



The City of Broken Arrow to:

**Notice to Abate a Nuisance
Public Hearing**

Barney G Russell III TTEE
5535 E 35th St.
Tulsa, Ok. 74135-5223

Reference: Lot 7 Block 2; Brown's Addition, City of Broken Arrow, Tulsa County, State of Oklahoma;

Otherwise known as 710 N 1st St.

A recent inspection of the property referenced above revealed the existence of conditions which, if not abated, are considered a public nuisance according to the Oklahoma State Statutes and City of Broken Arrow Ordinances cited below.

Dilapidated Structure
Structure that violates code

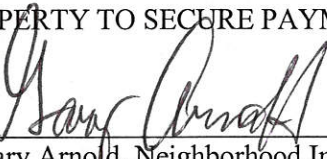
Title 11 O.S. 22-111 and 22-112
City Nuisance Code 15-1.C.15 an 15-4

The violations listed above must be abated by the following action:

Rehabilitate or demolish dilapidated structure(s) upon this lot.. Permits are required for either rehabilitation or demolition. Remove all trash, junk or debris from rehabilitation, demolition or any other activity from this lot.

You are further notified that the above action(s) must be completed on or before the 1st day of May, 2018; or in the alternative, you are directed to appear before the Hearing Officer on the 3rd day of May, 2018 ; at 12:00 noon, in the Council Chambers at 220 South First Street, Broken Arrow Oklahoma; to show just cause why the same shall not be abated and that upon your failure to appear the undersigned will take the necessary steps, as directed by City Ordinance, to abate such nuisance(s).

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN MAY BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.



Gary Arnold, Neighborhood Improvement Officer
918-259-2400 ext. 5340– Office phone

Dated: 4-3-18
Case # 18-30122

A copy of this notice has also been sent to the following mortgage holders and/or interested parties (if applicable):

No Other Interested Parties

PREPARED 4/02/18, 10:38:26
PROGRAM CE200L
City of Broken Arrow

CASE HISTORY REPORT
CASE NUMBER 18-10030122

PAGE 1

CASE TYPE	DISPOSITION	DATE ESTABLISHED	STATUS	STATUS DATE
Legal Description				
ADDRESS	INSPECTOR	TENANT NAME	TENANT NER	
Dilapidated/abandoned Structure	Public	4/02/18	Active-Being Processed	4/02/18
78590-1744 -0002-07 -07440-11-18-14				
710 N 1ST ST	Gary W Arnold			
BROKEN ARROW	OK 74012			

NARRATIVE: April 2, 2018 10:31:42 AM gwa. 4/02/18
Abandoned house. House has not been maintained and is in 4/02/18
disrepair. Needs to be repaired or removed from the 4/02/18
property. 4/02/18
No water service since 11-9-00. 4/02/18

NOTICE NAMES: RUSSELL, BARNEY G III TTEE OWNER Public PRINT PIN# IN LETTERS: No

HISTORY:	SCHEDULED ACTION	STATUS	RESULTED	DISPOSITION	INSPECTOR	TIME
1734-5)	Case Assignment	PENDING		Public		
	Legal Ownership Pulled	PENDING		Public		
	Investigation/Posting	PENDING		Public		
	Follow Up Inspection/Recheck	PENDING		Public		
	Public Hearing	PENDING		Public		
	Sent To Legal Department	PENDING		Public		
	Asbestos Test	PENDING		Public		
	Demolition Work Order	PENDING		Public		
	Work Order Approved	PENDING		Public		
	Work Order Completed	PENDING		Public		
	Notice of Lien	PENDING		Public		
	Certified Statement of Cost	PENDING		Public		
	Recorded Lien Received	PENDING		Public		
	Close Case	PENDING		Public		

TOTAL TIME:

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	RESOLVED
	4/02/18	Dilapidated Structure	1	15-1.C (15)	Active	

4-3-18 *Post Property*

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- [Logout COBACODE](#)

Deed - 2002164637

Document Number
2002164637

Book Page
6901 2509

Recording Date
12/30/2002 10:27:00 AM

Number Pages Total Fees
1 \$0.00

Transfer Tax

Sales Price Case Number

Return Address

Return To
AS CONVERSION

Address1

Address2

City State Zip

Mailback Date Destination
12/30/2002

Names**Grantor****Grantee**

GREEN ZELMA IRINE

RUSSELL BARNEY BUD

Legal Data

BROWNS ADDN-BROKEN ARROW Lot: 7 Block: 2 Sub:78590 Acct: 841107440

Notes

GENERAL WARRANTY DEED 68 OS 3202 4



000627350001

6901 2509

Mailing Address: _____

GENERAL WARRANTY DEED

THIS INDENDURE, Made this 7 day of Feb., 2002 between ZELMA IRINE GEREN, a single person, of Tulsa County, in the State of Oklahoma, party of the first part, hereinafter called party grantor (whether one or more), and BARNEY "BUD" RUSSELL, party of the second part, party grantee.

WITNESSETH: That in consideration of Ten and 00/100 Dollars, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto said party grantee, her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to wit:

Lot 7, Block 2, in BROWN'S ADDITION to the Town of Broken Arrow, Tulsa County, State of Oklahoma.

68 Q. 8. 3202 (D)

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

AND said party grantor, her heirs, executors, and administrators, do hereby covenant and agree to and with said party grantee, at the delivery of these presents, he is/are lawfully seized in his own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, judgments, estates, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due;

and that party grantor will WARRANT AND FOREVER DEFEND the same unto said party grantee, his heirs and assigns, against said party grantor, her heirs or assigns, and all and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party grantor, has set her hand the day and year above written.

Zelma Irine Gerén

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS (Individual Acknowledgment)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 7 day of Feb., 2002, personally appeared ZELMA IRINE GEREN, a single person, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

My Commission Expires:

March 3, 2003

Gayle Robertson
Notary Public



pt. 2239 E. 10th
Tulsa, OK 74104

TR2106 PC_WIN

Tulsa County Treasurer Tax Roll

03/28/18 07:59:06

1 MORE C RECORD**2017 REAL ESTATE**

Record-Displayed:

Parcel: 78590 84 11 07440

78590-84-11-07440

Tax Roll: 17 01 1988390

17-01-1988390-025-4

RUSSELL, BARNEY G III TTEE

LT 7 BLK 2**BARNEY G RUSSELL III TRUST****5535 E 35TH ST****BROWN'S ADDN****TULSA OK 74135-5223**

Gross Assessed 4,895

Exemption - 1,000

Net Assessed = 3,895

BA-3A TaxRate x 130.86 PROPERTY ADDR: 710 N 1 ST E

Tax Amount = 510.00

Fees/Cost + 0.00

Balance Due = 0.00

Delinquent Tax 0.00

C/INCR DIST: BA1

Trn Action Tax Interest Fees Ref-No Notation

1 01/02/18 510.00 .00 .00 00220692 OPC 000005141B 12/29/17**PF2= Menu PF4= Curr & History****PF7= PageBack**

ENTER	ESC	F2	F4	F7	F18	Prt Scr
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R/T:409ms Pgm:234ms (DB[79]:166ms) Page:15ms (IIS:0ms) Netwk:160ms 39%

Assessor KEN YAZEL

Property Search

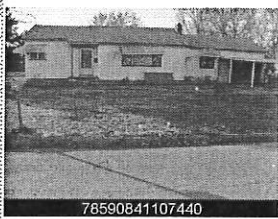
Disclaimer

The Tulsa County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair cash (market) value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this web site.

The Tulsa County Assessor's Office assumes no liability for any damages incurred, whether directly or indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information published on this web site or by any use of this web site.

Quick Facts

Account #: R78590841107440	
Parcel #: 78590-84-11-07440	
Situs address: 710 N 1 ST E	
Owner name: RUSSELL, BARNEY G III TTEE BARNEY G RUSSELL III TRUST	
Fair cash (market) value: \$47,371	
Last year's taxes: \$510	
Subdivision: BROWN'S ADDN	
Legal description: Legal: LT 7 BLK 2	
Section: 11 Township: 18 Range: 14	

General Information

Situs address: 710 N 1 ST E
Owner name: RUSSELL, BARNEY G III TTEE BARNEY G RUSSELL III TRUST
Owner mailing address: 5535 E 35TH ST TULSA, OK 741355223
Land area: 0.46 acres / 20,227 sq ft
Tax rate: BA-3A [BROKEN ARROW]
Subdivision: BROWN'S ADDN
Legal description: Legal: LT 7 BLK 2
Section: 11 Township: 18 Range: 14
Zoning: ONE FAMILY RES MEDIUM DENSITY - BA [R2]

Tax Information

	2017	2018
Fair cash (market) value	\$44,500	\$47,371
Total taxable value (capped)	\$44,500	\$45,835
Assessment ratio	11%	11%
Gross assessed value	\$4,895	\$5,042
Exemptions	\$-1,000	\$-1,000
Net assessed value	\$3,895	\$4,042
Tax rate: BA-3A [BROKEN ARROW]		
Tax rate mills	130.86	130.86*
Estimated taxes:	\$510	\$529*
Most recent NOV:	March 6, 2018	

* Estimated from 2017 millage rates

Values

	2017	2018
Land value:	\$19,900	\$21,184
Improvements value:	\$24,600	\$26,187
Fair cash (market) value:	\$44,500	\$47,371

Exemptions claimed

	2017	2018
Homestead	✓	✓
Additional homestead	—	—
Senior Valuation Limitation	—	—
Veteran	—	—

Tax detail (2017 millages)

	%	Mills	Dollars
City-County Health	2.0	2.58	\$10.43
City-County Library	4.1	5.32	\$21.50
Tulsa Technology Center	10.2	13.33	\$53.88
Emergency Medical Service	0.0	0.00	\$0.00
Tulsa Community College	5.5	7.21	\$29.14
School Locally Voted	22.7	29.64	\$119.80
City Sinking	12.9	16.84	\$68.07
School County Wide Bldg	4.0	5.20	\$21.02
School County Wide ADA	3.1	4.00	\$16.17
School County Wide General	27.8	36.40	\$147.13
County Government	7.9	10.34	\$41.79

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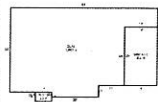
Improvements

Bldg ID#	Property type	Condition	Quality	Year built	Livable†	Stories	Foundation	Exterior	Roof	Baths	HVAC
1	Residential	Fair	Average Plus	1950	1,883 SF	1.0	Crawl Space	Frame Siding/ Brick/ Stone Veneer	Composition Shingle	1.0	Cool Air in Heat Ducts

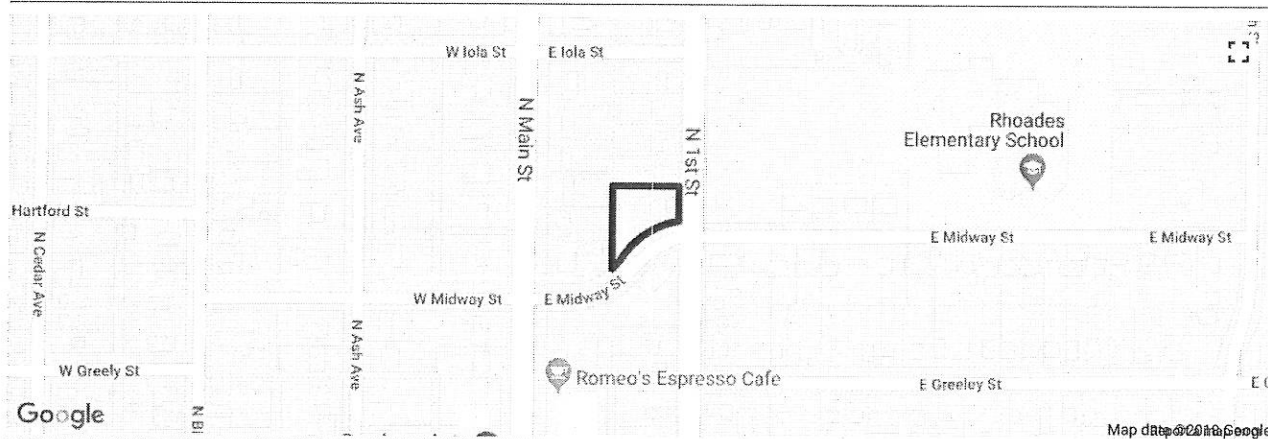
Sales/Documents

Date	Grantor	Grantee	Price	Doc type	Book-Page/Doc#
May 25, 2011	RUSSELL, BARNEY GASTON III	RUSSELL, BARNEY GASTON III TTEE BARNEY GASTON RUSSELL III TRUST	\$—	Quit Claim Deed	2011062972
Dec 30, 2002			\$—	Unknown	06901-02509

* Multiple parcel sale

ImagesPhoto/sketch
(Click to enlarge)

† Square footage and acreage values included in this record are approximations. They may not reflect what a licensed surveyor would determine by performing a formal survey. They are for tax purposes only and are not intended for use in making conveyances or for preparing legal descriptions of properties.



Ken Yazel — Tulsa County Assessor

Tulsa County Administration Building, Room 215 | 500 S. Denver | Tulsa, OK 74103

Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: assessor@tulsacounty.org

Office hours: 8:00–5:00 Monday–Friday (excluding holidays)

Location ID : 27432
Street number/pre qual : 710
Dir, name, suffix . . . : N 1ST ST
Post dir, qual, apart . :
Extended address . . . :
City, state, zip code . : BROKEN ARROW OK 74012
Legal Description . . . : 78590-1744 -0002-07 -07440-11-18-14 Main Addr
Category :
Inside outside code . . : IN INSIDE CITY LIMITS
ALT/ID (DO NOT USE) . :
General location code . :
Effective date, status : Active
Carrier route : CR08

Last change date . . . : 2/27/07
WS ID : QPADEV00C0
DSTEMP

Press Enter to continue.

F3=Exit F8=Select paths F12=Cancel F13=Related parties
F15=Global detail paths

UT210I01

CITY OF BROKEN ARROW

CXLIB

3/27/18

Location Customer History Inquiry

07:47:51

Location ID: 27432 Addr: 710 N 1ST ST

Type options, press Enter.

1=Select 5=View detail

----- C u s t o m e r -----						
Opt	ID	Name	Type	Sts	Initiation Date	Termination Date
—	857	TEAGUE, DIANE		F	8/02/82	11/09/00

Bottom

F3=Exit F12=Cancel



346 ft



BROKEN ARROW

Where opportunity lives

Development Services Department
Code Enforcement

The City of Broken Arrow To:

ORDER OF ABATEMENT

Barney G Russell III TTEE
5535 E 35th St.
Tulsa, Ok. 74135-5223

On the 3rd day of May, in the year 2018 a hearing was held in the Council Chambers of City Hall at 220 South 1st Street, Broken Arrow, Oklahoma whereby it was determined **your property described as:** Lot 7 Block 2, Brown's Addition; City of Broken Arrow, Tulsa County.

And located at the address of: 318 E Greeley St. was found to be in violation on May 1, 2018 of:

**Dilapidated Structure - City Ordinance Section 15-1.C (15) and 15-4
Oklahoma State Statute Title 11 Section 22-111 & 112**

This Order to be abated by:

The actual address is 701 N 1st St.. Rehabilitate the dilapidated and uninhabitable structure(s) or demolish and remove structure(s). Permits are required for rehabilitation or demolition. If razed, plug the sanitary sewer at the main prior to demolition. Remove all trash, junk or debris resulting from demolition or other cause.

Said property owner or his agent may appeal to the Council this order of abatement within ten (10) days of the date of this order by filing with the City Clerk a notice of appeal specifying the grounds thereof.

Russell Gale, Hearing Officer

CASE No. 18-30122

It has been determined that the above identified property is a public nuisance and as such, requires abatement. Your failure to take the necessary steps to abate the nuisance(s) within 30 days after the hearing date will result in abatement by the City of Broken Arrow.

ALL ABATEMENT COSTS INCURRED BY THE CITY SHALL BE ASSESSED AGAINST THE PROPERTY OWNER AND A LIEN SHALL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

A copy of this notice has also been sent to (if applicable):
No Other Interested Parties