



June 25, 2025

Van Dusen Family Trust
12910 S 145th E Ave
Broken Arrow, OK 74011

**RE: ASPEN AVENUE ROADWAY IMPROVEMENTS: SHREVEPORT TO TUCSON,
PROJECT NO. ST2031, PARCEL NO. 5.0, FINAL 2ND REVISED OFFER LETTER**

PROPERTY ADDRESS: 12910 S 145th E AVE., BROKEN ARROW, OK 74011

The Van Dusen Family Trust,

The City of Broken Arrow has made changes in the amount of land required for this project. The numbers reflect this change. With a fair market value for the portion to be acquired now completed, the City is able to place a fair market value on the acquisitions and make an offer to you. The following offer is being made by the City subject to City Council approval:

Fee simple, Permanent Right of Way: 11,711.41 Square Feet (SF) @ \$2.00 SF = **\$23,422.82**
Improvements: Asphalt driveway 253 SF x \$5.00 = \$1,265, Landscaping: (18 trees) \$18,000,
Gravel drive 227 SF x \$2.00 = \$454, Iron fencing 46 Linear Feet (LF) x \$30.00 = \$1,380, Iron
gate/brick pillars and fence relocate: \$10,000, Total **\$31,099**
Temporary Construction Easements: **\$530**
Total Just Compensation Amount (Rounded) = \$55,052

By your signature on this letter, you have accepted the City's offer of \$55,052.00. Please return this document in the self-addressed-stamped-envelope for further processing. Please contact Karen Pax if you have any questions about this offer. Her direct number is 918-259-7000 ext. 5435, or 918-576-4506. Please respond within 5 days of receipt of this letter.

Respectfully,
CITY OF BROKEN ARROW

Michael L. Spurgeon
City Manager

MLS/ajo
enc

Van Dusen Family Trust,
dated January 31, 2022

Virgil Raymond Van Dusen, Trustee
Susan Denise Van Dusen, Trustee