



The City of Broken Arrow to:

**Barney G Russell III TTEE**  
5535 E 35<sup>th</sup> St.  
Tulsa, Ok. 74135-5223

**Notice to Abate a Nuisance  
Public Hearing**

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

Otherwise known as 710 N 1<sup>st</sup> 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**

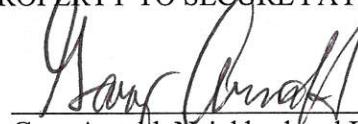
**Title 11 O.S. 22-111 and 22-112  
City Nuisance Code 15-1.C.15 an 15-4**

**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 3<sup>rd</sup> 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 Legal Description ADDRESS	DISPOSITION INSPECTOR	DATE ESTABLISHED 4/02/18 Gary W Arnold	STATUS Active Being Processed	STATUS DATE 4/02/18
			TENANT NAME	TENANT NBR
Dilapidated/abandoned Structure 78590-1744 -0002-07 710 N 1ST ST BROKEN ARROW	Public			

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 TEE OWNER Public PRINT PIN# IN LETTERS: No

HISTORY: SCHEDULED ACTION 1734-51	STATUS	RESULTED	DISPOSITION	INSPECTOR	TIME
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 *NOTICE property*

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- [Tulsa County Home](#)
- [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. AK

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. (Section 15, Township 67.)

48 Q-8.3202 (5)  
4

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 Dugay Deren

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 Committee Expires:**

March 9 2003

Examiner  
Notary Public



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					
<b>BA-3A TaxRate x</b>	<b>130.86</b>	<b>PROPERTY ADDR:</b>	<b>710 N 1 ST E</b>			
Tax Amount =	510.00					
Fees/Cost +	0.00					
Balance Due =	0.00					
Delinquent Tax	0.00					<b>C/INCR DIST: BA1</b>
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

R/T:409ms Pgm:234ms (DB[79]:166ms) Page:15ms (IIS:0ms) Netwk:160ms 39%

# ASSSESSOR

## KEN YAZEL

### Property Search

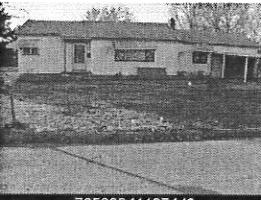
#### Disclaimer

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	 78590841107440
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	
Legal description:	Subdivision: BROWN'S ADDN 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

#### 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

(Continued on next page)

## Improvements

Prop 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

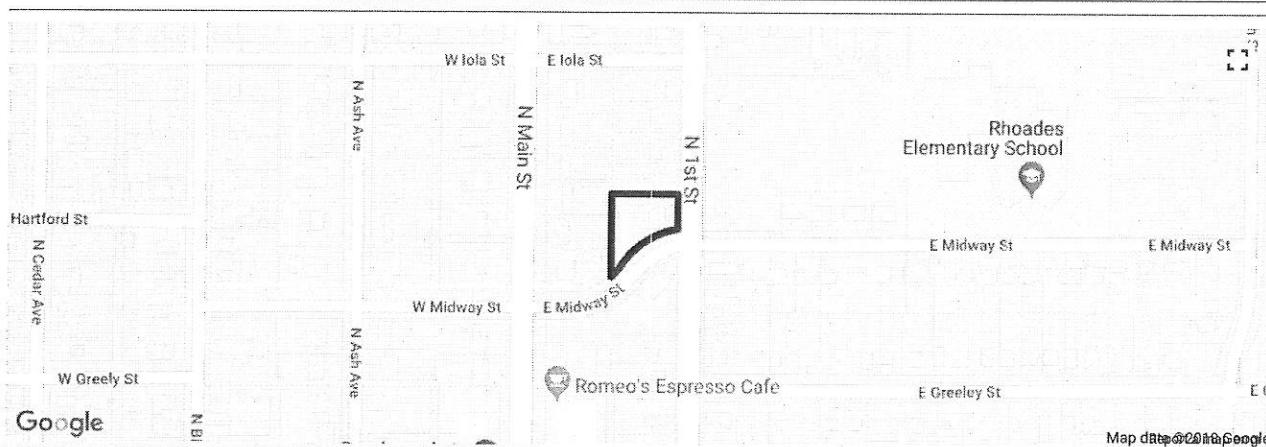
Date	Grantor	Grantee	Price	Doc type	Book-Page/Doc#
May 25, 2011	RUSSELL, BARNEY GASTON III	RUSSELL, BARNEY GASTON III TTEE BARNEY GASTON RUSSELL III TRUST	\$—*	Quit Claim Deed	2011062972
Dec 30, 2002			\$—	Unknown	06901-02509

\* Multiple parcel sale

## Images



† 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](mailto:assessor@tulsacounty.org)

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

LMAB010

CITY OF BROKEN ARROW - LX  
Address Inquiry

3/27/18  
7:48:15

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 . . . . . . . . . : QPADEVOOC0  
DSTEMP  
  
Press Enter to continue.  
F3=Exit F8=Select paths  
F15=Global detail paths  
F12=Cancel F13=Related parties

UT210I01

CITY OF BROKEN ARROW  
Location Customer History Inquiry

CXLIB

3/27/18  
07:47:51

Location ID: 27432 Addr: 710 N 1ST ST

Type options, press Enter.

1&gt;Select 5=View detail

Customer				Type	Sts	Initiation Date	Termination Date
Opt	ID	Name			F	8/02/82	11/09/00
-		857 TEAGUE, DIANE					

F3=Exit F12=Cancel

Bottom





# 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 35<sup>th</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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