

RIGHT OF WAY AGENT'S LOG

PROPERTY LOCATION:

Rodney A. Copelin and Lisa D. Copelin
13427 East 131st Street South **and** 13461 East 131st Street South
Broken Arrow, OK 74011
Part of the Northeast & Southeast Quarter
Section 4 Township 17 North, Range 14 East

PARCEL NO: 1.1, 1.A, 2.1, 2.A**PROJECT NO:** 2154300**COUNTY:** TULSA**SECURED (awaiting title report)****OWNER/ADDRESS/TELEPHONE:**

Rodney A. Copelin and Lisa D. Copelin

MAILING ADDRESS:

13627 South 129th East Avenue
Broken Arrow, OK 74011

PROPERTY DIRECTIONS:

The property is located north of
131st Street South and east of
133rd East Avenue, Entrance on
north side

MORTGAGES:Mortgage:**Borrower:** Rod Copelin and Lisa Copelin**Original Amount:** \$97,500**Recorded:** November 29, 2011**Lender:** BOKF, NA DBA Bank of Oklahoma**Dated:** November 22, 2011**Instrument No.** 2011104945Mortgage:**Borrower:** Rodney A. Copelin and Lisa D. Copelin**Original Amount:** \$164,000**Recorded:** May 23, 2024**Lender:** AVB Bank**Dated:** May 20, 2024**Instrument No.** 2024041333**AUTHORIZED NEGOTIATION AMOUNT:**

	Original	Revised	OFFER	AMOUNT
Perm UE P-1.1	0.08 Acres		\$85,000/Acre x 75%	\$5,100.00
Temp Const. Ease. P-1.A	0.06 Acres		\$85,000/Acre x 10%	\$425.00
Perm UE P-2.1	0.11 Acres		\$85,000/ Acre x 75%	\$7,013.00
Temp Const. Ease. P-2.A	0.07 Acres		\$85,000/Acre x 10%	\$595.00

IMPROVEMENTS:

None

DAMAGES:

None

JUST COMPENSATION TOTAL: \$13,140.00**REPORT OF ALL CONTACTS:****09/05/2024**

An introduction letter was sent to the property owners with information on the upcoming project along with detailed exhibit pages and an owner contact information page to be filled out and returned in a self-addressed-stamped-envelope. AO

9/10/2024

USPS Certified mail receipt for delivery 70191120000022743746

9/23/2024

No response received from Property Owner; Introductory Letter was resent.AO

9/25/2024

USPS Certified mail receipt for delivery 70191120000022743692

10/23/2024

KP spoke with Rod Copelin-he was open to further discussion.

11/08/2024

Texted RC requesting that he contact KP next week, if possible, to continue discussions. AO

11/22/2024

KP left voicemail with Rod Copelin requesting a call back.

12/23/2024

Offer letter mailed. AO

12/26/2024

USPS Certified mail receipt for delivery 70191120000022743265

1/23/2025

Final Offer mailed. AO

1/24/2025

USPS Certified mail receipt for delivery 9589071052701810784262

2/05/2025

Left voicemail with RC to request their decision on the offer. AO

2/10/2025

AO: Texted RC to make contact; called RC to discuss the project and answer questions; spoke with RC and referred him to KP to discuss further project questions; KP spoke with RC. AO emailed plan pages to RC.

2/13/2025

Sent follow up text to RC to answer his questions and ensure his concerns had been addressed; asked if he had made a decision on the offer. RC replied he was waiting for design information, questioned the effect of future right-of-way for road widening, and stated the offer was too low. Asked RC if he'd received email with design plans and location and answered his questions. AO

3/3/2025

Texted RC to ask if he had further questions and if he wanted to submit a counteroffer amount. Discussion was had regarding the value and appraisals. RC replied he would rather not have raw sewage on his property. AO

3/05/2025

KP ordered appraisal; AO requested title. AO

3/26/2025

Appraisal received. AO

4/01/2025

Revised Final Offer mailed via Certified Mail #9589071052701896650550. AO

4/02/2025

Texted RC to notify him a new, higher, offer was being sent. AO

4/17/2025

Certified mail was not picked up-USPS returning to sender.

4/22/2025

AO requested title status from JF.

4/24/2025

Preferred Condemnation letter mailed via regular and certified mail.

4/26/2025

Preferred condemnation letter received 04/26/2025 USPS Certified mail receipt for 9589071052701896652295.

4/28/2025

Certified Mail #9589071052701896650550 returned to sender 4/28/2025.

LEGEND:

KP – Karen Pax, Right of Way Agent for the City of Broken Arrow, Oklahoma

AO – Amy O’Laughlin, Right of Way Agent for the City of Broken Arrow, Oklahoma

RC – Rodney A. Copelin – Property Owner

JF – Joe Francis, Attorney, Kivell, Rayment and Francis, P.C.