

307 West Commercial Street, Broken Arrow, OK 74012

91 031126

JOINT TENANCY DEED - OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS, That **Jack Kemp**, Secretary of Housing and Urban Development, of Washington, D. C., party of the first part, in consideration of the sum of ONE DOLLAR (\$1.00) in hand paid, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto **CHARLES L. DUGGER AND DEANN DUGGER**, husband and wife as joint tenants and not as tenants in common, with the survivor to take the whole in the event of the death of either, parties of the second part, the following described real estate, situated in the County of **Tulsa**, State of **Oklahoma**, to wit:

Lot Five (5) and Six (6), Block Forty-nine (49), ORIGINAL TOWN OF BROKEN ARROW, Tulsa County, State of Oklahoma, according to the recorded Plat No. B2.

together with all the improvements thereon and the appurtenances thereunto belonging, and with the power to warrant and defend the title to the same against the party of the first part and all persons claiming by, through or under him.

BEING the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 Stat. 667).

TO HAVE AND TO HOLD the said described premises unto the said parties of the second part, as joint tenants and not as tenants in common, with the survivor to take the whole in the event of the death of either, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and incumbrances of whatsoever nature made and suffered by the said party of the first part and all persons claiming by, through or under him.

SAID CONVEYANCE is made SUBJECT to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show.

IN WITNESS WHEREOF the undersigned on this 27th day of September, 1991, has set his hand and seal as **Field** Office **Chief Property Officer**, HUD **Field** Office, **Tulsa**, Oklahoma, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of the Code of Federal Regulations, Title 24, Chapter II, Part 200, Subpart D, and 35 F.R. 16106, (10/14/70), AS AMENDED).

Signed, sealed and delivered in the presence of:

Secretary of Housing and Urban Development
Jack Kemp

By: **Fred Shaw**

Fred Shaw
HUD **Field** Office, **Tulsa**, Oklahoma
Chief Property Officer;

STATE OF OKLAHOMA)
COUNTY OF TULSA)

ss

Before me, **Jacqueline M. Terry**, a Notary Public in and for said County and State on this 27th day of September, 1991, personally appeared **Fred Shaw** to me known to be the duly appointed **Field** Office **Chief Property Officer**, HUD **Field** Office, **Tulsa**, Oklahoma, and the identical person who executed the within and foregoing instrument bearing date of September 27, 1991, by virtue of the above cited authority, and acknowledged to me that he executed the same as his free act and deed as **Field** Office **Chief Property Officer**, for and on behalf of **Jack Kemp**, Secretary of Housing and Urban Development, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

My Commission Expires:

8/17/92

Jacqueline M. Terry

Notary Public

TULSA, OK 74120

STATE OF OKLAHOMA
TULSA COUNTY
FILED FOR RECORD
91 SEP 30 PM 2:15
JOAN HASTINGS
TULSA COUNTY CLERK
(SEAL)

STANDARD ABSTRACT CLOSING SERVICE

5352 0317

TR2106 PC_WIN Tulsa County Treasurer Tax Roll 08/22/18 08:17:28
3 MORE C RECORDS 2017 CLEAN & MOW Record-Displayed:
 Parcel: 78100 84 11 03940 **78100-84-11-03940**
 Tax Roll: 17 32 1253227 **17-32-1253227-025-3**

DUGGER, CHARLES L AND DEANN LTS 5 & 6 BLK 49
 831 CORAL TREE PL
 MISSOURI CITY TX 77459-5723 BROKEN ARROW-ORIGINAL TOWN

Gross Assessed 00
 Exemption - 0
 Net Assessed = 00
BA-3A TaxRate x 0.00 **PROPERTY ADDR: 307 W COMMERCIAL ST S**
 Tax Amount = 338.57
 Fees/Cost + 5.00
 Balance Due = 343.57 **C/A 25322 07/23/18 CERTIFIED 07/20/18 BA**
 Delinquent Tax 0.00 **INVOICE-NO: 69583 C/DLQ RECORD**
 Trn Action Tax Interest Fees Ref-No Notation

PF2= Menu **PF4=** Curr & History **PF7=** PageBack

ENTER	ESC	F2	F4	F7	F18	Prt Scr
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R/T:474ms Pgm:171ms (DB[141]:33ms) Page:31ms (IIS:0ms) Netwk:271ms 57%

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You searched for: SubNumberID = 78100 and AccountNumber = 841103940

12 items found, displaying all items.1

Description	Summary	Add All to My Images
Notice 1987576350	Recording Date: 03/13/1987 12:00:00 AM B: 5007 P: 3009 Grantor: FUNK KAREN Grantee: PUBLIC Related: Platted Legal: BROKEN ARROW-ORIGINAL TOWN Lot: 5 Block: 49, BROKEN ARROW-ORIGINAL TOWN Lot: 6 Block: 49 Unplatted Legal: Sub Number: 78100, 78100 Account Number:	View Image Add to My Images
Sheriffs Deed 1987619664	Recording Date: 07/20/1987 12:00:00 AM B: 5040 P: 712 Grantor: SHERIFF TULSA CO Grantee: FIRSTIER MTG CO Related: Platted Legal: BROKEN ARROW-ORIGINAL TOWN Lot: 5 Block: 49, BROKEN ARROW-ORIGINAL TOWN Lot: 6 Block: 49 Unplatted Legal: Sub Number: 78100, 78100 Account Number:	View Image Add to My Images
Deed 1988716096	Recording Date: 06/29/1988 12:00:00 AM B: 5110 P: 2031 Grantor: FIRSTIER MTG CO Grantee: KRUEGER GAYLEN Related: Platted Legal: BROKEN ARROW-ORIGINAL TOWN Lot: 5 Block: 49, BROKEN ARROW-ORIGINAL TOWN Lot: 6 Block: 49 Unplatted Legal: Sub Number: 78100, 78100 Account Number:	View Image Add to My Images
Mortgage 1988716101	Recording Date: 06/29/1988 12:00:00 AM B: 5110 P: 2041 Grantor: KRUEGER GAYLEN, KRUEGER ROXANNA Grantee: LEADER FED MTG INC Related: Platted Legal: BROKEN ARROW-ORIGINAL TOWN Lot: 5 Block: 49, BROKEN ARROW-ORIGINAL TOWN Lot: 6 Block: 49 Unplatted Legal: Sub Number: 78100, 78100 Account Number:	View Image Add to My Images
Notice 1990939757	Recording Date: 10/23/1990 12:00:00 AM B: 5284 P: 697 Grantor: TEMPLETON MICHAEL K Grantee: PUBLIC Related: Unplatted Legal:	View Image Add to My Images

Description	Summary	Add All to My Images
	<p>Platted Legal: BROKEN ARROW-ORIGINAL TOWN Lot: 5 Block: 49, BROKEN ARROW-ORIGINAL TOWN Lot: 6 Block: 49</p> <p>Sub Number: 78100, 78100 Account Number:</p>	
Sheriffs Deed 1991013657	<p>Recording Date: 07/30/1991 11:48:00 AM B: 5338 P: 1372</p> <p>Grantor: SHERIFF TULSA CO Grantee: HUD</p> <p>Related:</p> <p>Platted Legal: BROKEN ARROW-ORIGINAL TOWN Lot: 5 Block: 49, BROKEN ARROW-ORIGINAL TOWN Lot: 6 Block: 49</p> <p>Sub Number: 78100, 78100 Account Number:</p>	View Image Add to My Images
Deed 1991031126	<p>Recording Date: 09/30/1991 02:15:00 AM B: 5352 P: 377</p> <p>Grantor: HUD Grantee: DUGGER CHARLES L, DUGGER DEANN</p> <p>Related:</p> <p>Platted Legal: BROKEN ARROW-ORIGINAL TOWN Lot: 5 Block: 49, BROKEN ARROW-ORIGINAL TOWN Lot: 6 Block: 49</p> <p>Sub Number: 78100, 78100 Account Number:</p>	View Image Add to My Images
Lien 2014029912	<p>Recording Date: 04/14/2014 11:08:57 AM</p> <p>Grantor: BROKEN ARROW CITY OF Grantee: DUGGER CHARLES L, DUGGER DEANN</p> <p>Related:</p> <p>Platted Legal: BROKEN ARROW-ORIGINAL TOWN Lot: 5 Block: 49, BROKEN ARROW-ORIGINAL TOWN Lot: 6 Block: 49</p> <p>Sub Number: 78100, 78100 Account Number:</p>	View Image Add to My Images
Lien 2017086072	<p>Recording Date: 09/18/2017 12:28:12 PM</p> <p>Grantor: BROKEN ARROW CITY OF Grantee: DUGGER CHARLES L, DUGGER DEANN</p> <p>Related:</p> <p>Platted Legal: BROKEN ARROW-ORIGINAL TOWN Lot: 5 Block: 49, BROKEN ARROW-ORIGINAL TOWN Lot: 6 Block: 49</p> <p>Sub Number: 78100, 78100 Account Number:</p>	View Image Add to My Images
Lien 2017099323	<p>Recording Date: 10/23/2017 01:51:07 PM</p> <p>Grantor: BROKEN ARROW CITY OF Grantee: DUGGER CHARLES L, DUGGER DEANN</p> <p>Related:</p> <p>Unplatted Legal:</p>	View Image Add to My Images

Description	Summary	Add All to My Images	
	Platted Legal: BROKEN ARROW-ORIGINAL TOWN Lot: 5 Block: 49, BROKEN ARROW-ORIGINAL TOWN Lot: 6 Block: 49		
	Sub Number: 78100, 78100	Account Number:	
Lien 2018056318	Recording Date: 06/22/2018 08:53:00 AM		View Image Add to My Images
	Grantor: BROKEN ARROW CITY OF	Grantee: DUGGER CHARLES L, DUGGER DEANN	
	Related:		
	Platted Legal: BROKEN ARROW-ORIGINAL TOWN Lot: 5 Block: 49, BROKEN ARROW-ORIGINAL TOWN Lot: 6 Block: 49	Unplatted Legal:	
	Sub Number: 78100, 78100	Account Number:	
Lien 2018065762	Recording Date: 07/20/2018 03:16:40 PM		View Image Add to My Images
	Grantor: BROKEN ARROW CITY OF	Grantee: DUGGER CHARLES L, DUGGER DEANN	
	Related:		
	Platted Legal: BROKEN ARROW-ORIGINAL TOWN Lot: 5 Block: 49, BROKEN ARROW-ORIGINAL TOWN Lot: 6 Block: 49	Unplatted Legal:	
	Sub Number: 78100, 78100	Account Number:	

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Assessor
KEN YAZEL

Property Search

Disclaimer

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Quick Facts

Account #:	R78100841103940
Parcel #:	78100-84-11-03940
Situs address:	307 W COMMERCIAL ST S
Owner name:	DUGGER, CHARLES L AND DEANN
Fair cash (market) value:	\$64,637
Last year's taxes:	\$871
	Subdivision: BROKEN ARROW-ORIGINAL TOWN
Legal description:	Legal: LTS 5 & 6 BLK 49
	Section: 11 Township: 18 Range: 14



General Information

Situs address:	307 W COMMERCIAL ST S
Owner name:	DUGGER, CHARLES L AND DEANN
Owner mailing address:	831 CORAL TREE PL MISSOURI CITY, TX 774595723
Land area:	0.16 acres / 7,000 sq ft
Tax rate:	BA-3A [BROKEN ARROW]
	Subdivision: BROKEN ARROW-ORIGINAL TOWN
Legal description:	Legal: LTS 5 & 6 BLK 49
	Section: 11 Township: 18 Range: 14
Zoning:	ONE FAMILY RESIDENTIAL HIGH DENSITY - BA [R3]

Values

	2017	2018
Land value	\$10,000	\$10,000
Improvements value	\$54,637	\$54,637
Fair cash (market) value	\$64,637	\$64,637

Exemptions claimed

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

Tax Information

	2017	2018
Fair cash (market) value:	\$64,637	\$64,637
Total taxable value (capped):	\$60,480	\$63,504
Assessment ratio:	11%	11%
Gross assessed value:	\$6,653	\$6,986
Exemptions:	\$0	\$0
Net assessed value:	\$6,653	\$6,986
Tax rate:	BA-3A [BROKEN ARROW]	
Tax rate mills:	130.86	130.86*
Estimated taxes:	\$871	\$914*
Most recent NOV:	March 6, 2018	

* Estimated from 2017 millage rates

Tax detail (2017 millages)

	%	Mills	Dollars
City-County Health	2.0	2.58	\$18.02
City-County Library	4.1	5.32	\$37.17
Tulsa Technology Center	10.2	13.33	\$93.12
Emergency Medical Service	0.0	0.00	\$0.00
Tulsa Community College	5.5	7.21	\$50.37
School Locally Voted	22.7	29.64	\$207.07
City Sinking	12.9	16.84	\$117.64
School County Wide Bldg	4.0	5.20	\$36.33
School County Wide ADA	3.1	4.00	\$27.94
School County Wide General	27.8	36.40	\$254.29
County Government	7.9	10.34	\$72.24

(Continued on next page)

Improvements

Bldg ID#	Property type	Condition	Quality	Year built	Livable?	Stories	Foundation	Exterior	Roof	Baths	HVAC
1	Residential	Good	Average Plus	1903	1,410 SF	2.0	Crawl Space	Frame Siding/ Brick/ Stone Veneer	Composition Shingle	1.0	None

Sales/Documents

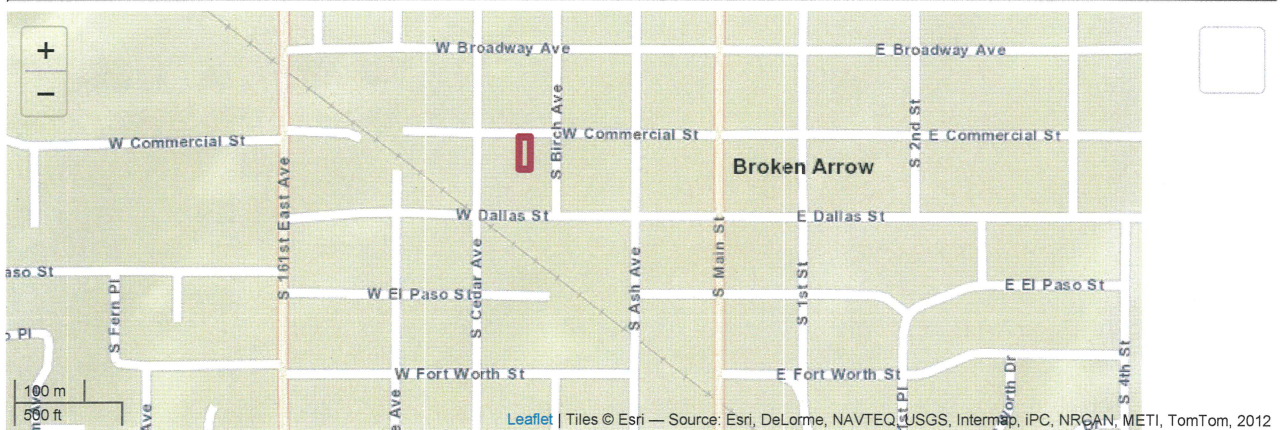
Date	Grantor	Grantee	Price	Doc type	Book-Page/Doc#
Sep 30, 1991			\$—	Joint Tenancy Deed	05352-00377
Jun 1, 1988			\$21,000	History	05110-02031

Images

Photo/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)