



Notice to Abate a Nuisance Public Hearing

The City of Broken Arrow to:

Darlene Purtell C/O
Robert Purtell
6738 W. Archer St.
Tulsa, Oklahoma 74127-5615

Reference: Lots 8 & 9 Block 36, Broken Arrow-Original Town

Otherwise known as: 217 W. College 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 # 20-10035743

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

CASE TYPE: Legal Description
DI SPOSI TION: INSPECTOR
DATE ESTABLISHED: 1/09/20
STATUS: Active-Being Processed
TENANT NAME: Public
TENANT NBR: 1/09/20

Property Maintenance Violation - Public
78100-78100-0036-07 -02650-11-18-14
217 W COLLEGE ST
BROKEN ARROW OK 740123832
To Be Determined

NARRATIVE: January 9, 2020 2:10:07 PM gwa.
Send CL. Exterior house has not been maintained. Not in good repair.
1/09/20 1/09/20 1/09/20

NOTICE NAMES: PURTELL, DARLENE
OWNER: Public
PRINT PIN# IN LETTERS: No

HI STORY: SCHEDULED ACTION STATUS RESULTED DI SPOSI TION INSPECTOR TIME
Case Assignment PENDING Public
Voluntary Compliance Letter PENDING Public
Investigation/Posting PENDING Public
Follow Up Inspection/Recheck PENDING Public
Citations Issued PENDING Public
Close Case PENDING Public

TOTAL TIME:

VI OLATIONS: DATE DESCRIPTION QTY CODE STATUS RESOLVED
1/09/20 Exterior Structure 1 IPMC Sec 304 Active
The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
1/09/20 Property Maintenance 1 Property Maintenance Active

1-21-20 470 Contact info - given to 84

DOC STAMPS \$33.00

TAX ID#

#95033836

REDCO CLOSING SERVICES, INC

Property Address: 217 WEST COLLEGE, BROKEN ARROW, OK

Mailing Address:



INDIVIDUAL
WARRANTY DEED

(Oklahoma Statutory Form)

That, **WILLA MCKEEHAN (A SINGLE PERSON)** Party of the first part, in consideration of the sum of TEN & NO/100_____ and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **DARLENE PURTELL**

part of the second part, the following described real property and premises situate in TULSA County, State of Oklahoma, to-wit:

LOTS SEVEN (7), EIGHT (8) AND NINE (9) IN BLOCK THIRTY-SIX (36) IN THE ORIGINAL TOWN OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part of the second part, HER heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

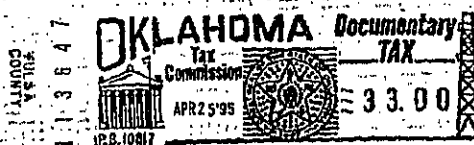
EXCEPT covenants, conditions, easements, restrictions and mineral conveyances of record.

Signed and delivered this 13th day of April, 1995.

Willa A. McKeehan

WILLA MCKEEHAN aka WILLA A. MCKEEHAN

REDCO EXPRESS
4815 S. Harvard, Suite 540
Tulsa, Oklahoma 74135

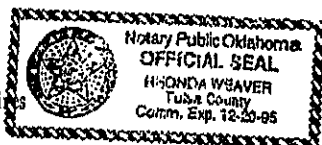


INDIVIDUAL ACKNOWLEDGMENT-OKLAHOMA FORM

STATE OF OKLAHOMA, County of TULSA, SS.

Before me, a Notary Public, in and for said County and State, on this 13th day of April, 1995, personally appeared, **WILLA MCKEEHAN** 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 purposes therein set forth.

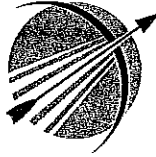
Given under my hand and seal the day and year last above written.



My commission expires

Honda Weaver

Notary Public



VOLUNTARY COMPLIANCE PROGRAM – COURTESY LETTER

City of Broken Arrow to:

Date: January 9, 2020

PURTELL, DARLENE
% ROBERT PURTELL
6738 W ARCHER ST
TULSA, OK 74127

Case No. 20-10035743

To: PURTELL, DARLENE

The City of Broken Arrow takes pride in the health, safety, welfare and appearance of our community and we are asking for your assistance in this effort. We understand that you may not be aware of the city codes that pertain to the maintenance of your property.

Neighborhood Engagement has been notified of a possible violation(s) on your property located at 217 W COLLEGE ST and consisting of:

City Code Violation(s): Property Maintenance Violation

Violation Description

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Violation Corrective Action

Repair exterior structure as set out in Section 304.

We are making this contact with you in advance of an on-site investigation to extend the opportunity for you to voluntarily comply with the ordinances by abating the possible violation(s). Every individual's maintenance of their property will contribute to the overall positive appearance of the community.

Please comply with this courtesy notification by: January 20, 2020

If you feel you have received this Courtesy Letter in error or have any questions, please contact the Neighborhood Engagement Office at (918) 259-2400, ext. 5338.

YOUR COMPLIANCE IS APPRECIATED

UT210I01

CITY OF BROKEN ARROW

CXLIB

1/27/20

Location Customer History Inquiry

14:15:15

Location ID: 30432 Addr: 217 W COLLEGE ST

Type options, press Enter.

1=Select 5=View detail

Opt	ID	Name	Type	Sts	Initiation Date	Termination Date
—	138161	PURTELL, CHARLES		F	12/16/15	4/23/19
—	76237	PURTELL, DARLENE		W	4/14/95	2/24/04
—	2485	MCKEEHAM, MRS F		F	8/02/82	4/14/95

Bottom

F3=Exit F12=Cancel



CITY OF BROKEN ARROW

Office of Code Enforcement

PO BOX 610 – BROKEN ARROW – OK - 74013
(918) 259-2411 • Fax (918) 258-4998 • brokenarrowok.gov

Date: January 28, 2020

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

**Darlene Purtell c/o
Robert Purtell
6738 W. Archer St.
Tulsa, Oklahoma 74127-5615**

RE: Cases 20-10035743

Property Maintenance: Rotten, unprotected and deteriorated wood and siding.

An inspection of your property, described and located at:

ADDRESS: 217 W. College St. Broken Arrow, Ok 74012
LEGAL: LTS 8&9 BLK 36, Broken Arrow-Original Town

City of Broken Arrow, Tulsa County, Oklahoma, discloses unlawful violations of the Property Maintenance Code (also known as IPMC) of the City of Broken Arrow, Oklahoma, Section 15, Broken Arrow Municipal Ordinances. The attachment is a list of those violations, together with a statement of the necessary corrective actions you must take to bring the property into compliance with the Code. These corrective actions must be completed within (30) days from the date of this letter. **Application of other codes: Any repairs or alterations to a structure, or changes of use therein, which are caused directly or indirectly by the enforcement of this code shall be done in accordance with the procedures and provisions of the building, plumbing, electrical, and mechanical codes under the jurisdiction of the City of Broken Arrow, Oklahoma.**

Broken Arrow City Code: Chapter 6, Section 267, Maintenance

Complaint: There are bare, rotten wood boards exposed to the elements

Corrective Action: Repair or replace damaged, deteriorated boards and treat them with weather proofing


Complaint: There are opening in the siding allowing rodents inside and under the house.

Corrective Action: Replace or repair damaged or missing siding with weatherproof materials

The Code further provides:

- 1) Section E.S. 107.5 Transfer of Ownership: It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease, or otherwise dispose of to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee, or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee, or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.
- 2) Section 15-1.B.5 Right to Appeal: An aggrieved person may file an appeal of the code official's decision, notice or order.
- 3) Section 15-1.B.6 Notice of Appeal: The property owner, or aggrieved person, shall have a right of appeal to the Hearing officer where it is alleged there is an error in any notice, order or decision of the Neighborhood Improvement Officer. Such appeal shall be taken by filing written notice of appeal with the City Clerk within ten (10 days) after the notice or order is rendered, specifying the name and mailing address of the Appellant and the grounds thereof.
- 4) Section 106 Violations, Section 106.3 Prosecution of Violation: Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a *strict liability offense*. If the notice of violation is not complied with, the *code official* shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful *occupancy* of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such *premises* shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

REPAIR UNINHABITABLE STRUCTURE. PERMITS ARE REQUIRED. CONTACT OFFICER TO DISCUSS ADDITIONAL DETAILS REGARDING THIS PROPERTY.



Calvin Scott, Code Enforcement Officer
(918)259-2400 ext. 5339

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.

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 #:	R78100841102650	
Parcel #:	78100-84-11-02650	
Situs address:	217 W COLLEGE ST N BROKEN ARROW 74012	
Owner name:	PURTELL, DARLENE C/O ROBERT PURTELL	
Fair cash (market) value:	\$29,940	
Last year's taxes:	\$395	
Subdivision:	BROKEN ARROW-ORIGINAL TOWN	
Legal description:	Legal: LTS 8 & 9 BLK 36	
Section:	11	Township: 18
Range:	14	

General Information

Situs address:	217 W COLLEGE ST N BROKEN ARROW 74012
Owner name:	PURTELL, DARLENE C/O ROBERT PURTELL
Owner mailing address:	6738 W ARCHER ST TULSA, OK 741275615
Land area:	0.16 acres / 7,000 sq ft
Tax rate:	BA-3A [BROKEN ARROW]
Subdivision:	BROKEN ARROW-ORIGINAL TOWN
Legal description:	Legal: LTS 8 & 9 BLK 36
Section:	11
Township:	18
Range:	14
Zoning:	ONE FAMILY RESIDENTIAL HIGH DENSITY [R3]

Tax Information

	2018	2019	2020
Fair cash (market) value	\$25,900	\$29,940	\$29,940
Total taxable value (capped)	\$25,900	\$27,195	\$28,555
Assessment ratio	11%	11%	11%
Gross assessed value	\$2,849	\$2,991	\$3,141
Exemptions	\$0	\$0	\$0
Net assessed value	\$2,849	\$2,991	\$3,141
Tax rate	BA-3A [BROKEN ARROW]		
Tax rate mills	130.22	132.03	132.03*
Estimated taxes	\$371	\$395	\$415*
Most recent NOV	February 4, 2020		

* Estimated from 2019 millage rates

Values

	2018	2019	2020
Land value	\$10,000	\$11,560	\$11,560
Improvements value	\$15,900	\$18,380	\$18,380
Fair cash (market) value	\$25,900	\$29,940	\$29,940

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	\$8.10
City-County Library	4.0	5.32	\$16.71
Tulsa Technology Center	10.1	13.33	\$41.87
Emergency Medical Service	0.0	0.00	\$0.00
Tulsa Community College	5.5	7.21	\$22.65
School Locally Voted	23.9	31.57	\$99.16
City Sinking	11.9	15.66	\$49.19
School County Wide Bldg	3.9	5.20	\$16.33
School County Wide ADA	3.0	4.00	\$12.56
School County Wide General	27.6	36.40	\$114.33
County Government	8.1	10.76	\$33.80

(Continued on next page)

Improvements

Bldg ID#	Property type	Condition	Quality	Year built	Livable†	Stories	Foundation	Exterior	Roof	Baths	HVAC
1	Residential	Fair +	Average Plus	1913	816 SF	1.0	Crawl Space	Frame Siding/ Brick/ Stone Veneer	Composition Shingle	1.0	None

Sales/Documents

Date	Grantor	Grantee	Price	Doc type	Book-Page/Doc#
Apr 1, 1995			\$22,000	Warranty Deed	05708-00631

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.



[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)