



Notice to Abate a Nuisance Public Hearing

The City of Broken Arrow to:

Kim Lien Do
222 W. Detroit St.
Broken Arrow, Oklahoma 74012

Reference: Lots 13,14,15 & 16 Block 20, Broken Arrow-Original Town

Otherwise known as: 222 W. Detroit St, Broken Arrow, Oklahoma

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	Title 11 O.S. 22-111 and 22-112
Structure that violates code	City Nuisance Code 15-1.C.15 and 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 31st day of March, 2020; or in the alternative, you are directed to appear before the Hearing Officer on the 2nd day of April, 2020; 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.



Calvin Scott, Code Enforcement Officer
918-259-2400 ext. 5339 Office phone

Dated: February 19, 2020
Case # 20-10035746

A copy of this notice has also been sent to the following mortgage holders and/or interested parties:
None Listed

& Title Company
8023 E. 63rd Place
Suite 101
Tulsa, OK 74133
918-250-9080

**GENERAL WARRANTY DEED
(OKLAHOMA STATUTORY FORM)**

THIS INDENTURE, made this 14th day of December, 2009 between **DUANE A. ROSSER AND PATRICIA A. ROSSER, husband and wife**, parties of the first part, hereinafter called party grantor and **KIM LIEN DO**, party of the second part, party grantee.

WITNESSETH: That in consideration of the sum of Ten and NO/100-----(\$10.00)-----dollars receipt of which is hereby acknowledged, said parties grantor do(es), 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:

Lots Thirteen (13) to Sixteen (16), Inclusive, Block Twenty (20), ORIGINAL TOWN OF BROKEN ARROW, Tulsa County, State of Oklahoma, according to the Recorded Plat No. B-2.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said party grantor, their heirs, assigns, executors and administrators do/does hereby covenant, promise and agree to and with said party grantee, at the delivery of these presents that they is/are lawfully seized in their 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 the appurtenances; that the same is free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgment, 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 the said party grantee, her heirs and assigns, against said party grantor, their 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/have hereunto set their hand/s the day and year above written.


DUANE A. ROSSER


PATRICIA A. ROSSER

STATE OF OKLAHOMA

ss.

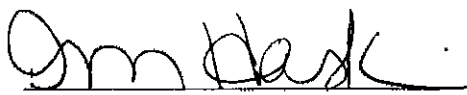
(Acknowledgment)

COUNTY OF TULSA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 14th day of December, 2009 personally appeared **DUANE A. ROSSER AND PATRICIA A. ROSSER, husband and wife** to me known to be the identical person/s who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS HEREOF, I hereunto set my official signature and affixed my notary seal the day and year last above written.

My Commission Expires  Notary Public Oklahoma



THIS INDENTURE, Made this 22 day of June, 2007
between Robert A. Rosser and Elizabeth A. Rosser, husband and wife

Part ies of the first part, and Duane A. Rosser and Patricia A. Rosser, husband and wife

with the right of survivorship as hereinafter set out, part ies of the second part.

WITNESSETH: That in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations, receipt whereof is hereby acknowledged, said parties of the first part do es by these presents grant, bargain, sell and convey unto Duane A. Rosser and Patricia A. Rosser, Parties of the Second Part,

, as joint tenants, and not as tenants in common, on the death of one, the survivor, the heirs and assigns of the survivor, to take the entire fee simple title, the following described real estate situated in Tulsa County, State of Oklahoma, to-wit:

The Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), and Eighteen (18), Block Twenty (20), Original Town of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded plat thereof. Also known as 222 West Detroit Street, Broken Arrow, Oklahoma 74012

68 O.S. 3202 (4)

TO HAVE AND TO HOLD the same as joint tenants, and not as tenants in common, with the fee simple title in the survivor, the heirs and assigns of the survivor, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And said Parties of the First Part, their heirs, successors, grantees, executors, and administrators, do es hereby covenant and agree to and with said parties of the second part that, at the delivery of these presents, they is/are lawfully seized of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with the appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, judgements, estates, taxes, assessments and encumbrances of whatsoever nature and kind, EXCEPT: Easements, building restrictions of record and special assessments not yet due;

and that parties grantor will WARRANT AND FOREVER DEFEND the same unto said parties of the second part, their heirs, successors and assigns against said parties of the first part, their heirs, successors and assigns, and all and every person or persons whomsoever, lawfully claiming, or to claim the same.

IN WITNESS WHEREOF, parties of the first part, have executed or caused to be executed this instrument the day and year first above written.

Robert A. Rosser
Robert A. Rosser

Elizabeth A. Rosser
Elizabeth A. Rosser

STATE OF OKLAHOMA

County of Tulsa } ss

(Individual Acknowledgment)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 22 day of June, 2007, personally appeared Robert A. Rosser and Elizabeth A. Rosser

to me known to be the identical person S who executed the within and foregoing instrument, and acknowledged to me that they executed the same as a free and voluntary act and

[Return to Search Results](#)

You searched for: SubNumberID = 78100 and AccountNumber = 841101510

4 items found, displaying all items.1

Description	Summary	Add All to My Images
Deed 1991987847	Recording Date: 05/03/1991 12:48:00 PM B: 5319 P: 1256 Grantor: ROSSER COSMA JUANITA Grantee: ROSSER DUANE A, ROSSER PATRICIA A Related: Platted Legal: BROKEN ARROW- ORIGINAL TOWN Lot: 13 Block: 20, BROKEN ARROW-ORIGINAL TOWN Lot: 14 Block: 20, BROKEN ARROW-ORIGINAL TOWN Lot: 15 Block: 20, BROKEN ARROW- ORIGINAL TOWN Lot: 16 Block: 20, BROKEN ARROW-ORIGINAL TOWN Lot: 17 Block: 20, BROKEN ARROW-ORIGINAL TOWN Lot: 18 Block: 20 Sub Number: 78100, 78100, 78100, 78100, 78100, 78100 Account Number:	View Image Add to My Images
Mortgage 1992054935	Recording Date: 06/25/1992 09:13:00 AM B: 5415 P: 965 Grantor: ROSSER DUANE A, ROSSER PATRICIA A, ROSSER ROBERT A, ROSSER ANN H Grantee: METRO BK BROKEN ARROW Related: Platted Legal: BROKEN ARROW- ORIGINAL TOWN Lot: 13 Block: 20, BROKEN ARROW-ORIGINAL TOWN Lot: 14 Block: 20, BROKEN ARROW-ORIGINAL TOWN Lot: 15 Block: 20, BROKEN ARROW- ORIGINAL TOWN Lot: 16 Block: 20, BROKEN ARROW-ORIGINAL TOWN Lot: 17 Block: 20, BROKEN ARROW-ORIGINAL TOWN Lot: 18 Block: 20 Sub Number: 78100, 78100, 78100, 78100, 78100, 78100 Account Number:	View Image Add to My Images
Release 1999135315	Recording Date: 11/19/1999 01:54:00 AM B: 6296 P: 622 Grantor: BANK OF AMERICA Grantee: ROSSER DUANE A, ROSSER PATRICIA A, ROSSER ROBERT A, ROSSER ANN H Related: Platted Legal: BROKEN ARROW- ORIGINAL TOWN Lot: 13 Block: 20, BROKEN ARROW-ORIGINAL TOWN Lot: 14 Block: 20, BROKEN ARROW-ORIGINAL TOWN Lot: 15	View Image Add to My Images

Description	Summary	Add All to My Images	
	<p>Block: 20, BROKEN ARROW-ORIGINAL TOWN Lot: 16 Block: 20, BROKEN ARROW-ORIGINAL TOWN Lot: 17 Block: 20, BROKEN ARROW-ORIGINAL TOWN Lot: 18 Block: 20</p> <p>Sub Number: 78100, 78100, 78100, 78100, 78100, 78100 Account Number:</p>		
Deed 2007071086	<p>Recording Date: 06/27/2007 10:46:00 AM</p> <p>Grantor: ROSSER ROBERT A, ROSSER ELIZABETH A Grantee: ROSSER DUANE A, ROSSER PATRICIA A</p> <p>Related:</p> <p>Platted Legal: BROKEN ARROW-ORIGINAL TOWN Lot: 13 Block: 20, BROKEN ARROW-ORIGINAL TOWN Lot: 14 Block: 20, BROKEN ARROW-ORIGINAL TOWN Lot: 15 Block: 20, BROKEN ARROW-ORIGINAL TOWN Lot: 16 Block: 20, BROKEN ARROW-ORIGINAL TOWN Lot: 17 Block: 20, BROKEN ARROW-ORIGINAL TOWN Lot: 18 Block: 20</p> <p>Unplatted Legal:</p> <p>Sub Number: 78100, 78100, 78100, 78100, 78100, 78100 Account Number:</p>	View Image Add to My Images	

4 items found, displaying all items.1

[Return to Search Results](#)

Assessor

JOHN A. WRIGHT

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.

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Quick Facts

Account #	R78100841101510	
Parcel #	78100-84-11-01510	
Situs address	222 W DETROIT ST N BROKEN ARROW 74012	
Owner name	DO, KIM LIEN	
Fair cash (market) value	\$68,335	
Last year's taxes	\$992	
	Subdivision: BROKEN ARROW-ORIGINAL TOWN	
Legal description	Legal: LTS 13 THRU 16 BLK 20	
	Section: 11 Township: 18 Range: 14	

General Information

Situs address	222 W DETROIT ST N BROKEN ARROW 74012
Owner name	DO, KIM LIEN
Owner mailing address	222 W DETROIT ST BROKEN ARROW, OK 74012
Land area	0.32 acres / 14,000 sq ft
Tax rate	BA-3A [BROKEN ARROW]
	Subdivision: BROKEN ARROW-ORIGINAL TOWN
Legal description	Legal: LTS 13 THRU 16 BLK 20
	Section: 11 Township: 18 Range: 14
Zoning	ONE FAMILY RESIDENTIAL HIGH DENSITY [R3]

Tax Information

	2018	2019	2020
Fair cash (market) value	\$68,335	\$68,335	—
Total taxable value (capped)	\$67,803	\$68,335	—
Assessment ratio	11%	11%	—
Gross assessed value	\$7,459	\$7,517	—
Exemptions	\$0	\$0	—
Net assessed value	\$7,459	\$7,517	—
Tax rate	BA-3A [BROKEN ARROW]		
Tax rate mills	130.22	132.03	—
Estimated taxes	\$971	\$992	—*
Most recent NOV	February 5, 2019		

* Estimated from 2019 millage rates

Values

	2018	2019	2020
Land value	\$11,000	\$11,000	—
Improvements value	\$57,335	\$57,335	—
Fair cash (market) value	\$68,335	\$68,335	—

Exemptions claimed

	2018	2019	2020
Homestead	—	—	—
Additional homestead	—	—	—
Senior Valuation Limitation	—	—	—
Veteran	—	—	—

Tax detail (2019 millages)

	%	Mills	Dollars
City-County Health	2.0	2.58	\$19.39
City-County Library	4.0	5.32	\$39.99
Tulsa Technology Center	10.1	13.33	\$100.20
Emergency Medical Service	0.0	0.00	\$0.00
Tulsa Community College	5.5	7.21	\$54.20
School Locally Voted	23.9	31.57	\$237.31
City Sinking	11.9	15.66	\$117.72
School County Wide Bldg	3.9	5.20	\$39.09
School County Wide ADA	3.0	4.00	\$30.07
School County Wide General	27.6	36.40	\$273.62
County Government	8.1	10.76	\$80.88

(Continued on next page)

Improvements

Bldg ID#	Property type	Condition	Quality	Year built	Livable†	Stories	Foundation	Exterior	Roof	Baths	HVAC
1	Residential	Avg +	Average Plus	1930	1,670 SF	1.0	Slab	Frame Siding/ Brick/ Stone Veneer	Composition Shingle	2.0	Cool Air in Heat Ducts

Sales/Documents

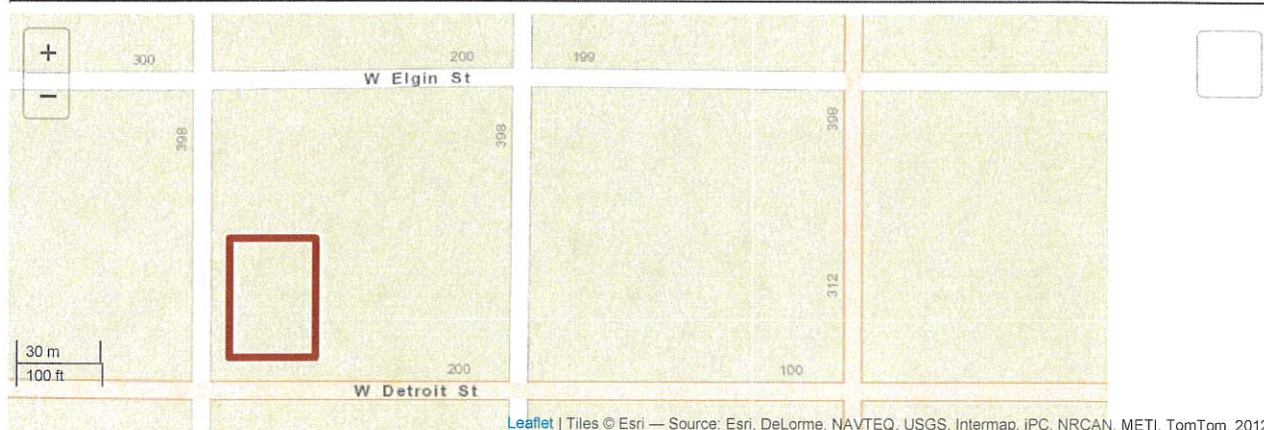
Date	Grantor	Grantee	Price	Doc type	Book-Page/Doc#
Dec 14, 2009	ROSSER, DUANE A AND PATRICIA A	DO, KIM LIEN	\$61,500	General Warranty Deed	2009128736
Jun 27, 2007	ROSSER, ROBERT A	ROSSER, DUANE A	\$—	General Warranty Deed	2007071086

Images

Photo/sketch
(Click to enlarge)

78100-64-11-01510-001 (1/2010) 78100-64-11-01510-001 (1/2010) 78100-64-11-01510-001 (1/2010)

† 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.



[Click to view this area on the Google Maps web page in a new window](#)

John A. Wright — 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)