Trend Toward Larger Homes Comes In Late 1980's (Dallas Style Homes Popular)

Example Of “Dallas” Style Home Built In Late 1980’s:



Note Double Gable In Front, And Bricked Gables, Along With Arch or Circle Head Windows. Remainder Of Home Often Hip Roof, Home Offices Become More Common (Sometimes Called Den or Second Living Area)



Tips For Determining Year Built:

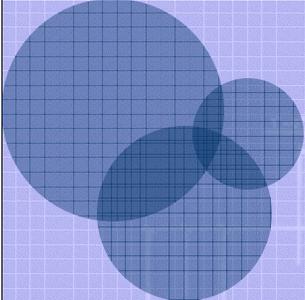
- Progression, Refinement, And Evolution Of Dallas Style In 1990's
- Inclusion Of Stone On Front, Corners, "Eyebrows" Above Windows
- "Country French" Or European Country Look Introduced
- Emergence Of 3-Car Garage As Standard On Higher Quality Homes

Example Of Home Built In 1990's



Example Of Home Built In 1990's





Tips For Determining Year Built:

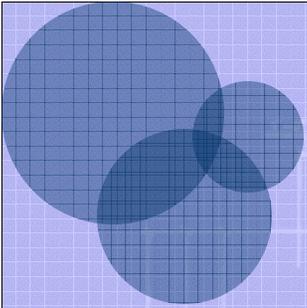
- 2000 To Current, Continuation of Country European Look With Use Of Stone
- Continuation Of "Dallas" Style Homes
- Trend Emerging To Return To Replicas Of American Classic Styles (1910-1930 Bungalow, Cottage, Etc.)
- Real Mix Of Design Types- "You Name It!"

Old Vs. New Bungalow:

Old OKC Bungalow



New Oklahoma City Jefferson Park Bungalow



New Bungalow Replica:



Old Vs. New “American Classic”

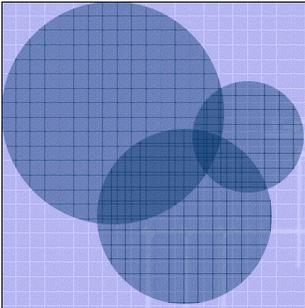


Note Design Similarities, New Vs. Old



American Classic Replicas:





Other New Home Styles:



Other New Home Styles:

