



October 26, 2015

Ms. Joan B. LaFaver  
1001 Wesley Drive  
Broken Arrow, Ok 74012

**RE: 9<sup>TH</sup> STREET WIDENING ELGIN TO EL PASO-PROJECT # ST1210**  
**PROPERTY ADDRESS: 1001 Wesley Drive**

Dear Ms. LaFaver:

This letter is to notify you that the City of Broken Arrow has completed the design phase and is beginning the right-of-way acquisition phase on the above referenced project. Based on the design plan, it has been determined that property you may own or have an interest in could be affected by the new right-of-way requirements.

Widening South 9<sup>th</sup> Street (177<sup>th</sup> E. Ave, S. 9<sup>th</sup> St) from East Houston Street (E. 81<sup>st</sup> St South) to north of East Elgin Place is a street improvement funded by 2011 and 2014 General Obligation Bonds for Streets. The bonds have been sold for engineering, right-of-way and relocation of utilities. Bonds will be sold for construction in a future sale.

The project will start at the intersection of South 9<sup>th</sup> Street and Houston Street and end just north of Elgin Place. South 9<sup>th</sup> Street will be widened from the current two (2) to five (5) lanes; creating four (4) through drive lanes and a continuous left-turn lane. Five (5) foot wide sidewalks will be constructed on both sides of the street. In most areas, a grassed area will be left between the sidewalk and the right-of-way line when construction is completed.

Improvements also include curbs, gutters and underground storm sewers, increasing the total roadway width from the current twenty-four (24) feet to approximately fifty-eight (58) feet. The roadway improvements may require the acquisition of additional permanent right-of-way, utility easements and temporary construction easements. A map showing the proposed roadway imprint is enclosed with this letter. I can be contacted at 918-259-2400 extension 5438.

The City of Broken Arrow has contracted with Mr. John Story, of Story & Associates to provide an independent real estate appraisal as it pertains to your property in order to establish fair market values for acquiring permanent right-of-way or easements for the above referenced public project. Mr. John Story will contact you on the City's behalf in the next few weeks to arrange a time to inspect your property. You are allowed to accompany the appraiser, and he can answer any questions you may have at that time. His office number is 918-610-1135.

Respectfully,

**CITY OF BROKEN ARROW**

Pam Drake

Right-of-Way Agent

enc

To whom it may concern,

This is the best example of a comparable that I have found. Thank you for your consideration.

Sincerely,

Joan LaFaver  
Joan LaFaver

She came to elc office  
7-19-14

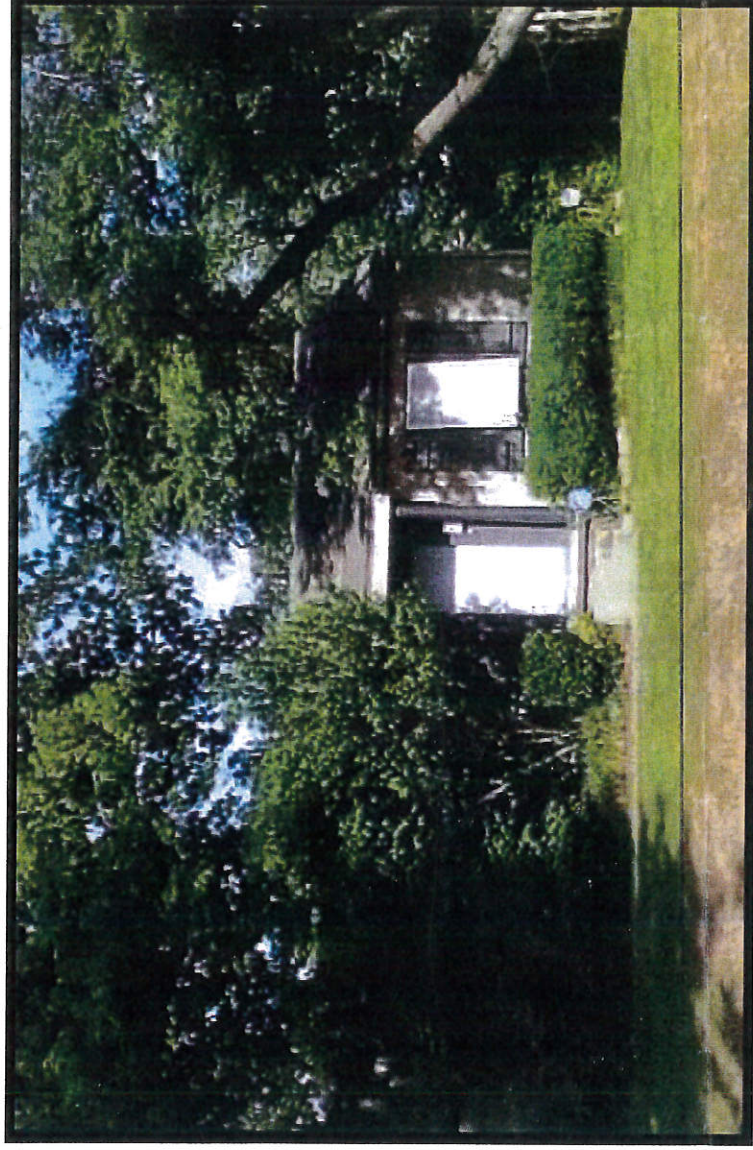
She wants to  
buy a comparable  
house to his.

She wants  
She thinks  
She has

\$80 a/psf  
\$1,350

per Mr.  
LaFaver

Mike  
Crawford



## **For Sale By Owner**

### **1703 S. Atlanta Pl.**

**\$154,900**

- Desirable Lewiston Gardens • 21st & Lewis • Close to Utica Square, St. Johns Hospital & Broken Arrow Expressway • Some Updates
  - 2 Beds, 1 Bath, Study • Mud Room • Hardwood & Carpet
  - Small Storage Building with Electricity • Wood Deck • Cute Home

**By Appointment: 405-608-0488**





June 6, 2016

Mr. & Mrs. James LaFaver  
1001 Wesley Drive  
Broken Arrow, Ok 74012

Dear Mr. & Mrs. LaFaver:

**RE: 9<sup>TH</sup> Street widening Elgin to El Paso-ST1210-Parcel #47**

The City of Broken Arrow has completed the design phase and is beginning the right of way acquisition phase on the above named project. An appraisal from Mr. John Story has been delivered and reviewed by City staff. Additionally, I wanted to introduce myself to you as Broken Arrow's Contracted Right of Way Agent. 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:

**Total Parcel Purchase:**

**Purchase of Land:** \$26,300

**Purchase of Building Improvements:** \$46,200

**Total take and buyout offer:** \$72,500

This is a Total Take and the Buyout offer is \$72,500.00. This transaction if accepted will be handled by Kivell, Rayment and Francis, P.C. Law Firm as a real estate closing. Subject to customary closing costs.

By your signature on this letter you have accepted the City's offer of \$72,500.00. Please return all documents to my attention for further processing. Please contact Mike Craddock if you have any questions about this offer. His direct number is 918-605-1436. Please respond within 14 days of receipt of this letter.

Respectfully,

**CITY OF BROKEN ARROW**

Michael L. Spurgeon  
City Manager

\_\_\_\_\_  
JAMES DAVID LAFAVER

MLS/klp

\_\_\_\_\_  
JOAN B. LAFAVER

enc



August 26, 2016

Mr. & Mrs. James LaFaver  
1001 Wesley Drive  
Broken Arrow, Ok 74012

Dear Mr. & Mrs. LaFaver:

**RE: 9TH Street widening Elgin to El Paso-ST1210-Parcel #47**

The City of Broken Arrow appreciates the time and effort you have expended on this matter. Unfortunately, to date, we have not been successful in our negotiations with you. Due to project time constraints, the City is required to proceed with the acquisition of the total take of your property necessary for widening of 9<sup>th</sup> Street.

The City of Broken Arrow sent you an offer letter on June 6, 2016 in the total amount of \$72,500. Please consider this the final offer that will be extended to you by the City of Broken Arrow. If you do not respond to us within 10 calendar days of receipt of this letter, this matter will be turned over to the City's Legal Department to file a condemnation case in District Court.

We hope we can settle this in a friendly fashion and the City will continue to negotiate with you until the Commissioners are appointed for the site visit. I can be contacted at 918-605-1436 if you have any further questions.

Sincerely,

Mike Craddock  
Contract Right-of-Way Agent

MC:klp

xc: Kellen Williams – Right-of-Way Agent  
Alex Mills, P.E., CFM, Director of Engineering and Construction  
Jeff N. Westfall, P.E., CFM, Project Engineer  
Beth Anne Wilkening, City Attorney



December 12, 2016

Ms. Joan LaFaver  
1001 Wesley Drive  
Broken Arrow, Ok 74012

Dear Ms. LaFaver:

**RE: 9<sup>TH</sup> STREET WIDENING ELGIN TO EL PASO-ST1210-PARCEL #47**

The City of Broken Arrow, in an attempt to complete the acquisition phase on the above named project, has revised their original offer to the amount listed below. This will be considered the final offer that the City will extend to you. We appreciate your assistance in the process of improving the infrastructure in this area and look forward to resolving this matter in a friendly fashion. The following offer is being made by the City subject to City Council approval:

**Total Parcel Purchase:**  
**Total take and buyout offer:                      \$110,000.00**

This is a Total Take and the Buyout offer is \$110,000.00. Offer includes consideration for relocation. This transaction if accepted will be handled by Kivell, Rayment and Francis, P.C. Law Firm as a real estate closing. Subject to customary closing costs.

By your signature on this letter you have accepted the City's offer of \$110,000.00. Please return all documents to my attention for further processing. Please contact Mike Craddock if you have any questions about this offer. His direct number is 918-605-1436. Please respond within 10 days of receipt of this letter.

Respectfully,  
**CITY OF BROKEN ARROW**

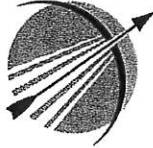
Michael L. Spurgeon  
City Manager

\_\_\_\_\_  
JOAN B. LAFAVER

MLS/KMW

CITY OF  
**BROKEN ARROW**

Where opportunity lives



Engineering & Construction Department

December 12, 2016

Ms. Joan LaFaver  
1001 Wesley Drive  
Broken Arrow, Ok 74012

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Respectfully,  
**CITY OF BROKEN ARROW**

Michael L. Spurgeon  
City Manager

MLS/KMW

\_\_\_\_\_  
JOAN B. LAFAVER

*Counter-offer 130,000*

*Joan LaFaver please see me  
I have contact my  
Realtor Billy Joe Watts  
918-521-7404*



## CMA 1 - Line

Prepared By: Billy Watts

Listings as of 01/24/17 at 1:24 pm

Property Type is 'Residential' Status is 'Active' Status is one of 'Pending', 'Closed' Status Contractual Search Date is 01/24/2017 to 07/28/2016 Township is '18N' Range is '14E' Section is '12'

## Residential

Active Properties		Address	SqFt	BR	FB	HB	Gar	Built	List Price	\$/SqFt	Acres	CDOM	DOM
MLS #	Status												
1635196	Active	1214 E Freepoint Street	1,650	4	2	0	2	1975	\$129,500	\$78.48	0.19	96	96
1638844	Active	1001 Wesley Drive	1,423	3	1	0	0	1949	\$135,000	\$94.87	0.20	62	62
# LISTINGS: 2													
Medians:			1,537	4	2	0	1	1962	\$132,250	\$86.68	0.20	79	79
Minimums:			1,423	3	1	0	0	1949	\$129,500	\$78.48	0.19	62	62
Maximums:			1,650	4	2	0	2	1975	\$135,000	\$94.87	0.20	96	96
Averages:			1,537	4	2	0	1	1962	\$132,250	\$86.68	0.20	79	79

Pending Properties		Address	SqFt	BR	FB	HB	Gar	Built	List Price	\$/SqFt	Acres	CDOM	DOM
MLS #	Status												
1639845	Pending	315 N 14th Street	1,255	3	1	0	2	1962	\$84,826	\$67.59	0.61	27	27
1635374	Pending	508 N VILLAGE Avenue	1,007	3	1	1	1	1970	\$104,900	\$104.17	0.23	40	40
1701344	Pending	314 N 14th Street	1,478	3	2	0	3	1976	\$119,500	\$80.85	0.40	9	8
# LISTINGS: 3													
Medians:			1,255	3	1	0	2	1970	\$104,900	\$80.85	0.40	27	27
Minimums:			1,007	3	1	0	0	1962	\$84,826	\$67.59	0.23	9	8
Maximums:			1,478	3	2	1	3	1976	\$119,500	\$104.17	0.61	40	40
Averages:			1,247	3	1	0	2	1969	\$103,075	\$84.20	0.41	25	25

Closed Properties																
MLS #	Status	Address	SqFt	BR	FB	HB	Gar	Built	List Price	\$\$/SqFt	Acres	Sold Price	Closed Date	SP%LP	CDOM	DOM
1620669	Closed	1234 E Freepoint Street	1,640	4	2	0	0	1971	\$89,000	\$52.44	0.28	\$86,000	10/07/2016	96.63	259	76
1609206	Closed	225 N 10th Street	1,644	3	2	0	2	1970	\$86,000	\$52.62	0.21	\$86,500	08/22/2016	100.58	317	98
1625876	Closed	1522 E College Street	1,056	2	1	0	0	1961	\$89,500	\$84.75	0.74	\$89,500	11/14/2016	100.00	53	53
1627351	Closed	1218 E Freepoint Street	995	3	1	0	2	1971	\$107,500	\$104.02	0.19	\$103,500	10/21/2016	96.28	18	18
1623164	Closed	102 N 11th Street	1,144	3	1	1	2	1971	\$105,000	\$94.41	0.28	\$108,000	08/19/2016	102.86	4	4
1636806	Closed	1218 E College Street	1,425	2	2	1	0	1924	\$129,000	\$90.53	3.13	\$129,000	12/20/2016	100.00	3	3
# LISTINGS: 6																
Medians:			1,285	3	2	0	2	1971	\$97,250	\$87.64	0.28	\$96,500		100.00	36	36
Minimums:			995	2	1	0	0	1924	\$86,000	\$52.44	0.19	\$86,000		96.28	3	3
Maximums:			1,644	4	2	1	3	1971	\$129,000	\$104.02	3.13	\$129,000		102.86	317	98
Averages:			1,317	3	2	0	1	1961	\$101,000	\$79.80	0.80	\$100,417		99.39	109	42

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Information is believed to be accurate but is not guaranteed



Quick Statistics ( 11 Listings Total )				
	Min	Max	Average	Median
List Price	\$84,826	\$135,000	\$107,248	\$105,000
Sold Price	\$86,000	\$129,000	\$100,417	\$96,500