

The City of Muskogee encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CFR/36).

POSTING DATE: 01/29/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JANUARY 30, 2025

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item.

When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body.

Under certain circumstances, items are deferred to a specific date or stricken from the agenda entirely.

**REGULAR SESSION - 11:00 A.M. - CITY HALL, 229 W. OKMULGEE AVE, 3RD FLOOR,
COUNCIL CHAMBERS, MUSKOGEE, OKLAHOMA**

ROLL CALL

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of January 16, 2025, or take other necessary action. (Sarah Winkle)
2. Hold a Public Hearing and determine if the personal property located at 317 Independence, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)
3. Hold a Public Hearing and determine if the personal property located at 1222 Baltimore, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

4. Hold a Public Hearing and determine if the property located at 2824 Denison, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

5. Hold a Public Hearing and determine if the property located at 2825 Findlay, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

ADJOURN

Public Nuisance Review Committee

1.

Meeting Date: 01/30/2025

AGENDA ITEM TITLE

Consider approval of the Public Nuisance Review Committee Meeting Minutes of January 16, 2025, or take other necessary action. (Sarah Winkle)

BACKGROUND

Consider approval of the Public Nuisance Review Committee Meeting Minutes of January 16, 2025.

RECOMMENDED ACTION

Approve the minutes.

Fiscal Impact

Attachments

Minutes

DRAFT

MINUTES

**OF THE
PUBLIC NUISANCE REVIEW COMMITTEE
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN A REGULAR CALL SESSION
IN THE INSPECTIONS BUILDING, MUSKOGEE, OKLAHOMA
JANUARY 16, 2025**

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on JANUARY 16, 2025, at 229 W. Okmulgee Ave., 3rd Floor, Council Chambers, Muskogee, Oklahoma.

The meeting was called to order and the roll was called as follows:

Present: Sarah Winkle, Chairperson; Codale Ford, Committee Member; Brent Roberts, Committee Member

Staff Present: Corinne Storey, Secretary

Attendees: Nicoale Walters, Eastgate Gardens LLC

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of January 9, 2025, or take other necessary action. (Sarah Winkle)

Motion was made by Committee Member Codale Ford, seconded by Committee Member Brent Roberts to approve the Public Nuisance Review Committee Meeting Minutes of January 9, 2025.

AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

Carried - Unanimously

2. Hold a Public Hearing and determine if the property located at 320 S. 21, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Sarah Winkle opened the item to public hearing.

Nicoale Walters was present and spoke on the property at 320 S. 21. She stated that there is a tenant living at the property and due to administrative turnover rate it has slipped through the cracks. Eastgate Gardens, LLC deeded the property to the tenant, as he is paid in full, once they received the letter from the city. The property was a lease to own. She stated that Eastgate Gardens, LLC went to the property to make some repairs and the owner would not let them in since they have received the letter.

Codale Ford asked if they deeded this property after they received the letter.

Nicoale Walters confirmed and stated that this is the first letter they have received regarding this property. Nicoale Walters stated Steve Nigh was in a rent-to-own contract with Eastgate Gardens, LLC and he has been since 2009. She stated that Eastgate Gardens, LLC was not aware that the property was in need of this many repairs because the tenant never reached out to them.

Sarah Winkle asked for confirmation that she was with Eastgate Gardens, LLC.

Nicoale Walters confirmed.

Codale Ford asked if they owned the property now.

Nicoale Walters stated that they realized that Steve was over his contract and he was paid in full. Therefore, they released the deed to him. She stated that they did go out to assist him, but he would not let their crew near the premises.

Sarah Winkle asked if the new owner had said what he was going to do with the property and inquired about the hole in the roof.

Nicoale Walters stated that Steve had told them he was moving out but isn't exactly sure since he will not allow them on his property.

Brent Roberts asked if EastGate Gardens, LLC had tried to assist before they had released the deed.

Nicoale Walters explained that Steve never let them know that the property was in this condition.

Brent Roberts asked again if they had assisted before they had granted him the deed.

Nicoale Walters confirmed.

Brent Roberts confirmed the timeline of the deed transfer and asked if once Steve refused to let them on the property, at that time Eastgate Gardens, LLC deeded Steve the property.

Nicoale Walters confirmed.

Nicoale Walters stated that she had a copy of the deed.

Sarah Winkle asked if she had a copy the committee could have.

Nicoale Walters provided the committee with the rent-to-own contract and a copy of the Quick Claim Deed. She stated that they are an actual mobile home dealership that collects rent on the property for Eastgate.

Sarah Winkle stated she could not identify, on the deed, where it granted it over to Steve Nigh.

Nicoale Walters stated they had just filed the Quick Claim Deed on the 14th.

Sarah Winkle asked if the copy provided to the committee was theirs to keep.

Nicoale Walters confirmed.

Sarah Winkle stated that research would need to be done regarding the Quick Claim Deed.

Nicole Walters asked what was needed to be done.

Sarah Winkle stated that since ownership had changed, the entire process would need to be restarted. She stated that if the committee could obtain the deed showing the property granted over and get the language in that, then Eastgate Gardens, LLC would not be responsible anymore.

Sarah Winkle closed the item to public hearing.

Motion was made by Chairperson Sarah Winkle, seconded by Committee Member Brent Roberts to close the case due to change in ownership, and will restart under the new ownership.

AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

Carried - Unanimously

3. Hold a Public Hearing and determine if the property located at 531 N. 21st, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Chairperson Sarah Winkle that the property located at 531 N. 21st, is dilapidated, constituting a public nuisance, is a fire hazard and is abandoned and should be demolished.

AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

Carried - Unanimously

4. Hold a Public Hearing and determine if the property located at 2710 Oklahoma Accessory building only, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Chairperson Sarah Winkle that the accessory building property located at 2710 Oklahoma, is dilapidated, constituting a public nuisance, is a fire hazard and is abandoned and should be demolished.

AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

Carried - Unanimously

5. Hold a Public Hearing and determine if the property located at 2715 Oklahoma, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Chairperson Sarah Winkle that the property located at 2715 Oklahoma, is dilapidated, constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

Carried - Unanimously

6. (STRICKEN) Hold a Public Hearing and determine if the property located at 2824 Denison, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Codale Ford stated that yesterday the owner of this property obtained and provided proof of roof permits. The owner stated to Codale Ford that he would be repairing the roof. Sarah Winkle recommended addressing this item at a later date.

7. (STRICKEN) Hold a Public Hearing and determine if the property located at 2825 Findlay, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Codale Ford stated that the property owner, Nicole, and they have pulled a demo permit. The demo permit is good for 3 months, but the contractor said that it will be demolished before that.

Brent Roberts asked if they had a permit.

Codale Ford Confirmed

Sarah Winkle stated it was a private demo permit and that they had made a cash bond with the city clerk's office as well.

Codale Ford recommended addressing this item in 6 months.

With no further business, the meeting was adjourned.

CORINNE STOREY, SECRETARY

SARAH WINKLE, CHAIRPERSON

Public Nuisance Review Committee

2.

Meeting Date: 01/30/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property located at 317 Independence, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

The East 1/2 of lot 3 in Block 330, City of Muskogee, Muskogee, Oklahoma

An exterior inspection of the property at the aforementioned address occurred on August 30th by a City of Muskogee Code Official.

VIOLATIONS FOUND:

- Doors, chairs, carts, dressers, tarps, mattresses, couch, bikes, televisions, and desk

CORRECTIVE ACTION REQUESTED:

REMOVE OR DISPOSE OF ALL THE ABOVE ITEMS, TRASH JUNK AND DEBRIS WITHIN FIFTEEN (15) DAYS OF THIS NOTICE

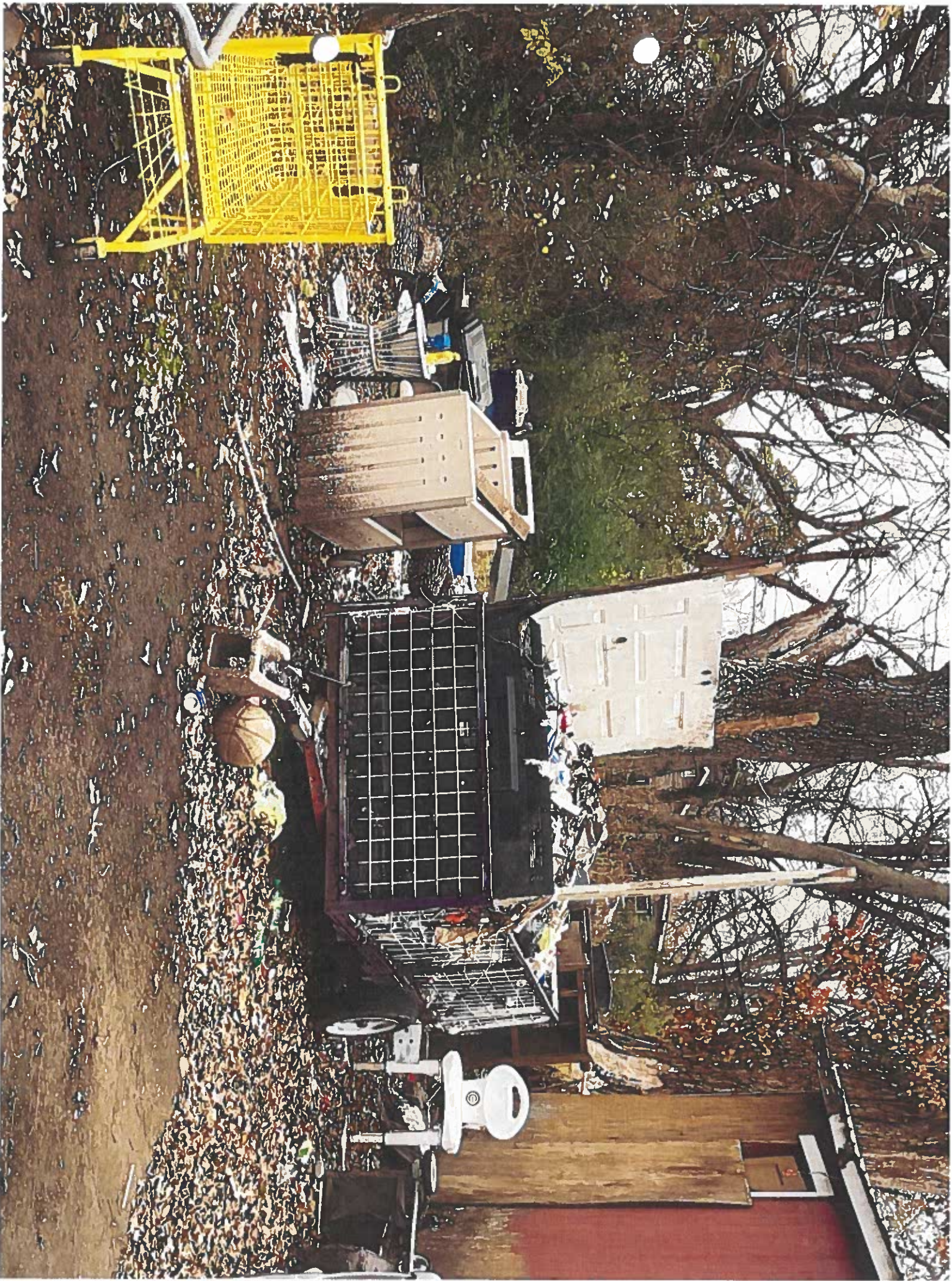
RECOMMENDED ACTION

Make a determination that the personal property is dilapidated and constitutes a public nuisance and should be abated from the property.

Fiscal Impact

Attachments

complete case file



























Public Nuisance Review Committee

3.

Meeting Date: 01/30/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property located at 1222 Baltimore, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

The East 50 feet of Lot 5 in Block "B" in McKellop's amended addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

An exterior inspection of the property at the aforementioned address occurred on August 30th by a City of Muskogee Code Official.

VIOLATIONS FOUND:

- MATTRESSES IN BACKYARD/LAZYBOY ON THE PORCH

CORRECTIVE ACTION REQUESTED:

REMOVE DISPOSE OF ALL THE ABOVE ITEMS, TRASH JUNK AND DEBRIS WITHIN FIFTEEN (15) DAYS OF THIS NOTICE

RECOMMENDED ACTION

Make a determination that the personal property is dilapidated and constitutes a public nuisance and should be abated from the property.

Fiscal Impact

Attachments

complete case file







Meeting Date: 01/30/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the property located at 2824 Denison, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

BACKGROUND

This is strictly for Administrative Clean-Up purposes.

This item was tabled with out a motion being made to do so and setting a specific date for it to be tabled to. This is being brought back to correct this error and correct the motion and set a date for the item to be returned to.

LEGAL DESCRIPTION

Lots 13, 14 & 15 in Block 6 of Gibson Heights Addition the City of Muskogee, a/k/a 2824 Denison, according to official plat thereof being a resubdivision of Blocks 17 to 25 inclusive of Love's Amended Addition to the City of Muskogee County, Oklahoma

An exterior inspection of the property and structure you own at the aforementioned address occurred on 09/03/2024 by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure is unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC
- The structure has an exposed roof. *108.1.5
- The structure is open to the elements. *108.1.5

Corrective Actions listed in the letter to the owner were as follows:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

RECOMMENDED ACTION

Make a determination.

Fiscal Impact

Attachments

Complete Case File

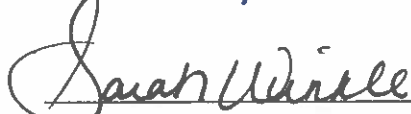
Dilapidated Structures Checklist

Case Open Date: 12-28-24Case Number: 224-75380Address: 2824 DENISONOfficer: C Ford

Documents Needed for Every Case

☒ Copy of County Treasurer's Tax Roll Based on the Property Address☒ Copy of the County Assessor's Report☒ Copy of the Deed☒ Copy of Land Records to verify Property Owner(s) and Mortgage/Lien Holder(s)N/A ☐ Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)N/A ☐ Copy of the Fire Damage Report (as needed)☐ **Waivers: (If checked at any point does not need to proceed through the process below).**Date PNRC Hearing Notice Letter to all Stakeholders: 12-18-24☒ Certified Mailing Receipt attached to a copy of the letter(s)☒ Building Inspector's Report (as applicable)☒ Images of Notice Posted on Structure for PNRC HearingDate of Publication in the Muskogee Phoenix: 12-26-24☒ Affidavit of Publication

Reviewed By¹:



Sarah Winkle, Deputy Director of Community Development

1-3-25

Date



Codale Ford, Code Enforcement Supervisor

1-2-25

Date

1-16-25¹ Review of the file will be conducted the week before the scheduled PNRC.

Date of the PNRC Hearing: 1-14-25

Date of PNRC Determination/UBCAB Notice Letter: _____

☐ Certified Mailing Receipt attached to a copy of the letter(s)

☐ Images of Notice Posted on Structure for UBCAB Hearing

☐ PNRC Agenda & Approved Minutes

☐ Copy of Filed Blank Lien

Date of UBCAB Reflected in Determination Letter (30 business days): _____

Date of Publication in the Muskogee Phoenix: _____

☐ Affidavit of Publication

Date of UBCAB Hearing: _____

UBCAB Determination Letter: _____

☐ Certified Mailing Receipt attached to a copy of the letter

Date to Demo Structure Reflected in Determination Letter: _____

☐ UBCAB Agenda & Approved Minutes

Reviewed By²:

Sarah Winkle, Deputy Director of Community Development

Date

Codale Ford, Code Enforcement Supervisor

Date

☐ Copy of Recorded Lien with Cost (after demo)

² Review of the file will be conducted the week before the scheduled UBCAB.

To correct Sale Deeds - property was not sold to County - KST.

FORM 2 - Copyright© by BURKHART'S Legal Forms (Since 1908) - Tulsa, OK

I-2013-012031 Book 4362 Pg: 233

10/21/2013 2:20 pm Pg 0233-0233

Fee: \$ 0.00 Doc: \$ 0.00

Dianna Cope - Muskogee County Clerk
State of Oklahoma

Mailing Address 2310 Oklahoma, Musk., Ok. 74401

Quit-Claim Deed

(with Survivorship Clause)

THIS INDENTURE, Made this 28 day of October, 2013
between Board of County Commissioners

of Muskogee County, State of Oklahoma, part of the
first part, and Record owner

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

WITNESSETH, That said part of the first part, in consideration of the
sum of NA

DOLLARS

to duly paid, the receipt whereof is hereby acknowledged, do hereby
quit-claim, grant, bargain, sell and convey unto the said parties of the second part, and to heirs
and assigns forever, all right, title, interest and estate both at law and in equity, 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, of, in and to, the following described real estate, situated in the
County of Muskogee, State of Oklahoma, to-wit:

Gipson Heights Addition to the city of Muskogee -

Lots 1 thru 7 Block 5 & Lots 13 thru 15 Block 6 &
S1/2 adj. vacated alley

Together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above granted premises unto the said parties of the second part
heirs and assigns forever.

IN WITNESS WHEREOF, The said party of the first part hereunto set hand
the day and year above written.

Chairman *Stephen Wright*

Member

Member *Dexter Payne*

STATE OF OKLAHOMA

County of Muskogee } ss

(Individual Acknowledgment)

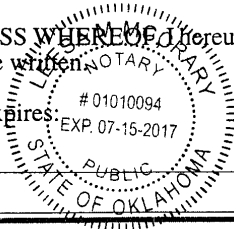
Before me, the undersigned, a Notary Public, in and for said County and State, on this 21st
of October, 2013, personally appeared *Stephen Wright*
Dexter Payne

to me known to be the identical person who executed the within and foregoing instrument, and ac-
knowledged to me that executed the same as 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 commission expires: # 01010094
EXP. 07-15-2017

7-15-17



Deanna M. McCrary
Notary Public

798375

(ORDER BY NUMBER)

QUIT CLAIM DEED

INDIVIDUAL FORM

This Space Reserved for Filing Stamp

BEATRICE THOMPSON ROBINSON
COST \$2.00

AUG 1 12 29 PM '91

STATE OF OKLAHOMA
MUSKOGEE COUNTY
FILED & RECORDED

THIS INDENTURE, Made this 31st day of July, A. D. 1991
between Beatrice Thompson Robinson and Theodore Robinson, wife and husband
and Clyde Thompson, Jr.

_____ of the second part,

Witnesseth, that said part ies of the first part, in consideration of the sum of
Ten and no/100-----DOLLARS

to them in hand paid, the receipt of which is hereby acknowledged, do _____ hereby quitclaim, grant, bargain,
sell and convey unto the said part y of the second part all their right, title, interest, estate, and every
claim and demand, both at law and in equity, in and to all the following described property situate in
Muskogee County, State of Oklahoma, to-wit:

Lots 13, 14 & 15 in Block 6 of Gibson Heights Addition to
the City of Muskogee, a/k/a 2824 Denison, according to the
official plat thereof being a resubdivision of Blocks
17 to 25 inclusive of Love's Amended Addition to the
City of Muskogee County, Oklahoma

NO STAMPS REQUIRED



together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said _____

Clyde Thompson, Jr.

his _____ heirs and assigns forever, so that neither _____ the said _____

Beatrice Thompson Robinson and Theodore Robinson

nor any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said prem-
ises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said part ies of the first part ha ve hereunto set her hand
the day and year first above written.

Beatrice Thompson Robinson
BEATRICE THOMPSON ROBINSON
Theodore Robinson
THEODORE ROBINSON

BOOK PAGE

2100 169

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 31st day of
July, 1991, personally appeared Beatrice Thompson Robinson

and Theodore Robinson

to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me
that they executed the same of their free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires July 1993 Shirley Simpson Notary Public.

S&S N. 16th Muskogee OK 74401

17249

Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer

400 West Broadway, Rm 220 Muskogee, OK 74401

Phone: 918-682-0811

Fax: 0--

E-Mail: jessica.smith@muskogeetreasurer.org



20240008995

Owner Name and Address

THOMPSON, CLYDE JR
623 S 3RD ST
MUSKOGEE OK 74401-0000

Taxroll Information

Tax Year : 2024
Property ID : 2160-21-006-013-4-032-12
Location : 2824 DENISON MUS
School District : 20A MUSKOGEE Mills : 108.96
Type of Tax : Real Estate
Tax ID : 8995

Legal Description and Other Information:

GIPSON HTS LOTS 13 THRU 15 BLOCK 6 & S 1/2 ADJACENT VACATED ALLEY

Assessed Valuations	Amount
Land	347
Improvements	0
Net Assessed	347

Tax Values	Amount
Base Tax	38.00
Penalty	0.00
Fees	0.00

Tax Values	Amount
Payments	0.00
Total Paid	0.00
Total Due	38.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
No records Found!					

[Login](#) (build: 27549:20241127.4)
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Property Owner**Name:** THOMPSON, CLYDE JR**Property Information****Physical Address:** 2824 DENISON**Mailing Address:** 623 S 3RD ST
MUSKOGEE, OK 74401-0000**Subdivision:** GIPSON HTS**Block / Lot:** 0006 / 0013**Type:** (RI) Res. Improv.**S-T-R:** N/A**Tax Dist:** (32) 20A-MUSKOGEE**Size (Acres):** 0.000**Extended Legal:** GIPSON HTS LOTS 13 THRU 15 BLOCK 6 &; S½ ADJACENT VACATED ALLEY**Market and Assessed Values:**

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$5,250	\$3,150	\$347
Building:	0	0	0
Total:	\$5,250	\$3,150	\$347

Land:

Land Use	Size	Units
LOT AREA	10500.00	SQFT

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
10/21/2013	4362	233	Q	0.00	\$0	MUSKOGEE COUNTY		
7/3/2013	4342	160	Leaves	0.00	\$0	THOMPSON, CLYDE JR		
8/1/1991	2100	169	Q	0.00	\$0	THOMPSON, BEATRICE	Unval.	

Details for Residential Card 1:

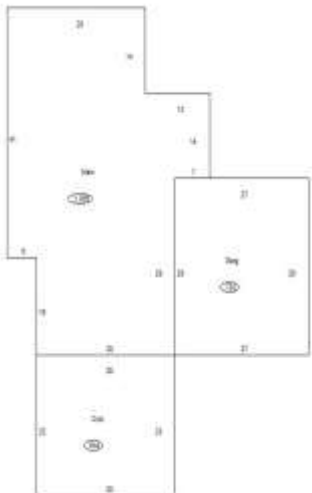
Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Frame, Siding, Wood	1,856	2	1958	67	Average	4

Exterior Wall: Frame, Siding,**Heat / Cool:** Central**Roof Cover:** Composition Shingle**Year** 1983**Remodeled:****Base Structure:**

Item	Label	Description	Area
1	FIREPLACE	FIREPLACE	1
2	CARPORT	CARPORT	644

Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
FIREPLACE	1		
CARPORT	644		

Sketches

As of: 12/18/2024

Photos



As of: 12/18/2024



Map:



Search results in Muskogee County

Your search: "Name: THOMPSON, CLYDE JR, Book: 4362, Page: 233" | [Monitor](#) ⓘ

1 result (0.04 seconds) [Modify search](#)

INDEXED DATA FROM
February, 2007

SCANNED IMAGES FROM
January, 1990

COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
Muskogee	10/21/2013	2013-012031	Deed	004362	0233	MUSKOGEE BOARD OF COUNTY COMMISSIONERS	RECORD OWNER	GIPSON HEIGHTS B5 L1 GIPSON HEIGHTS B5 L2 9 more...	1 : View

AFFIDAVIT OF PUBLICATION

County of Muskogee,
State of Oklahoma

The Muskogee Phoenix
214 Wall S
Muskogee, Ok, 74402
918-684-2858

CASE:
PNR DS
1.16.25

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATIONS:

Dec 26, 2024

Kristina Hight
Kristina Hight

Signed and sworn to before me
On this 26 day of Dec 2024.

Julia McWethy
Julia McWethy, Notary Public

My Commission expires: 10-17-2025
Commission # 17009583

(SEAL)



Acct: 10417
Fee: \$ 109.90

Published in
The Muskogee Phoenix
on December 26, 2024

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee. A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property. You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: January 16, 2025 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma. Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law. If you have any questions regarding this order, you

may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

320 S. 21st

Muskogee OK also known as the North 60 feet if Lots 9 & 10 in Block One of Higgins Addition to the City of Muskogee

531 N.21

Lot 20 in Block 5 in FINDLAY HEIGHTS ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma

605 N. 17

The North 35 feet and the South 10 of the North 45 feet of the East 94 feet of Lot 1 in Block 263 in the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

2710 Oklahoma

Lot 8 in block 6 in the Westmoreland Addition to the City of Muskogee, Muskogee County, Oklahoma, according to the official plat thereof

2715 Oklahoma

Lot 4 in Block 7 of WEST-MORELAND ADDITION TO THE City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

2804 Findlay

LOT 23, BLOCK 2, LOVE SECOND ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT FILED IN BOOK 2 PAGE 64.

2821 Garland
Lot 6 in Block 6 of West Park Addition to the City of Muskogee, according to the official plat thereof, and the N/2 of adjacent alley, Muskogee County, State of Oklahoma

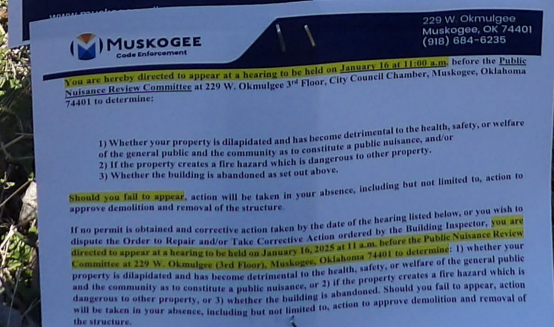
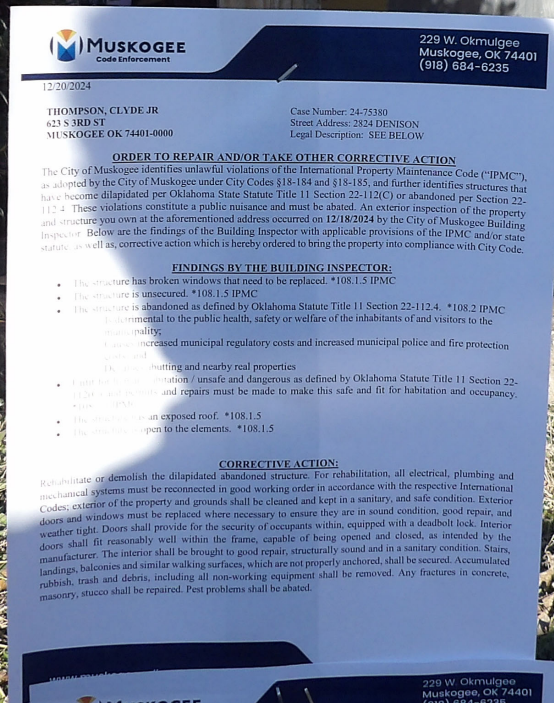
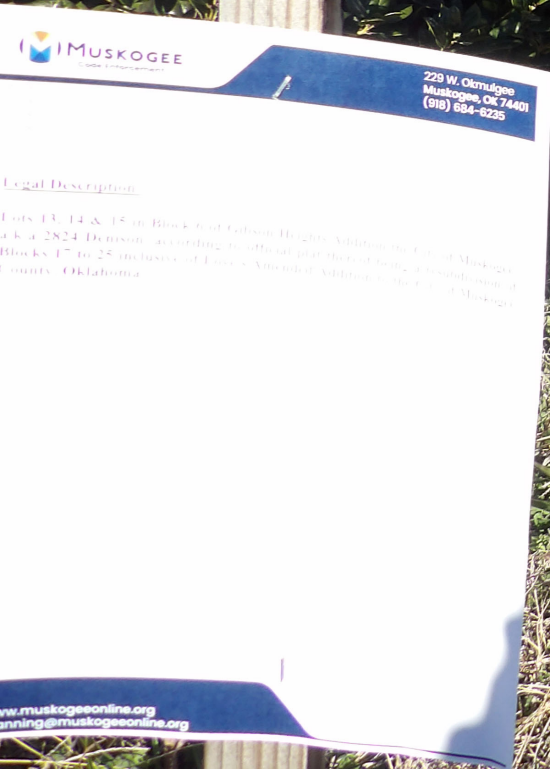
2824 Denison

Lots 13, 14 & 15 in Block 6 of Gibson Heights Addition the City of Muskogee, a/k/a 2824 Denison, according to official plat thereof being a resubdivi-

sion of Blocks 17 to 25 inclusive of Love's Amended Addition to the City of Muskogee County, Oklahoma

2825 Findlay

GIBSON HTS LOTS 10 THRU 12 BLOCK 1 & N1/2 ADJACENT VACATED STREET IN THE COUNTY OF MUSKOGEE, STATE OF OKLAHOMA.



2024/12/20 15:43

229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

muskogeeonline.org
info@muskogeeonline.org

[illegible]

- [illegible]

on all electrical, plumbing and fire protection work with the respective International Brotherhood of Craft Unions and their respective local unions. Exterior masonry, good repair, and work on parapets with a deadbolt lock. Interior masonry, good repair, and work on and in a sanitary condition. Stairs, balconies, and other areas which are not properly anchored, shall be secured. Accumulated debris, trash and clutter, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235



MUSKOGEE
Code Enforcement

You are hereby directed to appear at a hearing to be held on January 16 at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to annexe demolition and removal of the structure.

Should you fail to appear, action will be taken in your absence. If you wish to appear, you must appear by the date of the hearing listed below, or you wish to approve demolition and removal of the structure. If you do not appear, the Building Inspector, you are

Should you fail to appear, action will be taken in your absence to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, you are directed to appear at a hearing to be held on January 16, 2025 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (third floor), Oklahoma 74401 (or determine: 1) whether your property is dilapidated and has become a public nuisance, 2) if the property creates a fire hazard which is dangerous to life and property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

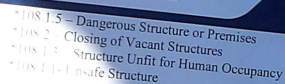
You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-8235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor
City of Muskogee

2024/12/20 15:43



229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

Legal Description:

Lots 13, 14 & 15 in Block 6 of Gibson Heights Addition the City of Muskogee, a/k/a 2824 Denison, according to official plat thereof being a resubdivision of Blocks 17 to 25 inclusive of Love's Amended Addition to the City of Muskogee County, Oklahoma

www.muskogeeonline.org
planning@muskogeeonline.org



THOMPSON, CLYDE JR.
623 S 3RD ST
MUSKOGEE OK 74401-3000

- The str...
- The str...
- The str...
 -
 -
 -
 - Devices ...
- Unfit for human habitation
112(C) and permits and reg.
+ (08.1.3 IPMC)
- The structure has an exposed roof
- The structure is open to the elements

CORRECTIVE ACTION

Rehabilitate or demolish the dilapidated abandoned structures. Mechanical systems must be reconnected in good working order. Codes; exterior of the property and grounds shall be cleaned and kept neat. Doors and windows must be replaced where necessary to ensure they are weather tight. Doors shall provide for the security of occupants within. Doors shall fit reasonably well within the frame, capable of being opened and closed. The interior shall be brought to good repair, structurally sound. Landings, balconies and similar walking surfaces, which are not properly anchored to the building, shall be removed. Rubbish, trash and debris, including all non-working equipment shall be removed. Masonry, stucco shall be repaired. Pest problems shall be abated.



MUSKOGEE
Code Enforcement

You are hereby directed to appear at a hearing to be held on January 16 at 11:00 a.m. before the Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

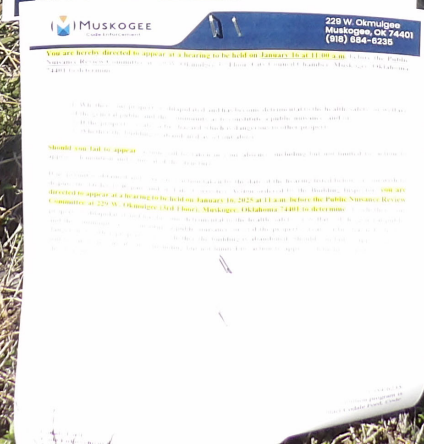
- 1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, and you will be responsible for the cost of the hearing. If you wish to approve demolition and removal of the structure, you must appear by the date of the hearing listed below, or you wish to appeal the decision, you must appear by the date of the hearing listed below. If you wish to appeal the decision, you must appear by the date of the hearing listed below, or you wish to appeal the decision, you must appear by the date of the hearing listed below.

[illegible]

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

2024/12/20 15:43



2024/12/20 15:42

12/20/2024

THOMPSON, CLYDE JR
623 S 3RD ST
MUSKOGEE OK 74401-0000Case Number: 24-75380
Street Address: 2824 DENISON
Legal Description: SEE BELOW**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **12/18/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is unsecured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC
- The structure has an exposed roof. *108.1.5
- The structure is open to the elements. *108.1.5

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on January 16 at 11:00 a.m. before the **Public Nuisance Review Committee** at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, **you are directed to appear at a hearing to be held on January 16, 2025 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine:** 1) whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

- *108.1.5 – Dangerous Structure or Premises
- *108.2 – Closing of Vacant Structures
- *108.1.3 – Structure Unfit for Human Occupancy
- *108.1.1- Unsafe Structure

Legal Description:

Lots 13, 14 & 15 in Block 6 of Gibson Heights Addition the City of Muskogee, a/k/a 2824 Denison, according to official plat thereof being a resubdivision of Blocks 17 to 25 inclusive of Love's Amended Addition to the City of Muskogee County, Oklahoma



2024/12/17 12:49



2024/12/17 12:48

Building Inspector's Dilapidated Structure

Checklist

Case Open Date: 12-18-24

Case Number: 24-75380

Address: 0824 DENISON ~~East~~

Code Officer: CFOR

Owner's Name _____

Owner Address _____

Phone: _____ Email: _____ (if known)

Structure Security

Secure ☐ Yes ☒ No

Signs of Recent Entry ☐ Yes ☒ No

What are the signs: _____

Utilities

Active ☐ Yes ☒ No

If Yes, ☐ Gas ☐ Electric ☐ Water

Construction/Status of the Structure

Number of Floors: 1

Basement ☐ Yes ☒ No

Exterior ☒ Block ☐ Brick ☐ Wood ☐ Metal ☐ Vinyl

Other: _____

Roof ☒ Shingle ☐ Metal ☐ Other: _____

Roof Exposed ☒ Yes ☐ No

Open to the Elements ☒ Yes ☐ No

Windows Broken/Open ☒ Yes ☐ No

How many windows are Open/Broken: 2

Location of Broken/Open Windows: 1 North 1 East

Exterior Doors Secured ☐ Yes ☒ No

Hazardous Materials on Site ☐ Yes ☒ No

Conditions present that require immediate action: _____

Potential Fire Risk ☐ Low ☐ Moderate ☒ High

Building Inspector's Dilapidated Structure

Checklist

In the opinion of the Inspector, is the structure:

Abandoned

☒ Yes

☐ No

Unfit for Human Habitation

☒ Yes

☐ No

Appear Unsafe and/or Dangerous

☒ Yes

☐ No

Other Notes:

Inspector's Signature:



Inspector's Name:

Brent Roberts

Date of Inspection:

12-18-24



MUSKOGEE

Permits & Inspections

Meeting Date: 01/30/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the property located at 2825 Findlay, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

BACKGROUND

This is strictly for Administrative Clean-Up purposes.

This item was tabled with out a motion being made to do so and setting a specific date for it to be tabled to. This is being brought back to correct this error and correct the motion and set a date for the item to be returned to.

LEGAL DESCRIPTION

GIBSON HTS LOTS 10 THRU 12 BLOCK 1 & N1/2 ADJACENT VACATED STREET
IN THE COUNTY OF MUSKOGEE, STATE OF OKLAHOMA.

An exterior inspection of the property and structure you own at the aforementioned address occurred on 09/03/2024 by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC
- The structure has an exposed roof. *108.1.5
- The structure is open to the elements. *108.1.5

Corrective Actions listed in the letter to the owner were as follows:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

RECOMMENDED ACTION

Make a determination.

Fiscal Impact

Attachments

complete case file

Dilapidated Structures Checklist

Case Open Date: 12-18-24Case Number: 24-75382Address: 2825 Findlay AveOfficer: C Ford

Documents Needed for Every Case

☒ Copy of County Treasurer's Tax Roll Based on the Property Address☒ Copy of the County Assessor's Report☒ Copy of the Deed☒ Copy of Land Records to verify Property Owner(s) and Mortgage/Lien Holder(s)N/A ☐ Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)N/A ☐ Copy of the Fire Damage Report (as needed)☐ **Waivers:** (If checked at any point does not need to proceed through the process below).Date PNRC Hearing Notice Letter to all Stakeholders: 12-18-24☒ Certified Mailing Receipt attached to a copy of the letter(s)☒ Building Inspector's Report (as applicable)☒ Images of Notice Posted on Structure for PNRC HearingDate of Publication in the Muskogee Phoenix: 12-26-24☒ Affidavit of Publication

Reviewed By¹:


Sarah Winkle, Deputy Director of Community Development1-3-25
Date
Codale Ford, Code Enforcement Supervisor1-2-25
Date1-16-25¹ Review of the file will be conducted the week before the scheduled PNRC.

Date of the PNRC Hearing: 1-16-25

Date of PNRC Determination/UBCAB Notice Letter: _____

☐ Certified Mailing Receipt attached to a copy of the letter(s)

☐ Images of Notice Posted on Structure for UBCAB Hearing

☐ PNRC Agenda & Approved Minutes

☐ Copy of Filed Blank Lien

Date of UBCAB Reflected in Determination Letter (30 business days): _____

Date of Publication in the Muskogee Phoenix: _____

☐ Affidavit of Publication

Date of UBCAB Hearing: _____

UBCAB Determination Letter: _____

☐ Certified Mailing Receipt attached to a copy of the letter

Date to Demo Structure Reflected in Determination Letter: _____

☐ UBCAB Agenda & Approved Minutes

Reviewed By²:

Sarah Winkle, Deputy Director of Community Development

Date

Codale Ford, Code Enforcement Supervisor

Date

☐ Copy of Recorded Lien with Cost (after demo)

² Review of the file will be conducted the week before the scheduled UBCAB.

S.A.I. NO. 247A (2017)

COUNTY DEED
PROPERTY ACQUIRED AT RESALE
OFFERED FOR SALE BY BOARD OF COUNTY COMMISSIONERS
Account #8972

KNOW ALL MEN BY THESE PRESENTS, That

Whereas, MUSKOGEE County, State of Oklahoma, acquired title to the hereinafter described tract, parcel, or lot of land for delinquent taxes, interest, penalties and costs in full compliance with and by operation of the assessment, levy sale and resale laws of the State of Oklahoma; and

Whereas, on the 31 day of January, 20 22, the Board of County Commissioners of MUSKOGEE County did direct the County Treasurer of MUSKOGEE County to offer for sale designated parcels of County owned property acquired at Resale; and

Whereas, the County Treasurer caused notice of said offer to be given by publication once a week for three consecutive weeks preceding the sale in the Muskogee Daily Phoenix newspaper, published at Muskogee Oklahoma, which notice embraced a description of the property, and that the terms of sale were strictly for cash in hand, subject to the approval of the Board of County Commissioners and Excise Board;

Whereas, the County Treasurer, at the Muskogee Civic Center in MUSKOGEE County, Oklahoma, on the 8 day of February, 20 22, the same being the date stated in the foregoing notice, did announce that the hereinafter described tract, lot or parcel of land was about to be sold and would be sold to the highest competitive bidder, and ascertained officially that MICHOLE FIELDS had offered the highest competitive bid, and did declare the sale made; and transmitted to the Board of County Commissioners and Excise Board a transcript of the proceedings relating to said sale.

THEREAFTER, the Board of County Commissioners and Excise Board of the aforesaid County and State, being in legal meeting(s) at the County Services Building in MUSKOGEE County, Oklahoma, on the 8 day of February, 20 22, and having before the Boards the transcript of proceedings of the County Treasurer in the sale of the hereinafter described tract, parcel, or lot of land as aforesaid, upon due consideration found said proceedings to be according to law, that said MICHOLE FIELDS had in fact made the highest competitive bid therefore and had made full tender in cash in hand for the amount bid and that said sale, duly made and entered on its records, approve said sale and directed its chairman to execute a deed for the same to the grantee, herein.

NOW, THEREFORE, this indenture made this 28 day of February, 20 22 between MUSKOGEE County, State of Oklahoma, by Kenny Payne the Chairman of the Board of County Commissioners of said County, of the First Part, and the said MICHOLE FIELDS ; 1104 N 134TH ST W , HASKELL, OK 74436 of the second Part.

WITNESSETH, That the said Party of the First Part for and in consideration of the premises and the sum of 1,100.00 DOLLARS, in hand paid, the receipt whereof is hereby acknowledged hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to the said Party of the Second Part, his heirs, and assigns forever, the tract, parcel or lot of land mentioned in said notice of sale, and described as follows, to-wit:

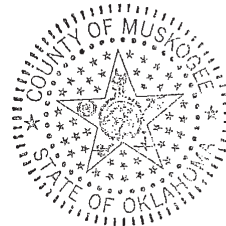
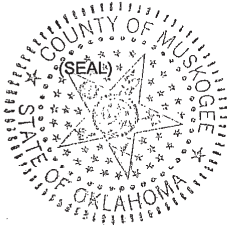
GIPSON HTS LOTS 10 THRU 12 BLOCK 1 & N1/2 ADJACENT VACATED STREET

In the County of MUSKOGEE, State of Oklahoma.

TO HAVE AND TO HOLD said described tract, parcel or lot of land with the appurtenances thereunto belonging, to said Party of the Second Part, his heirs, and assigns forever, in as full and ample manner as the County is empowered by law to sell the same.

IN TESTIMONY WHEREOF, the said Kenny Payne, Chairman of the Board of County Commissioners of said County of MUSKOGEE, has hereunto set his hand on the day and year aforesaid

Kenny Payne
Chairman, Board of County Commissioners
of MUSKOGEE County, State of Oklahoma.



S.A.I. NO. 247A (2017)

1-2022-002429 Book 4788 Pg 859
03/01/2022 12:41pm Pg 0858-0859
Fee: \$20.00 Doc: \$0.00
Polly Irving - Muskogee County Clerk
State of OK

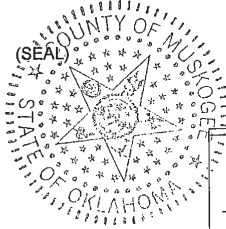
COUNTY DEED
PROPERTY ACQUIRED AT RESALE
OFFERED FOR SALE BY BOARD OF COUNTY COMMISSIONERS
ACKNOWLEDGMENT

STATE OF OKLAHOMA } ss.
County of MUSKOGEE

Before me, Polly Irving, the County Clerk in and for said County and State, on this the _____
day of _____, 20____ personally appeared Kenny Payne

to me known to be the duly qualified and acting Chairman of the Board of County Commissioners of MUSKOGEE County,
State of Oklahoma, and the identical person who executed the above and foregoing instrument, and acknowledged to me that he exe-
cuted the same as his free and voluntary act and deed as such Chairman of said Board and as the free and voluntary act and deed of
MUSKOGEE County, State of Oklahoma, for the uses and purposes therein set forth.

WITNESS my hand and seal the date and year last above mentioned.



Polly Irving
County Clerk MUSKOGEE County,
State of Oklahoma

No. _____
DEED
FROM
<u>MUSKOGEE</u> COUNTY
STATE OF OKLAHOMA
TO
STATE OF OKLAHOMA,
SS:
COUNTY OF <u>MUSKOGEE</u>
FILED IN THE OFFICE OF COUNTY CLERK
FOR RECORD THIS _____ DAY OF
_____ A.D., 20____ AT
_____ O'CLOCK _____ M, AND
RECORDED IN BOOK _____ OF
_____ ON PAGE _____
_____ COUNTY CLERK
By _____

Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer

400 West Broadway, Rm 220 Muskogee, OK 74401

Phone: 918-682-0811

Fax: 0--

E-Mail: jessica.smith@muskogeetreasurer.org



Owner Name and Address

FIELDS, MICHOLE
1104 N 134TH W
HASKELL OK 74436-0000

Taxroll Information

Tax Year : 2024
Property ID : 2160-21-001-010-4-027-12
Location : 2825 FINDLAY MUS
School District : 20A MUSKOGEE Mills : 108.96
Type of Tax : Real Estate
Tax ID : 8972

Legal Description and Other Information:

GIPSON HTS LOTS 10 THRU 12 BLOCK 1 & N 1/2 ADJACENT VACATED STREET

Assessed Valuations	Amount
Land	170
Improvements	3
Net Assessed	173

Tax Values	Amount
Base Tax	19.00
Penalty	0.00
Fees	0.00

Tax Values					Amount
Payments					19.00
Total Paid					19.00
Total Due					0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
11/01/2024	3896	Other	Taxes	19.00	Michole Fields (WEB CC)

Property Owner**Name:** FIELDS, MICHOLE**Property Information****Physical Address:** 2825 FINDLAY**Mailing Address:** 1104 N 134TH W
HASKELL, OK 74436-**Subdivision:** GIPSON HTS**Block / Lot:** 0001 / 0010**Type:** (RI) Res. Improv.**S-T-R:** N/A**Tax Dist:** (32) 20A-MUSKOGEE**Size (Acres):** 0.000**Extended Legal:** GIPSON HTS LOTS 10 THRU 12 BLOCK 1 &; N½ ADJACENT VACATED STREET**Market and Assessed Values:**

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$6,000	\$1,544	\$170
Building:	3,130	31	3
Total:	\$9,130	\$1,575	\$173

Land:

Land Use	Size	Units
LOT AREA	12000.00	SQFT

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
2/28/2022	4788	858	Tax Sale	0.00	\$0	MUSKOGEE COUNTY		
6/27/2018	4598	291	Leaves	0.00	\$0	WRIGHT, MELBA		
1/2/1900	1838	271		0.00	\$0	WRIGHT, LAWRENCE SR	Unval.	

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Masonry, Poured Concrete	1,032	2	1930	95	Average	3

Exterior Wall: Masonry, Poured
Heat / Cool: ElecBase

Roof Cover: Composition Roll
Year Remodeled:

Base Structure:

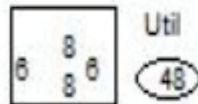
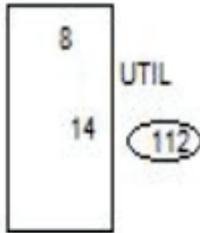
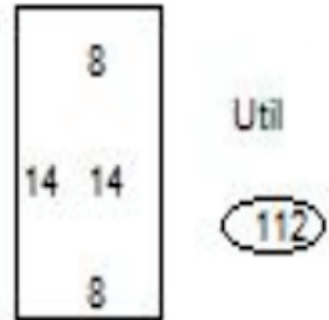
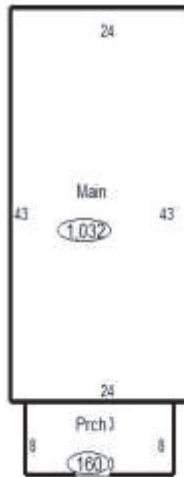
Item	Label	Description	Area
1	PORCH	PORCH	160

Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
Utility Building	48	A	
PORCH	160		
Utility Building	112	A	15

As of: 12/18/2024

Sketches



Photos



Map:



Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

RANK	COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
1	Muskogee	03/01/2022	2022-002701	Deed	004789	0505 - 0506	MUSKOGEE COUNTY TREASURER BOARD OF COUNTY COMMISSIONERS	FIELDS, MICHOLE	TAFT OT B32 L1	2 : View
1	Muskogee	03/01/2022	2022-002707	Deed	004789	0517 - 0518	BOARD OF COUNTY COMMISSIONERS MUSKOGEE COUNTY TREASURER	FIELDS, MICHOLE	DUNBAR B1 L2 Partial	2 : View
1	Muskogee	03/01/2022	2022-002708	Deed	004789	0519 - 0520	BOARD OF COUNTY COMMISSIONERS MUSKOGEE COUNTY TREASURER	FIELDS, MICHOLE	JOHN COLTER - HEIGHTS B3 L12	2 : View
1	Muskogee	03/01/2022	2022-002709	Deed	004789	0521 - 0522	BOARD OF COUNTY COMMISSIONERS MUSKOGEE COUNTY TREASURER	FIELDS, MICHOLE	JOHN COLTER - HEIGHTS B16 L10	2 : View
1	Muskogee	03/01/2022	2022-002712	Deed	004789	0527 - 0528	BOARD OF COUNTY COMMISSIONERS MUSKOGEE COUNTY TREASURER	FIELDS, MICHOLE	HALOCHEE B8 L28	2 : View
1	Muskogee	03/01/2022	2022-002713	Deed	004789	0529 - 0530	MUSKOGEE COUNTY TREASURER BOARD OF COUNTY COMMISSIONERS	FIELDS, MICHOLE	HALOCHEE B19 L29	2 : View
1	Muskogee	03/01/2022	2022-002715	Deed	004789	0533 - 0534	MUSKOGEE COUNTY TREASURER BOARD OF COUNTY COMMISSIONERS	FIELDS, MICHOLE	BOOKER T WASHINGTON B10 L19	2 : View
1	Muskogee	03/01/2022	2022-002497	Deed	004789	0095 - 0096	BOARD OF COUNTY COMMISSIONERS MUSKOGEE COUNTY TREASURER	FIELDS, MICHOLE	S29 T15N R19E NW NW NE Partial	2 : View
1	Muskogee	03/01/2022	2022-002429	Deed	004788	0858 - 0859	BOARD OF COUNTY COMMISSIONERS MUSKOGEE COUNTY TREASURER	FIELDS, MICHOLE	GIPSON HEIGHTS B1 L10 GIPSON HEIGHTS B1 L11 <i>1 more..</i>	2 : View
3	Muskogee	06/17/2021	2021-007414	Deed	004746	0426 - 0427	MUSKOGEE COUNTY TREASURER	FIELDS, MICHOLE JONICE FIELDS, MICHOLE <i>2 more..</i>	BOOKER T WASHINGTON B10 L1 BOOKER T WASHINGTON B10 L2	2 : View

AFFIDAVIT OF PUBLICATION

County of Muskogee,
State of Oklahoma

The Muskogee Phoenix
214 Wall S
Muskogee, Ok, 74402
918-684-2858

CASE:

PNRCD
1.16.25

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

PUBLICATIONS:

Dec 26, 2024
Kristina Hight
Kristina Hight

Signed and sworn to before me
On this 26 day of Dec 2024.

Julia McWethy
Julia McWethy, Notary Public

My Commission expires: 10-17-2025
Commission # 17009583

(SEAL)



Acct:

10A17

Fee: \$

100.00

Published in
The Muskogee Phoenix
on December 26, 2024

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee. A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property. You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: January 16, 2025 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma. Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law. If you have any questions regarding this order, you

may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

320 S. 21st

Muskogee OK also known as the North 60 feet if Lots 9 & 10 in Block One of Higgins Addition to the City of Muskogee

531 N.21

Lot 20 in Block 5 in FINDLAY HEIGHTS ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma

605 N. 17

The North 35 feet and the South 10 of the North 45 feet of the East 94 feet of Lot 1 in Block 263 in the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

2710 Oklahoma

Lot 8 in block 6 in the Westmoreland Addition to the City of Muskogee, Muskogee County, Oklahoma, according to the official plat thereof

2715 Oklahoma

Lot 4 in Block 7 of WEST-MORELAND ADDITION TO THE City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

2804 Findlay

LOT 23, BLOCK 2, LOVE SECOND ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT FILED IN BOOK 2 PAGE 64.

2821 Garland

Lot 6 in Block 6 of West Park Addition to the City of Muskogee, according to the official plat thereof, and the N/2 of adjacent alley, Muskogee County, State of Oklahoma

2824 Denison

Lots 13, 14 & 15 in Block 6 of Gibson Heights Addition the City of Muskogee, a/k/a 2824 Denison, according to official plat thereof being a resubdivi-

sion of Blocks 17 to 25 inclusive of Love's Amended Addition to the City of Muskogee County, Oklahoma

2825 Findlay

GIBSON HTS LOTS 10 THRU 12 BLOCK 1 & N1/2 ADJACENT VACATED STREET IN THE COUNTY OF MUSKOGEE, STATE OF OKLAHOMA.

12/20/2024
FIELDS, MICHAEL
1104 N. DUTCH
HASKELL, OK 74401

Case Number: 24-75382
Street Address: 2625 FINDLAY
Legal Description: SEE BELOW

229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

MUSKOGEE
Code Enforcement

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

The City of Muskogee identifies certain violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11, Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure are you are at the aforementioned address occurred on 12/18/2024 by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is uninhabited. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11, Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devolves abutting and nearby real properties
- Unsafe for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11, Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC
- The structure has an exposed roof. *108.1.5
- The structure is open to the elements. *108.1.5

CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

MUSKOGEE
Code Enforcement

You are hereby directed to appear at a hearing to be held on January 16 at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to commence demolition and removal of the structure.

the date of the hearing listed below, or you wish to the Building Inspector, you are

2024/12/20 15:38



2024/12/20 15:38

dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Codale Ford, Enforcement Supervisor for more information.

Codale Ford
Enforcement Supervisor



- *108.1.5 - Dangerous Structure or Premises
- *108.2 - Closing of Vacant Structures
- *108.1.3 - Structure Unfit for Human Occupancy
- *108.1.1 - Unsafe Structure

229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

Legal Description:

GIBSON HTS LOTS 10 THRU 12 BLOCK 1 & N1/2 ADJACENT VACATED STREET IN THE COUNTY OF MUSKOGEE, STATE OF OKLAHOMA.

www.muskogeeonline.org
planning@muskogeeonline.org

2024/12/20 15:38

- Units for human habitation. *108.1.5
- 112(C) and permits and repairs must be... *108.1.5
- 108.1.3 IPMC
- The structure has an exposed roof. *108.1.5
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If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, you are directed to appear at a hearing to be held on January 16, 2025 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine: 1) whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References



229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

Legal Description:

GIBSON HTS LOTS 10 THRU 12 BLOCK 1 & N1/2 ADJACENT VACATED STREET IN THE COUNTY OF MUSKOGEE, STATE OF OKLAHOMA.

2024/12/20 15:38

12/20/2024

FIELDS, MICHOLE
1104 N 134TH W
HASKELL OK 74436-0000Case Number: 24-75382
Street Address: 2825 FINDLAY
Legal Description: SEE BELOW**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **12/18/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is unsecured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
 - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
 - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC
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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

- *108.1.5 – Dangerous Structure or Premises
- *108.2 – Closing of Vacant Structures
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- *108.1.1- Unsafe Structure

Legal Description:

GIBSON HTS LOTS 10 THRU 12 BLOCK 1 & N1/2 ADJACENT VACATED STREET IN THE COUNTY OF MUSKOGEE, STATE OF OKLAHOMA.





2024/12/17 12:47

Building Inspector's Dilapidated Structure

Checklist

Case Open Date: 12-18-24

Case Number: 24-75382

Address: 2825 Findlay

Code Officer: _____

Owner's Name _____

Owner Address _____

Phone: _____ Email: _____ (if known)

Structure Security

Secure ☐ Yes ☒ No

Signs of Recent Entry ☐ Yes ☒ No

What are the signs: _____

Utilities

Active ☐ Yes ☒ No

If Yes, ☐ Gas ☐ Electric ☐ Water

Construction/Status of the Structure

Number of Floors: 1

Basement ☐ Yes ☒ No

Exterior ☐ Block ☐ Brick ☒ Wood ☐ Metal ☐ Vinyl

Other: _____

Roof ☒ Shingle ☐ Metal ☐ Other: _____

Roof Exposed ☒ Yes ☐ No

Open to the Elements ☒ Yes ☐ No

Windows Broken/Open ☒ Yes ☐ No

How many windows are Open/Broken: 6

Location of Broken/Open Windows: 1 North - 2 South 2 East 1 West

Exterior Doors Secured ☐ Yes ☒ No

Hazardous Materials on Site ☐ Yes ☒ No

Conditions present that require immediate action: _____

Potential Fire Risk ☐ Low ☐ Moderate ☒ High

Building Inspector's Dilapidated Structure

Checklist

In the opinion of the Inspector, is the structure:

Abandoned

☒ Yes

☐ No

Unfit for Human Habitation

☒ Yes

☐ No

Appear Unsafe and/or Dangerous

☒ Yes

☐ No

Other Notes:

Inspector's Signature:



Inspector's Name:

David Roberts

Date of Inspection:

12-18-24



MUSKOGEE

Permits & Inspections