

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: 04/08/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
APRIL 10, 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 April 3, 2025, or take other necessary action. (Sarah Winkle)
2. Hold a Public Hearing and determine if the personal property located at 2218 Lampton, 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 2545 Monta PL, 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 personal property located at 1301 Summit, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

5. Hold a Public Hearing and determine if the personal property located at 1713 Houston, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)
6. Hold a Public Hearing and determine if the personal property located at 1714 Houston, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)
7. Hold a Public Hearing and determine if the personal property located at 400 N 16th, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)
8. Agenda Item Title:
Hold a Public Hearing and determine if the property located at 1411 Georgetown, 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 and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)
9. Hold a Public Hearing and determine if the property located at 1710 S Cherokee, 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 and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)
10. 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 and should be demolished, 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: 04/10/2025

AGENDA ITEM TITLE

Consider approval of the Public Nuisance Review Committee Meeting Minutes of April 3, 2025, or take other necessary action. (Sarah Winkle)

BACKGROUND

Consider approval of the Public Nuisance Review Committee Meeting Minutes of April 3, 2025.

RECOMMENDED ACTION

Approve the minutes.

Fiscal Impact

Attachments

Minutes

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
APRIL 3, 2025

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on APRIL 3, 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

Attendees: Dianna Brown, 412 Jefferson St.

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of March 20, 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 March 20, 2025.

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

Carried - Unanimously

2. Hold a Public Hearing and determine if the personal property located at 1212 Locust, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Chairperson Sarah Winkle that the personal property located at 1212 Locust is dilapidated and constitutes a public nuisance and should be removed.

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

Carried - Unanimously

3. Hold a Public Hearing and determine if the personal property located at 2701 Circle Dr, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Motion was made by Chairperson Sarah Winkle, seconded by Committee Member Brent Roberts that the personal property located at 2701 Circle Dr. is dilapidated and constitutes a public nuisance and should be removed.

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

Carried - Unanimously

4. Hold a Public Hearing and determine if the personal property located at 1300 Cherry, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Chairperson Sarah Winkle that the personal property located at 1300 Cherry is dilapidated and constitutes a public nuisance and should be removed.

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

Carried - Unanimously

5. Hold a Public Hearing and determine if the personal property located at 2810 E Monta PL, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Motion was made by Chairperson Sarah Winkle, seconded by Committee Member Brent Roberts that the personal property located at 2810 E Monta PL is dilapidated and constitutes a public nuisance and should be removed.

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

Carried - Unanimously

6. Hold a Public Hearing and determine if the personal property located at 265 N 28th St, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Motion was made by Chairperson Sarah Winkle, seconded by Committee Member Brent Roberts that the personal property located at 265 N 28th St is dilapidated and constitutes a public nuisance and should be removed.

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

Carried - Unanimously

7. Hold a Public Hearing and determine if the property located at 412 JEFFERSON, 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 and should be demolished, 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.

Dianna Brown was present to speak on the property. She stated that she owns the property located at 412 Jefferson. She stated at one time it wasn't dilapidated but the house next door caught fire and caused her house to catch on fire. She stated that the property owners' beside her had no repercussions for the damages to the property at 412 Jefferson. She stated that she lost her home and now the city wants to tear it down. She stated that she doesn't have the money to fix the damage that was caused and the property owner next door should be held responsible for this. She stated she lost everything in the fire and nearly lost her and her family's lives. She stated the house now has fire damage due to the neighbor's fire and water damage due to the fire department putting the fire out. She stated that she has a storage building in the back and has talked to Codale Ford about moving the building. She stated she has cleaned out the storage building in the driveway and is trying to get it moved but hasn't been able to due to the rain. She is going to try to get it scheduled to move this Sunday. She stated that she wants to keep the storage building. She stated that she has boarded the house up as much as possible.

Brent Roberts asked if she had any idea or plans to remedy the damage that was done to the property. Brent stated that everything on the inside is burnt, the ceiling and roof are caving in, there is water damage, and stated that it is only going to get worst. Brent stated the last thing the Committee wanted to do was take something from someone or cause more heartache and headaches. He stated the committee just operated on what they had in front of them and for this particular property, it does create a potential risk to life and health. He stated that it is not structurally sound and that is a concern of the committee.

Dianna Brown stated her concerns with other homes that were dilapidated for much longer than 412 Jefferson and that the city has not taken any actions on those properties.

Brent Roberts asked Dianna if she had a plan for the house.

Dianna Brown stated that she does not have the money to fix it, but if she had the money, she would fix it.

Sarah Winkle stated that the function of the Committee is just to determine the state that the house is in right now.

Dianna Brown stated that she had already reconciled herself that the city was going to tear her house down.

Sarah Winkle stated the next step in the process is to go to the Uniform Building Code of Appeals Board. They are a group of builders and workers within the city and Dianna can present her case to them and talk to them about her intentions for the property. Sarah stated that the sole purpose of this body is to determine if the state for the property is dilapidated, a fire hazard, or is a safety threat and causes a nuisance.

Sarah Winkle closed the item to public hearing.

Brent Roberts stated that without a plan for the property he recommended proceeding with sending the item to the Uniform Building Code of Appeals Board.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford to find that 412 Jefferson 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

8. Hold a Public Hearing and determine if the property located at 647 N 14th, 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 and should be demolished, 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 to find that 647 N 14th 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

9. Hold a Public Hearing and determine if the property located at 718 Callahan and accessory building, 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 and should be demolished, 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 to find that 718 Callahan and the accessory building 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

10. Hold a Public Hearing and determine if the property located at 1720 S Cherokee, 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 and should be demolished, 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 Committee Member Codale Ford to find that 1720 S Cherokee 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

With no further business, the meeting was adjourned.

SARAH WINKLE, CHAIRPERSON

CORINNE STOREY, SECRETARY

Public Nuisance Review Committee

2.

Meeting Date: 04/10/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property located at 2218 Lampton, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

Lots 29 and 30 in Block 3 in BONITO ADDITION to the City of Muskogee, according to the official plat thereof, being laid out upon and a part of the NE/4 of NE/4 of section 25, Township 15 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma.

An exterior inspection of the property at the aforementioned address occurred on 3/11/25 by a City of Muskogee Code Official.

VIOLATIONS FOUND:

- **Old roll of carpet in the front yard, clothing in bags and loose on the front porch, a mirrored head board leaned against the fence, in public view. Sec. 38-64**

CORRECTIVE ACTION REQUESTED:

REMOVE ITEMS FROM PUBLIC VIEW BY 3/28/25

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

1 property pic

2 property pic

3 property pic

4 property pic



NUISANCE VIOLATIONS

You have a nuisance violation of the ordinance listed below on your property. You will have ten (10) days to voluntarily comply or the City of Muskogee will initiate abatement on the property. As always, voluntary compliance is what the city hopes for in these matters.

Date of posting: 3/11/25
Officer: Watkins
Location: 2218 Lampton

- ☐ Accumulation of trash, debris, or high grass/weeds Sec. 38-38
- ☒ Dilapidated personal property Furniture outside Sec. 38-64
- ☐ Unenclosed bodies of water that harbor mosquitos Sec. 38-2(11) & Sec. 38-2(12)
- ☐ Attractive Nuisance Sec. 38-2(15)
- ☐ Unregistered vehicle Sec. 38-2(19)
- ☐ Inoperable vehicle Sec. 38-2(20)
- ☐ Other: _____



VIOLATIONS

You have a violation of the City Ordinance listed below on your property. You will have ten (10) days to voluntarily comply or the City of Muskogee will initiate abatement on the property. As always, voluntary compliance is what the city hopes for in these matters.

Date of posting: 3/11/25
Officer: Watkins
Location: 2218 Lampton

- ☒ Parking on an unpaved surface Sec. 90-14-09 (H)
- ☐ Excessively parked vehicles Sec. 90-14-10
- ☐ Living in an RV/RV Storage Sec. 90-08(Sec. 90-14-09 (H))
- ☐ Non-Conforming Use Sec. 90-17-01
- ☐ Illegal sign Sec. 90-160-04
- ☐ Other: _____







Public Nuisance Review Committee

3.

Meeting Date: 04/10/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property located at 2545 Monta PL, 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 14 and the West 15 feet of Lot 15 in Block 7 in the Pierce Fuller Addition to the City of Muskogee, according to the official plat thereof, filed for record on December 6, 1955, Muskogee County, State of Oklahoma.

An exterior inspection of the property at the aforementioned address occurred on 3/11/25 by a City of Muskogee Code Official.

VIOLATIONS FOUND:

- **Old Washing machine in the driveway, next to garage, in public view. Sec. 38-64**

CORRECTIVE ACTION REQUESTED:

REMOVE ITEMS FROM PUBLIC VIEW BY 3/28/25

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

1 property pic

2 property pic

3 property pic



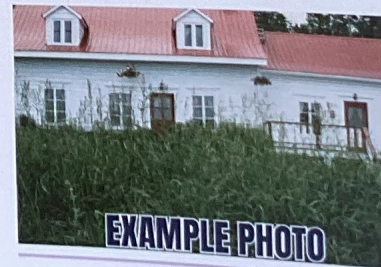
MUSKOGEE

NUISANCE VIOLATIONS

You have a nuisance violation of the ordinance listed below on your property. You will have ten (10) days to voluntarily comply or the City of Muskogee will initiate abatement on the property. As always, voluntary compliance is what the city hopes for in these matters.

Date of posting: 3/11/25
Officer: W. Atkins
Location: 2545 Monto Pl.

- ☒ Accumulation of trash, debris, or high grass/weeds
Sec. 38-38 *Limbs filed by tree*
- ☒ Dilapidated personal property
Sec. 38-64 *washer or dryer outside*
- ☐ Unenclosed bodies of water that harbor mosquitos
Sec. 38-2(11) & Sec. 38-2(12)
- ☐ Attractive Nuisance
Sec. 38-2(15)
- ☐ Unregistered vehicle
Sec. 38-2(19)
- ☐ Inoperable vehicle
Sec. 38-2(20)
- ☐ Other: _____







Public Nuisance Review Committee

4.

Meeting Date: 04/10/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property located at 1301 Summit, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

The South 62 1/2 Feet of Lot 4 in the Block 6 in Martin-Miller-Reid 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 3/11/25 by a City of Muskogee Code Official.

VIOLATIONS FOUND:

- **Old construction materials or used lumber, a plastic barrel, possible bed frame or headboard, plastic buckets, used window or windows and a large blue tarp in public view. Sec. 38-64**

CORRECTIVE ACTION REQUESTED:

REMOVE ITEMS FROM PUBLIC VIEW BY 3/28/25

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

1 property pic

2 property pic

3 property pic

4 property pic



NUISANCE VIOLATIONS

You have a nuisance violation of the ordinance listed below on your property. You will have ten (10) days to voluntarily comply or the City of Muskogee will initiate abatement on the property. As ordered, voluntary compliance is what the city hopes for in these matters.

Date of posting: 3/11/25

Officer: Watkins

Location: 1301 Summit

- ☐ Accumulation of trash, debris, or high grass/weeds
Sec. 38-38
- ☒ Dilapidated personal property *Construction material*
Sec. 38-44 *Stored on porch*
- ☐ Unenclosed bodies of water that harbor mosquitoes
Sec. 38-221 & Sec. 38-212
- ☐ Attractive Nuisance
Sec. 38-215
- ☐ Unregistered vehicle
Sec. 38-219
- ☐ Inoperable vehicle
Sec. 38-220
- ☐ Other









Public Nuisance Review Committee

5.

Meeting Date: 04/10/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property located at 1713 Houston, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

Lot 7 in Block 10 of the Monticello 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 3/14/25 by a City of Muskogee Code Official.

VIOLATIONS FOUND:

- **Old piece of plywood, ice chest, bassinet, car seat, baby stroller, lawn mower, in the front yard. Numerous plastic buckets, laundry basket, black file cabinet or similar item, black plastic or metal crates and a black or grey tarp of some sort all near the garage. A mop and mop bucket, a television, and some cook ware on the front porch along with trash and debris etc. in public view. Sec. 38-64**

CORRECTIVE ACTION REQUESTED:

REMOVE ITEMS FROM PUBLIC VIEW BY 4/3/25

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

1 property pic

2 property pic

3 property pic

4 property pic



MUSKEGEE

NUISANCE VIOLATIONS

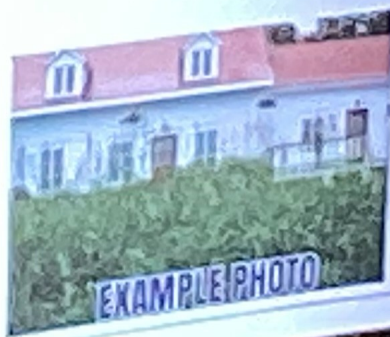
You have a nuisance violation of the ordinance listed below on your property. You will have ten (10) days to voluntarily comply or the City of Muskegee will initiate abatement on the property. As always, voluntary compliance is what the city hopes for in these matters.

Date of posting: 3/14/25

Officer: Watkins

Location: 1713 Houston

- ☒ Accumulation of trash, debris, or high grass/weeds
Sec. 38-38
- ☒ Dilapidated personal property
Sec. 38-64
- ☐ Unenclosed bodies of water that harbor mosquitoes
Sec. 38-2(1) & Sec. 38-2(2)
- ☐ Attractive Nuisance
Sec. 38-2(5)
- ☐ Unregistered vehicle
Sec. 38-2(19)
- ☐ Inoperable vehicle
Sec. 38-2(20)
- ☐ Other _____











Public Nuisance Review Committee

6.

Meeting Date: 04/10/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property located at 1714 Houston, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

Lot 18 in Block 9 Monticello Addition to the City of Muskogee, Muskogee County, Oklahoma, according to the official plat thereof, being platted out of and a part of the SE 1/4 of the NE 1/4 of Section 25. Township 15 North, Range 18 east of the Indian Base and Meridian.

An exterior inspection of the property at the aforementioned address occurred on 3/14/25 by a City of Muskogee Code Official.

VIOLATIONS FOUND:

- **Old tires in front of the garage, lawn mower tires and an old recliner on the front porch, in public view. Sec. 38-64**

CORRECTIVE ACTION REQUESTED:

REMOVE ITEMS FROM PUBLIC VIEW BY 4/4/25

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

- 1 property pic
- 2 property pic
- 3 property pic
- 4 property pic



NUISANCE VIOLATION NOTICE

You have a nuisance violation of the ordinance of the City of Muskogee. You will have ten (10) days to correct the violation. If you fail to do so, the City of Muskogee will initiate abatement proceedings. As always, voluntary compliance is what the city desires.

Date of posting: 3/14/25

Officer: Watkins

Location: 1714 Houston

☐ Accumulation of trash, debris, or high grass/weeds
Sec. 38-2(1)

☒ Dilapidated personal property
Sec. 38-64

☐ Unenclosed bodies of water that harbor mosquitos
Sec. 38-2(11) & Sec. 38-2(12)

☐ Attractive Nuisance
Sec. 38-2(15)

☐ Unregistered vehicle
Sec. 38-2(19)

☐ Inoperable vehicle
Sec. 38-2(20)

☐ Other: _____

EXAMPLE PHOTO







Public Nuisance Review Committee

7.

Meeting Date: 04/10/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property located at 400 N 16th, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

Lot 4 in Block 212 in the City of Muskogee, according to the official plat there Muskogee County; State of Oklahoma. (400 N 13)(8 units)

An exterior inspection of the property at the aforementioned address occurred on 3/14/25 by a City of Muskogee Code Official.

VIOLATIONS FOUND:

- **HOUSEHOLD FURNITURE AND OTHER DEBRIS IN YARD AND ON PROPERTY**

CORRECTIVE ACTION REQUESTED:

REMOVE ITEMS FROM PUBLIC VIEW BY 3/26/25

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

1 property pic

2 property pic



MUSKOGEE

NUISANCE VIOLATIONS

You have a nuisance violation of the ordinance listed below on your property. You will have ten (10) days to voluntarily comply or the City of Muskogee will initiate abatement on the property. As always, voluntary compliance is what the city hopes for in these matters.

Date of posting: 3-12-25

Officer: D. M. McPhee

Location: 1400 W 13 TR

- ☐ Accumulation of trash, debris, or high grass/weeds
Sec. 38-38
- ☒ Dilapidated personal property
Sec. 38-64
- ☐ Unenclosed bodies of water that harbor mosquitoes
Sec. 38-2(11) & Sec. 38-2(12)
- ☐ Attractive Nuisance
Sec. 38-2(15)
- ☐ Unregistered vehicle
Sec. 38-2(19)
- ☐ Inoperable vehicle
Sec. 38-2(20)
- ☐ Other: _____





Meeting Date: 04/10/2025

AGENDA ITEM TITLE

Agenda Item Title:

Hold a Public Hearing and determine if the property located at 1411 Georgetown, 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 and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

Lot 2 Block 138 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

An exterior inspection of the property and structure you own at the aforementioned address occurred on 03/14/2025 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: 3-14-25Case Number: 25-76091Address: 1411 GEORGETOWNOfficer: 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 SOS Listings (as needed)N/A ☐ Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)N/A ☐ Copy of the Fire Damage Report (as needed)Date PNRC Hearing Notice Letter to all Stakeholders: 3-14-25☒ Certified Mailing Receipt attached to a copy of the letter(s)☒ Building Inspector's Report☒ Images of Notice Posted on Structure for PNRC HearingDate of Publication in the Muskogee Phoenix: 3-20-25☒ Affidavit of Publication

Reviewed By¹:

C Ford
Codale Ford, Chief Code Officer3-17-25
DateSarah Winkle
Sarah Winkle, Acting Director of Planning & Comm. Dev.3-20-25
Date

☐ **Waivers:** (If checked at any point does not need to proceed through the process below).

4-10-25

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

Date of the PNRC Hearing: _____

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:

Codale Ford, Chief Code Officer

Date

Sarah Winkle, Acting Director of Planning & Comm. Dev.

Date

☐ UBCAB Decision Appealed

☐ Copy of Appeal Stamped by City Clerk Attached

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

Final Review By:

Codale Ford, Chief Code Officer

Signature

Date Approved

Sarah Winkle, Acting Director of Planning & Community Development

Signature

Date Approved



Katrina Bodenhamer, City Attorney

Signature

Date Approved

☐ Email Sent to Contractor for Demolition to be Scheduled

(Individual form)

WARRANTY DEED

I-2004-989268 Book 3210 Pg: 336
 02/13/2004 3:08 pm Pg 0336-0336
 Fee: \$ 13.00 Doc: \$ 0.00
 Karen Anderson - Muskogee County Clerk
 State of Oklahoma

1483

KNOW ALL MEN BY THESE PRESENTS:

That Lucille Ruth Smith Bausley, a single person party of the first part. In consideration of the sum of Ten and no/100s dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Carol Ann Benning party of the second part, the following described real property and premises situate in Muskogee County, State of Oklahoma, to-wit:

Lot 3 Block 138 in the City of Muskogee, according to the official plat thereof,
 Muskogee County, Oklahoma

NO STAMPS REQUIRED

Adding Step-daughter

GRANTOR RESERVES A LIFE ESTATE

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 parties of the
 second part, and to the 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.

Signed and delivered this 13th day of Feb, 2004.

Lucille Ruth Smith Bausley
 1411 Georgetown St.
 Muskogee, OK 74401

Lucille Ruth Smith Bausley
 Lucille Ruth Smith Bausley

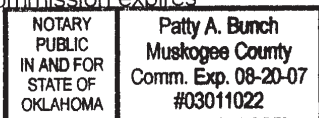
INDIVIDUAL ACKNOWLEDGMENT-OKLAHOMA FORM

STATE OF OKLAHOMA
 COUNTY OF MUSKOGEE, SS.

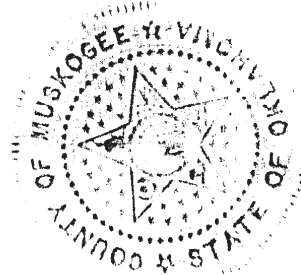
Before me, a Notary Public in and for said County and State, on this 13th day of
February, 2004, personally appeared Lucille Ruth Smith Bausley, a single person to
 me known to be the identical person who executed the within and foregoing instrument, and
 acknowledged to me that she executed the same as her free and voluntary act and deed
 for the uses and purposes therein set forth.

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

My commission expires _____



Patty A. Bunch
 Notary Public



AFFIDAVIT BY SURVIVING REMAINDERMAN

STATE OF OKLAHOMA)
) ss.
COUNTY OF MUSKOGEE)

1-2009-009200 Book 4003 Pg: 28
08/14/2009 10:28 am Pg 0028-0030
Fee: \$ 17.00 Doc: \$ 0.00
Karen Anderson - Muskogee County Clerk
State of Oklahoma

I, Carol Ann Benning of lawful age, being first duly sworn states:

1. That Carol Ann Benning (Affiant) , remainderman Lucille Ruth Smith Bausley Life Tenant (hereinafter referred to as "Decedent") are the same persons named as remainderman and life tenant in that certain Warranty Deed dated February 13th, 2004, and recorded in Book 3210 at Page 336 in the Office of the County Clerk of Muskogee County, Oklahoma, which deed described the following real estate situated in said County:

Lot 3 Block 138 to the City of Muskogee, Muskogee County, State of Oklahoma.

2. Decedent, a resident of Muskogee, County, died on the 20th day of April, 2008 as evidenced by a certified copy of the Death Certificate issued by the State Department of Health of Oklahoma or a certified copy of the Death Certificate issued by the Court Clerk of Muskogee County, Oklahoma. A certified copy of the Death Certificate is attached hereto and incorporated herein for the purpose of filing the same in the Office of the County Clerk.

3. Decedent, named in said Death Certificate is one and the same person as the life tenant named in the above described Warranty Deed.

4. This affidavit is made pursuant to 58 O.S.A., Sec. 912, by Affiant who is one of the surviving remaindermen named in the above described warranty deed.

5. That the Oklahoma Tax Commission has issued an Order Exempting Non-Taxable Estate or a Release as to the Decedent, and said Order is attached hereto and incorporated herein for the purpose of filing the same in the Office of the County Clerk.

Carol Ann Benning

Carol Ann Benning, Affiant

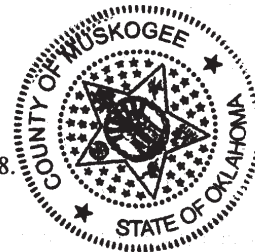
SUBSCRIPTION

Subscribed and sworn to before me this _____ day of _____, 2008.

Notary Public

My Commission expires _____

(SEAL)



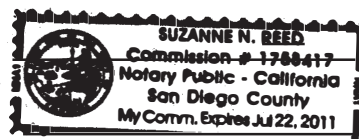
ACKNOWLEDGMENT

STATE OF California)
) ss.
COUNTY OF San Diego)

This instrument was acknowledged before me this 18th day of June, 2009 by Carol Ann Benning.

Suzanne N. Reed
Notary Public

My Commission expires: July 22, 2011
(SEAL)



STATE OF OKLAHOMA
CERTIFICATE OF DEATH

Certified Copy

For Use by Funeral Home Only:

Name

DOB

Type or print with black, permanent ink. THIS IS A PERMANENT RECORD.

Send to the Attending Physician:
Do not sign unless the death occurred due to a natural disease process.
Overseas deaths are the responsibility of the Medical Examiner.

LOCAL FILE NUMBER 0531-08		1. DECEDENT'S LEGAL NAME (First, Middle, Last, Suffix) Lucille Ruth Smith-Bausley		2. SEX F	3. SOCIAL SECURITY NUMBER [REDACTED]	4. EVER IN US ARMED FORCES <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
5a. AGE - Last birthday (years) 89	5b. UNDER 1 YEAR Months 0 Days 0 Hours 0 Minutes 0	5c. DATE OF BIRTH 12-13-1918		7. BIRTHPLACE (City and State or Foreign Country) Okmulgee, Oklahoma			
8a. RESIDENCE - State Oklahoma		8b. RESIDENCE - County Muskogee		8c. RESIDENCE - City or Town Muskogee		8d. RESIDENCE - Zip Code 74401	8e. RESIDENCE - Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8f. RESIDENCE - Street and Number 1411 Georgetown				8g. RESIDENCE - Apartment Number N/A			
9. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married <input type="checkbox"/> Never Married <input checked="" type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Married, but separated <input type="checkbox"/> Unknown				10. SURVIVING SPOUSE'S NAME (If wife, give name prior to first marriage) N/A			
11. FATHER'S NAME (First, Middle, Last) Ulisses LeBlanc				12. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) Madgelen Papillon			
13. DECEDENT OF HISPANIC ORIGIN? (Check the box that best describes whether the decedent is Spanish-Hispanic/Latino. Check the "No" box if the decedent is not Spanish-Hispanic/Latino.) <input checked="" type="checkbox"/> No, not Spanish-Hispanic/Latino <input type="checkbox"/> Yes, Mexican, Mexican American, Chicano <input type="checkbox"/> Yes, Puerto Rican <input type="checkbox"/> Yes, Cuban <input type="checkbox"/> Yes, other Spanish-Hispanic/Latino (specify) _____		14. DECEDENT'S RACE (Check one or more races to indicate what the decedent considered himself or herself to be) <input type="checkbox"/> White <input checked="" type="checkbox"/> Black or African American <input type="checkbox"/> American Indian or Alaska Native (Name of the enrolled or principal tribe) _____ <input type="checkbox"/> Asian Indian <input type="checkbox"/> Chinese <input type="checkbox"/> Filipino <input type="checkbox"/> Japanese <input type="checkbox"/> Korean <input type="checkbox"/> Vietnamese <input type="checkbox"/> Other Asian (Specify) _____ <input type="checkbox"/> Pacific Islander (Specify) _____ <input type="checkbox"/> Other (Specify) _____		15. DECEDENT'S EDUCATION (Check the box that best describes the highest degree or level of school completed at the time of death.) <input checked="" type="checkbox"/> 8 th grade or less <input type="checkbox"/> 9 th - 12 th grade, no diploma <input type="checkbox"/> High school graduate or GED completed <input type="checkbox"/> Some college credit, but no degree <input type="checkbox"/> Associate degree (e.g. AA, AS) <input type="checkbox"/> Bachelor's degree (e.g. BA, BS) <input type="checkbox"/> Master's degree (e.g. MEd, MA, MS, MEng, MEd, MBA) <input type="checkbox"/> Doctorate (e.g. PhD, EdD) or Professional degree (e.g. MD, JD)			
16. DECEDENT'S USUAL OCCUPATION (Indicate type of work done during most of working life. DO NOT USE RETIRED.) Domestic Engineer/Caterer				17. KIND OF BUSINESS / INDUSTRY Private Residences			
18a. INFORMANT'S NAME Mildred Colbert		18b. RELATIONSHIP TO DECEDENT Niece		18c. MAILING ADDRESS (Street and Number, City, State, Zip Code) 623 So. Junction Muskogee, Oklahoma 74401			
19. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Donation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal from state <input type="checkbox"/> Other (specify) _____		20. PLACE OF DISPOSITION (Name of cemetery, crematory, other place) Inglewood Park Cemetery		21. LOCATION - City, Town and State Inglewood, California			
22. NAME AND COMPLETE ADDRESS OF FUNERAL FACILITY Ragsdale Funeral Center P.O. Box "F" Muskogee, OK 74402				23. SIGNATURE OF FUNERAL HOME DIRECTOR OR FAMILY MEMBER ACTING AS SUCH [Signature]			
24. FH ESTABLISHMENT LICENSE # 1177							
25. PLACE OF DEATH (Check only one; see instructions)							
IF DEATH OCCURRED IN A HOSPITAL: <input checked="" type="checkbox"/> Inpatient <input type="checkbox"/> Emergency Room/Outpatient <input type="checkbox"/> Died on Arrival				IF DEATH OCCURRED OTHER THAN IN A HOSPITAL: <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Nursing home/Long term care facility <input type="checkbox"/> Decedent's home <input type="checkbox"/> Other (specify): _____			
26. FACILITY NAME (If not institution, give street & number) MPMC				27. CITY OR TOWN, STATE AND ZIP CODE OF LOCATION OF DEATH Muskogee, Oklahoma		28. COUNTY OF DEATH Muskogee	
29. DATE OF DEATH 4-20-2008		30. TIME OF DEATH 06:00		31. WAS MEDICAL EXAMINER CONTACTED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		32. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
33. CAUSE OF DEATH (See instructions and examples) Approximate interval: 1 mo Closest to death							
34. PART I. Enter the chain of events - diseases, injuries or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest or ventricular fibrillation without showing the etiology. DO NOT abbreviate. Enter only one cause on a line. Add additional lines if necessary. IMMEDIATE CAUSE (Final disease or condition resulting in death) → Pancreatitis Due to (or as a consequence of): Sequentially list conditions, if any, leading to the cause listed on line a. Due to (or as a consequence of): Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST. Due to (or as a consequence of): Due to (or as a consequence of):							
35. PART II. Enter other significant conditions contributing to death, but not resulting in the underlying cause group in PART I. Chronic Lymphocytic Leukemia A20 leukemia Hypertension							
36. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Pending investigation <input type="checkbox"/> Could not be determined				37. IF FEMALE: <input checked="" type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year			
38. DATE OF INJURY 4-20-2008				39. TIME OF INJURY 06:00		40. PLACE OF INJURY (e.g., Decedent's home, construction site, wooded area) Muskogee, OK	
41. DATE OF INJURY 4-20-2008				42. DESCRIBE HOW INJURY OCCURRED: Transportation Injury, Specify: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (specify): _____			
43. LOCATION OF INJURY: State _____ City or Town _____ Zip Code _____ Street & Number _____				44. IF TRANSPORTATION INJURY, SPECIFY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (specify): _____			
45. CERTIFIER (Check only one): ATTENDING PHYSICIAN: <input checked="" type="checkbox"/> Physician in charge of the patient's care <input type="checkbox"/> Physician in attendance at time of death only To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner so stated. <input type="checkbox"/> MEDICAL EXAMINER: On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner so stated. Signature of Certifier: [Signature]				46. NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH (Form 24-28) Dr. Donald Eighn 3520 Chandler Rd Muskogee, OK 74403			
47. LICENSE NUMBER 11727				48. DATE OF DEATH CERTIFIED 5/23/08			
49. SIGNATURE OF REGISTRAR [Signature]				50. DATE RECEIVED BY LOCAL REGISTRAR May 27, 2008			
51. DATE RECEIVED BY STATE REGISTRAR May 27, 2008				52. DATE RECEIVED BY STATE REGISTRAR May 27, 2008			

STATE OF OKLAHOMA
MUSKOGEE COUNTY

I, **PAULA SEXTON, COURT CLERK** within and for the State and County aforesaid, do hereby certify the above foregoing is a full, true, correct and complete copy of a Certificate of Death received by me to be mailed to the State Department of Health, for permanent filing in Oklahoma City, Oklahoma.

Witness my hand as Clerk and Official Seal this 27th day of May, 2008.

Paula Sexton Court Clerk.

Paula Sexton
COURT CLERK

I-2009-009200 Book 4003 Pg: 29
08/14/2009 10:28 am Pg 0028-0030
Fee: \$ 17.00 Doc: \$ 0.00
Karen Anderson - Muskogee County Clerk
State of Oklahoma

OKLAHOMA TAX COMMISSION

I-2009-009200 Book 4003 Pg: 30
08/14/2009 10:28 am Pg 0028-0030
Fee: \$ 17.00 Doc: \$ 0.00
Karen Anderson - Muskogee County Clerk
State of Oklahoma

STATE OF OKLAHOMA)
) SS ORDER EXEMPTING NON-TAXABLE ESTATE
COUNTY OF OKLAHOMA)

Estate of: LUCILLE R SMITH BAUSLEY
Account No.: 0904715
County: MUSKOGEE MILDRED COLBERT
Probate No.: NA 623 S JUNCTION
Date of Death: 04/20/08 MUSKOGEE OK 74401
Residence: MUSKOGEE, OK

ORDER EXEMPTING ESTATE FROM PAYMENTS OF ESTATE
AND INHERITANCE TAXES

THE OKLAHOMA TAX COMMISSION, having examined the information filed with it and considered all the facts and law in the matter, and being well and sufficiently advised in the premises, FINDS, that the return is acceptable as filed.

IT IS THEREFORE ORDERED that said estate and the (Legal Representative), are exempt from payment of any estate tax by reason of the fact that the net value of the estate as reported to the Oklahoma Tax Commission is exceeded by the exemptions allowed by statute, and all property, real or personal, tangible or intangible, transferred in said estate is released from any ESTATE TAX LIEN.

WITNESS our hand and seal of office this 17TH day of December, 2008.

OKLAHOMA TAX COMMISSION

APPROVED AND ATTEST:



[Signature]

Chairman

[Signature]

Vice-Chairman

[Signature]

Secretary-Member

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

BENNING, CAROL ANN
5864 OLD MEMORY LANE
SAN DIEGO CA 92114-1242

Taxroll Information

Tax Year : 2024
Property ID : 4610-26-138-003-1-118-08
Location : 1411 GEORGETOWN MUS
School District : 20A MUSKOGEE Mills : 108.96
Type of Tax : Real Estate
Tax ID : 1589

Legal Description and Other Information:

MUSKOGEE OT LOT 3 BLOCK 138

Assessed Valuations	Amount
Land	385
Improvements	163
Net Assessed	548

The Penalty for this tax statement is calculated through February 15, 2025. After that date, another 1.5% of the base tax will be applied. Fees can be added any time.

Tax Values	Amount
Base Tax	60.00
Penalty	0.90

Tax Values	Amount
Fees	0.00
Payments	0.00
Total Paid	0.00
Total Due	60.90

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

Login (build: 28168:20250110.4)
 © 2020 All Rights Reserved. Powered by TM Consulting, Inc.

Property Owner**Name:** BENNING, CAROL ANN**Mailing Address:** 5864 OLD MEMORY LANE
SAN DIEGO, CA 92114-1242**Type:** (RI) Res. Improv.**Tax Dist:** (32) 20A-MUSKOGEE**Size (Acres):** 0.000**Extended Legal:** MUSKOGEE OT LOT 3 BLOCK 138**Property Information****Physical Address:** 1411 GEORGETOWN**Subdivision:** MUSKOGEE OT**Block / Lot:** 0138 / 0003**S-T-R:** N/A**Market and Assessed Values:**

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$3,500	\$3,500	\$385
Building:	1,479	1,479	163
Total:	\$4,979	\$4,979	\$548

Land:

Land Use	Size	Units
LOT AREA	7000.00	SQFT

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
8/14/2009	4003	28	A	0.00	\$0	BAUSLEY, LUCILLE RUTH		
2/13/2004	3210	336	W	0.00	\$0	SMITH LE BAUSLEY, LUCILLE RUTH		
2/12/2004	3210	90	W	54.00	\$36,000	SMITH WASHINGTON, Title(?)		
8/24/1994	2280	224	Q	0.00	\$0	LYNDA H & MOSES L WASHINGTON, LYNDA		
9/23/1993	2220	198	Q	6.00	\$4,000	HARRIS HARRIS, Title(?)		
9/1/1993	2217	283	W	0.00	\$0	ZETTA M HARRIS, Unval.		
8/1/1993	2215	97	W	0.00	\$0	ZETTA M ETAL CRAWFORD, Unval. HAZEL		

Not a Legal Document.

Subject to terms and conditions.

www.actdatascout.com

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Frame, Siding, Wood	1,174	3	1950	75	Low	2

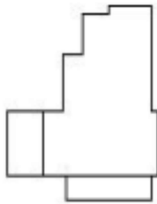
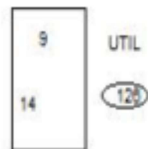
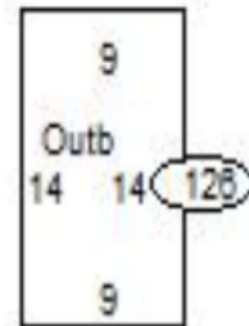
Exterior Wall: Frame, Siding,**Heat / Cool:** Central**Roof Cover:** Composition Shingle**Year
Remodeled:****Base Structure:**

Item	Label	Description	Area
1	FIREPLACE	FIREPLACE	1
2	Patio - Covered	Patio - Covered	156

Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
Utility Building	126	A	25
FIREPLACE	1		
Patio - Covered	156		

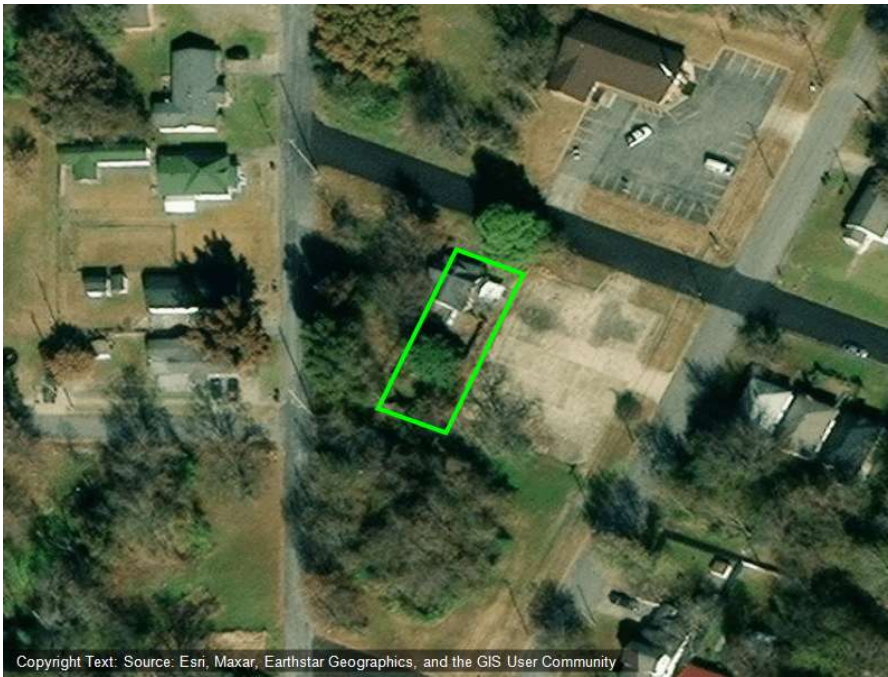
Sketches



Photos



Map:



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

1	Muskogee	08/14/2009	2009-009200	Affidavit	004003	0028 - 0030	BENNING, CAROL ANN BAUSLEY, LUCILLE RUTH SMITH	PUBLIC	MUSKOGEE OT B138 L3	3 : View
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2025/03/15



2025/03/15



2025/03/15

Building Inspector's Dilapidated Structure Checklist

Case Open Date: 3-14-25 Case Number: 25-76091
Address: 1411 Georgetown
Code Officer: C Ford

Accessory Bldg. on Property: ☐ Yes ☒ No

Condition of Accessory Bldg.: ☐ Dilapidated ☐ Good

Primary 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: 9

Location of Broken/Open Windows: Total Exterior

Exterior Doors Secured ☐ Yes ☒ No

Hazardous Materials on Site ☒ Yes ☐ No

Conditions present that require immediate action: Burnt Structure

Potential Fire Risk ☐ Low ☐ Moderate ☒ High

Building Inspector's Dilapidated Structure

Checklist

In the opinion of the Inspector, is the structure:

Abandoned	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Unfit for Human Habitation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Appear Unsafe and/or Dangerous	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Accessory Bldg. Security

Secure ☐ Yes ☐ No

Signs of Recent Entry ☐ Yes ☐ No

What are the signs: _____

Utilities

Active ☐ Yes ☐ No ☐ Not Sure

If Yes, ☐ Gas ☐ Electric ☐ Water

Construction/Status of the Accessory Building

Number of Floors: _____

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 ☐ No Windows

How many windows are Open/Broken: _____

Location of Broken/Open Windows: _____

Exterior Doors Secured ☐ Yes ☐ No

Hazardous Materials on Site ☐ Yes ☐ No

Conditions present that require immediate action: _____

Potential Fire Risk ☐ Low ☐ Moderate ☐ High

In the opinion of the Inspector, is the accessory building:

Abandoned ☐ Yes ☐ No

Unfit for Human Habitation ☐ Yes ☐ No

Appear Unsafe and/or Dangerous ☐ Yes ☐ No

Building Inspector's Dilapidated Structure **Checklist**

Other Notes or Comments Helpful to the Code Officer or Case:

Inspector's Signature: Brent Roberts

Inspector's Name: Brent Roberts Date of Inspection: 3-14-25

Date Received Back by the Code Officer: _____



3/14/2025

BENNING, CAROL ANN
5864 OLD MEMORY LANE
SAN DIEGO CA 92114-1242Case Number: 25-76091
Street Address: 1411 GEORGETOWN
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 **03/14/2025** 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 April 10 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 April 10, 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:

Lot 2 Block 138 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

3/14/2025

BENNING, CAROL ANN
5864 OLD MEMORY LANE
SAN DIEGO CA 92114-1242Case Number: 25-76091
Street Address: 1411 GEORGETOWN
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 **03/14/2025** 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.

2025/03/15



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

You are hereby directed to appear at a hearing to be held on April 10 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
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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 April 10, 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

2025/03/15



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

available on a first come first serve basis. If you are unable to reach the
Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor
City of Muskogee



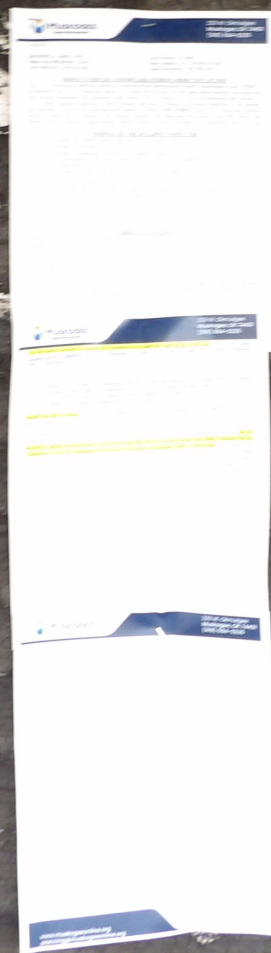
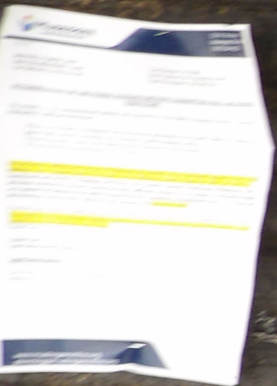
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

- *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:

Lot 2 Block 138 in the City of Muskogee, according to the official plat thereof, Muskogee County,
Oklahoma

2025/03/15



2025/03/15



2025/03/15

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix

Case:

214 Wall St

Muskogee, Ok 74401

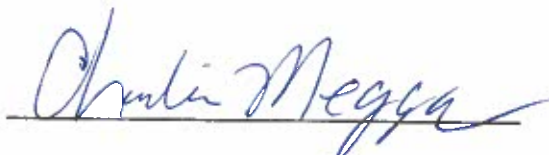
918-684-2810

PNRC
DS 4.10.25

I, Charlie Meggyes, of lawful age, being duly sworn upon oath, deposes and says that I am the Composing Manager of Muskogee Phoenix a daily/weekly publication that is a "legal newspaper" as the phrase is defined in 25 O.S. 106 for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma, and that 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:

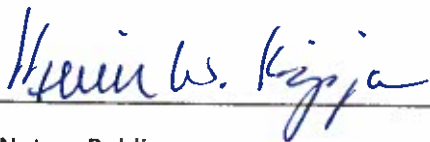
PUBLICATION DATES:

3/20/2025



Charlie Meggyes (Signature)

Signed and sworn to before me this 20 day of MAR 2025

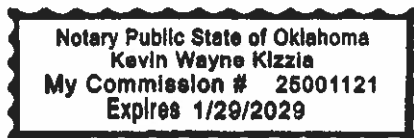


Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)



Account:

10417

Fee: \$

71.40

**Published in
The Muskogee Phoenix
on March 20, 2025**

**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: April 10, 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.

1710 S. Cherokee

MUSKOGEE COUNTY,
Oklahoma to-wit:
T15N R18E S35 FARM-
LAND IN MUSKOGEE S60
N420 W210 NW SW SW

1411 Georgetown

Lot 2 Block 138 in the City
of Muskogee, according to
the official plat thereof,
Muskogee County,
Oklahoma

531 N 21st

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

Meeting Date: 04/10/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the property located at 1710 S Cherokee, 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 and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

MUSKOGEE COUNTY, Oklahoma to-wit:

T15N R18E S35 FARMLAND IN MUSKOGEE S60 N420 W210 NW SW SW

An exterior inspection of the property and structure you own at the aforementioned address occurred on 03/14/2025 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: 3-14-25Case Number: 25-76089Address: 1710 S CHEROKEEOfficer: 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)~~☒ ~~Copy of any SOS Listings (as needed)~~N/A ☐ Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)N/A ☐ Copy of the Fire Damage Report (as needed)Date PNRC Hearing Notice Letter to all Stakeholders: 3-14-25☒ ~~Certified Mailing Receipt attached to a copy of the letter(s)~~☒ ~~Building Inspector's Report~~☐ Images of Notice Posted on Structure for PNRC HearingDate of Publication in the Muskogee Phoenix: 3-20-25☐ Affidavit of Publication

Reviewed By¹:

C Ford
Codale Ford, Chief Code Officer3-17-25
DateSarah Winkle
Sarah Winkle, Acting Director of Planning & Comm. Dev.3-20-25
Date

☐ **Waivers:** (If checked at any point does not need to proceed through the process below).

4-10-25

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

Date of the PNRC Hearing: _____

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:

Codale Ford, Chief Code Officer

Date

Sarah Winkle, Acting Director of Planning & Comm. Dev.

Date

☐ UBCAB Decision Appealed

☐ Copy of Appeal Stamped by City Clerk Attached

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

Final Review By:

Codale Ford, Chief Code Officer

Signature

Date Approved

Sarah Winkle, Acting Director of Planning & Community Development

Signature

Date Approved



CITY OF

MUSKOGEE

Code Enforcement

Katrina Bodenhamer, City Attorney

Signature

Date Approved

☐ Email Sent to Contractor for Demolition to be Scheduled



I-2024-005716 Book 4907 Pg 854
06/11/2024 4:03pm Pg 0854-0856
Fee: \$22.00 Doc: \$0.00
POLLY IRVING - Muskogee County Clerk
State of OK

COUNTY TREASURER'S RESALE DEED
(INDIVIDUAL)

WHEREAS, SHELLY SUMPTER, County Treasurer
of MUSKOGEE COUNTY, State of Oklahoma, on June 10, 2024,
sold separately and singly, in the manner provided by law, at tax resale and TAMARA R. REID
bid in for T.A.B. MDM INVESTMENT GROUP LLC, 2012 E YOUNG ST TULSA, OK 74110
the real estate hereinafter described, and

WHEREAS, all proceedings, notices and duties provided, required and imposed by law prerequisite to the vesting of authority in
said County Treasurer to execute this resale deed have been followed, given, complied with and performed, and

WHEREAS, the said SHELLY SUMPTER, County Treasurer
is now by law vested with power and authority to execute this resale deed,

NOW, THEREFORE, this indenture made on June 10, 2024, between
the State of Oklahoma, by SHELLY SUMPTER, the Treasurer of
MUSKOGEE COUNTY, of the first part, and T.A.B. MDM INVESTMENT GROUP LLC
of the Second part, witnesseth, that the said party of the first part for and in consideration of the premises and the total sum
paid, to-wit: 1,500.00

hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to the said party of the second part, his
(or her) heirs, executors, administrators, and assigns, forever, the following separately described tracts, parcels, or lots of land so sold
separately and singly for the amount bid in the total sum set opposite each, all of said tracts, parcels, or lots of land being located in
MUSKOGEE COUNTY, Oklahoma to-wit:

DESCRIPTION	City, Town or Subdivision	Sec.	Twp. or Blk.	Rng. or Lot	Amount (Bid on each)
	BaseID				
T15N R18E S35 FARMLAND IN MUSKOGEE S60 N420 W210 NW SW SW	MUSKOGEE 34588	N-	-35	-15	1,500.00

To have and to hold said tracts and parcels of land with the appurtenances thereto belonging to said party of the second part,
his (or her) heirs, executors, administrators and assigns, forever, in as full and ample manner as the said Treasurer of said County
is empowered by law to sell the same.

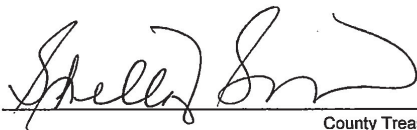
In testimony whereof, the Treasurer of said County of MUSKOGEE COUNTY, State of Oklahoma, has set his (or her)
hand and seal the day and year aforesaid.

ATTEST:

STATE OF OKLAHOMA

(SEAL)



By 
County Treasurer

2012 E YOUNG ST, TULSA, OK 74110

STATE OF OKLAHOMA

ACKNOWLEDGMENT

MUSKOGEE COUNTY

ss.

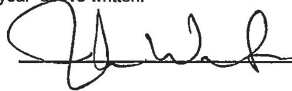
I-2024-005716 Book 4907 Pg 855
06/11/2024 4:03pm Pg 0854-0856
Fee: \$22.00 Doc: \$0.00
POLLY IRVING - Muskogee County Clerk
State of OK

Before me, the undersigned, a Notary Public, within and for the above named County and State, on June 10, 2024
personally appeared SHELLY SUMPTER
to me known to be the County Treasurer of MUSKOGEE COUNTY, Oklahoma, and the
identical person who executed the within and foregoing instrument and conveyance of land, and acknowledged to me that
he or she executed the same in his or her capacity as County Treasurer of MUSKOGEE COUNTY, Oklahoma
as his or her free and voluntary act and deed as such, and as the free and voluntary act and deed of MUSKOGEE COUNTY
and the State of Oklahoma, for the uses and purposes therein set forth.

Witness my hand and notarial seal the day and year above written.

JACLYN R WATSON
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES APR. 26, 2025
COMMISSION # 21005664

(SEAL)



Notary Public
(Or County Clerk)

My commission expires 4/26/25

=====
No. _____
=====

**COUNTY TREASURER'S
RESALE TAX DEED**

FROM _____ COUNTY
STATE OF OKLAHOMA
TO

=====
STATE OF OKLAHOMA, } ss.
_____ County

Filed in the office of County Clerk for record
on this day of _____
at _____, and recorded in
Book _____ of _____ on page _____

County Clerk
By _____ Deputy
=====

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed**AFFIDAVIT OF LAND OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST**

STATE OF _____)

COUNTY OF Muskogee)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

SS.

I-2024-005716 Book 4907 Pg 856
 06/11/2024 4:03pm Pg 0854-0856
 Fee: \$22.00 Doc: \$0.00
 POLLY IRVING - Muskogee County Clerk
 State of OK

Before me, the undersigned T.A.B MDM Investment Group LC
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Tamara Reed managers (role, such as titled officer or trustee) of

_____ (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
 No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantee(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

Tamara Reed
 AFFIANT, individually and as authorized agent of the Entity

June 10, 2024
 Date

The foregoing instrument was subscribed and sworn to before me this 10 day of June, 2024, by _____.

My Commission Expires: _____

My Commission Number: _____

SARAH ELIZABETH HERNANDEZ-CORONA
 NOTARY PUBLIC - STATE OF OKLAHOMA
 MY COMMISSION EXPIRES MAR. 16, 2025
 COMMISSION # 21003588

Sarah Hernandez
 NOTARY PUBLIC

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



20240032014

Owner Name and Address

T.A.B. MDM INVESTMENT GROUP, LLC

2012 E YOUNG ST

TULSA OK 74110-0000

Taxroll Information

Tax Year : 2024

Property ID : 0000-35-15N-18E-3-121-23

Location : 1710 S CHEROKEE MUS

School District : 20A MUSKOGEE Mills : 108.96

Type of Tax : Real Estate

Tax ID : 32014

Legal Description and Other Information:

T15N R18E S35 FARMLAND IN MUSKOGEE S60 N420 W210 NW SW SW

Assessed Valuations	Amount
Land	167
Improvements	1003
Net Assessed	1170

The Penalty for this tax statement is calculated through February 15, 2025. After that date, another 1.5% of the base tax will be applied. Fees can be added any time.

Tax Values	Amount
Base Tax	127.00
Penalty	1.91

Tax Values	Amount
Fees	0.00
Payments	0.00
Total Paid	0.00
Total Due	128.91

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

Login (build: 28168:20250110.4)
 © 2020 All Rights Reserved. Powered by TM Consulting, Inc.

Property Owner**Property Information****Name:** T.A.B. MDM INVESTMENT GROUP, LLC**Physical Address:** 1710 S CHEROKEE**Mailing Address:** 2012 E YOUNG ST
TULSA, OK 74110-**Subdivision:****Block / Lot:** N/A / N/A**Type:** (RI) Res. Improv.**S-T-R:** 35-15N-18E**Tax Dist:** (32) 20A-MUSKOGEE**Size (Acres):** 0.290**Extended Legal:** T15N R18E S35 FARMLAND IN MUSKOGEE S60 N420 W210 NW SW SW**Market and Assessed Values:**

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$2,900	\$2,900	\$319
Building:	18,401	18,401	2,024
Total:	\$21,301	\$21,301	\$2,343

Land:

Land Use	Size	Units
LOT AREA	0.29	Acre

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
6/10/2024	4907	854	Leaves	0.00	\$0	SEAY, NOMA	Relative	
2/5/2010	4058	118	Q	4.50	\$3,000	SEAY, JERRY	Title(?)	
11/17/2009	4035	49	Q	4.50	\$3,000	GREEN, DANNY R & SANDRA R	Title(?)	
1/1/1900	2025	262		0.00	\$0	GREEN, DANNY R & SANDRA R	Unval.	

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Frame, Siding, Vinyl	1,090	3	1970	55	Low	2

Exterior Wall: Frame, Siding,
Heat / Cool:

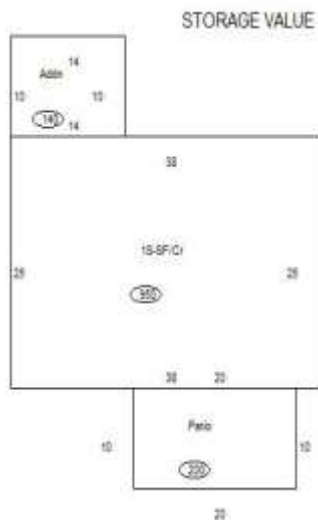
Roof Cover: Metal, Preformed
Year Remodeled:

Base Structure:

Item	Label	Description	Area
1	FIREPLACE	FIREPLACE	1
2	Patio - Covered	Patio - Covered	200

Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
FIREPLACE	1		
Patio - Covered	200		

Sketches

As of: 1/16/2025

Photos



Map:



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

1	Muskogee	06/11/2024	2024-005668	Deed	004907	0710 - 0712	MUSKOGEE COUNTY TREASURER	T.A.B. MDM INVESTMENT GROUP LLC	MUSKOGEE OT B305 L5	3 : View
1	Muskogee	06/11/2024	2024-005669	Deed	004907	0713 - 0715	MUSKOGEE COUNTY TREASURER	T.A.B. MDM INVESTMENT GROUP LLC	MUSKOGEE OT B305 L6	3 : View
1	Muskogee	06/11/2024	2024-005667	Deed	004907	0707 - 0709	MUSKOGEE COUNTY TREASURER	T.A.B. MDM INVESTMENT GROUP LLC	MUSKOGEE OT B305 L2	3 : View
1	Muskogee	06/11/2024	2024-005716	Deed	004907	0854 - 0856	MUSKOGEE COUNTY TREASURER	T.A.B. MDM INVESTMENT GROUP LLC	S35 T15N R18E NW SW SW Partial	3 : View
1	Muskogee	06/11/2024	2024-005665	Deed	004907	0701 - 0703	MUSKOGEE COUNTY TREASURER	T.A.B. MDM INVESTMENT GROUP LLC	BROWNS ADDITION B4 L8	3 : View
1	Muskogee	06/11/2024	2024-005670	Deed	004907	0716 - 0718	MUSKOGEE COUNTY TREASURER	T.A.B. MDM INVESTMENT GROUP LLC	S23 T13N R20E NE SE NE SE Partial	3 : View
1	Muskogee	06/11/2024	2024-005666	Deed	004907	0704 - 0706	MUSKOGEE COUNTY TREASURER	T.A.B. MDM INVESTMENT GROUP LLC	MUSKOGEE OT B305 L1	3 : View
1	Muskogee	06/11/2024	2024-005715	Deed	004907	0851 - 0853	MUSKOGEE COUNTY TREASURER	T.A.B. MDM INVESTMENT GROUP LLC	EAST PARK PLACE B8 L35	3 : View
1	Muskogee	06/06/2024	2024-005446	Deed	004906	0728 - 0730	WILLIAM BOYD JOHNSON TRUST	T.A.B. MDM INVESTMENT GROUP LLC	MUSKOGEE OT B451 L3	3 : View

Entity Summary Information

Select the buttons below to file or place an order.

To view Entity Details there will be a \$5.00 charge and you will need to click on **VIEW ENTITY DETAILS** button at the bottom of the page.

If you are ordering documents such as a "Certificate of Good Standing" or "copies" you will need to click on the **ORDER DOCUMENTS** button at the bottom of the page.

If you are filing a legal document such as a trade name, amendment, annual certificate, etc., you will need to click on **FILE A DOCUMENT** button at the bottom of the page.

T,A,B MDM INVESTMENT GROUP LLC

Details

Filing Number: 3513570612

Name Type: Legal Name

Status: Active ⓘ

Corp type: Domestic Limited Liability Company

Jurisdiction: Oklahoma

Formation Date: 29 Jan 2024

Registered Agent Information

Name: TAMARA R REID

Effective: 29 Jan 2024

Address: 917 ADMIRAL ST.

City, State , ZipCode: MUSKOGEE OK 74403

View Entity Detail

File a Document

Order Documents

New Search



2025/03/15



2025/03/15



2025/03/15



2025/03/15

AFFIDAVIT

I, the undersigned, Codale Ford, being of majority age, do upon my oath affirm that the following is accurate and true to the best of my knowledge and that I have personal knowledge of the same.

1. I am currently employed as the Chief Code Officer for the City of Muskogee.
2. The pictures show a time stamp of 3/15/2025, however, the pictures taken on this property were in fact taken on Friday 3/14/2025 when the letters were posted.
3. The date of 3/15/2025 is a Saturday and we are not open on Saturday. The camera's time was not set properly due to it being a new camera, and it caused the date to roll to 3/15/2025.



Codale Ford

Subscribed and sworn to before me this 17 day of March, 2025.



Notary Public

(Seal)



Building Inspector's Dilapidated Structure Checklist

Case Open Date: 3-14-25 Case Number: 25-20089
Address: 1710 S. CHEROKEE
Code Officer: CFord

Accessory Bldg. on Property: ☐ Yes ☐ No

Condition of Accessory Bldg.: ☐ Dilapidated ☐ Good

Primary Structure Security

Secure ☐ Yes ☒ No

Signs of Recent Entry ☒ Yes ☐ No

What are the signs: Trash & Debris Being cleaned

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: 10

Location of Broken/Open Windows: Total Perimeter

Exterior Doors Secured ☐ Yes ☒ No

Hazardous Materials on Site ☒ Yes ☐ No

Conditions present that require immediate action: Burnt Structure, Debris

Potential Fire Risk ☐ Low ☐ Moderate ☒ High

Building Inspector's Dilapidated Structure

Checklist

In the opinion of the Inspector, is the structure:

Abandoned	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Unfit for Human Habitation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Appear Unsafe and/or Dangerous	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Accessory Bldg. Security

Secure	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Signs of Recent Entry	<input type="checkbox"/> Yes	<input type="checkbox"/> No

What are the signs: _____

Utilities

Active	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Sure
If Yes,	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Water

Construction/Status of the Accessory Building

Number of Floors: _____

Basement	<input type="checkbox"/> Yes	<input type="checkbox"/> No			
Exterior	<input type="checkbox"/> Block	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Vinyl

Other: _____

Roof	<input type="checkbox"/> Shingle	<input type="checkbox"/> Metal	<input type="checkbox"/> Other: _____
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Roof Exposed	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Open to the Elements	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Windows Broken/Open	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No Windows
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How many windows are Open/Broken: _____

Location of Broken/Open Windows: _____

Exterior Doors Secured	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Hazardous Materials on Site	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Conditions present that require immediate action: _____


Potential Fire Risk	<input type="checkbox"/> Low	<input type="checkbox"/> Moderate	<input type="checkbox"/> High
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In the opinion of the Inspector, is the accessory building:

Abandoned	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Unfit for Human Habitation	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Appear Unsafe and/or Dangerous	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Building Inspector's Dilapidated Structure **Checklist**

Other Notes or Comments Helpful to the Code Officer or Case:

Inspector's Signature: 

Inspector's Name: Brent Roberts Date of Inspection: 3-13-25

Date Received Back by the Code Officer: _____



3/14/2025

T.A.B MDM INVESTMENT GROUP, LLC
2012 E YOUNGH ST
TULSA, OK 74110-0000
TAMARA R REID
917 ADMIRAL ST.
MUSKOGEE OK 74403

Case Number: 25-76089
Street Address: 1710 S. CHEROKEE
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 **03/13/2025** 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 April 10 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.

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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:

MUSKOGEE COUNTY, Oklahoma to-wit:
T15N R18E S35 FARMLAND IN MUSKOGEE S60 N420 W210 NW SW SW

3/14/2025

TAMARA R REID
917 ADMIRAL ST.
MUSKOGEE OK 74403Case Number: 25-76089
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CORRECTIVE ACTION:

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T15N R18E S35 FARMLAND IN MUSKOGEE S60 N420 W210 NW SW SW

3/14/2025

T.A.B MDM INVESTMENT GROUP, LLC
2012 E YOUNGH ST
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2025/03/15





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

3/14/2025

T.A.B MDM INVESTMENT GROUP, LLC
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229 W. Okmulgee
Muskogee, OK 74401
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2025/03/15



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Muskogee, OK 74401
(918) 684-6235

You are hereby directed to appear at a hearing to be held on **April 10 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 April 10, 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



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

2025/03/15

- *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

ALL COSTS ASSOCIATED WITH DEMOLITION ABATED BY THE
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
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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:

MUSKOGEE COUNTY, Oklahoma to-wit:
T15N R18E S35 FARMLAND IN MUSKOGEE S60 N420 W210 NW SW SW

229 W. Okmulgee
Muskogee, OK 4401
(918) 684-6235

2025/03/15

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix

Case:

214 Wall St

Muskogee, Ok 74401

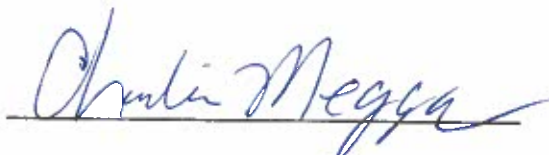
918-684-2810

PNRC
DS 4.10.25

I, Charlie Meggyes, of lawful age, being duly sworn upon oath, deposes and says that I am the Composing Manager of Muskogee Phoenix a daily/weekly publication that is a "legal newspaper" as the phrase is defined in 25 O.S. 106 for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma, and that 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:

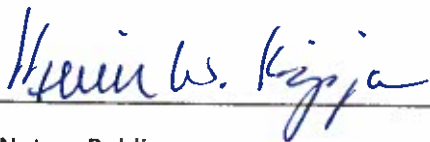
PUBLICATION DATES:

3/20/2025



Charlie Meggyes (Signature)

Signed and sworn to before me this 20 day of MAR 2025

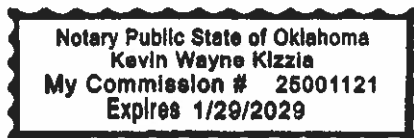


Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)



Account:

10417

Fee: \$

71.40

**Published in
The Muskogee Phoenix
on March 20, 2025**

**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: April 10, 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.

1710 S. Cherokee

MUSKOGEE COUNTY,
Oklahoma to-wit:
T15N R18E S35 FARM-
LAND IN MUSKOGEE S60
N420 W210 NW SW SW

1411 Georgetown

Lot 2 Block 138 in the City
of Muskogee, according to
the official plat thereof,
Muskogee County,
Oklahoma

531 N 21st

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

Meeting Date: 04/10/2025

AGENDA ITEM TITLE

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 and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

MUSKOGEE COUNTY, Oklahoma to-wit:

T15N R18E S35 FARMLAND IN MUSKOGEE S60 N420 W210 NW SW SW

An exterior inspection of the property and structure you own at the aforementioned address occurred on 03/13/2025 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 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: 3-14-25
Case Number: 25- 76092
Address: 531 N 21st
Officer: CFord

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 SOS Listings (as needed)
- N/A ☐ Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
- N/A ☐ Copy of the Fire Damage Report (as needed)

Date PNRC Hearing Notice Letter to all Stakeholders: 3-14-25

- ☒ Certified Mailing Receipt attached to a copy of the letter(s)
- ☒ Building Inspector's Report
- ☒ Images of Notice Posted on Structure for PNRC Hearing

Date of Publication in the Muskogee Phoenix: 3-20-25

- ☒ Affidavit of Publication

Reviewed By¹:

CFord
Codale Ford, Chief Code Officer

3-17-25
Date

Sarah Winkle
Sarah Winkle, Acting Director of Planning & Comm. Dev.

3-20-25
Date

☐ **Waivers:** (If checked at any point does not need to proceed through the process below).

4-10-25

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

Date of the PNRC Hearing: _____

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:

Codale Ford, Chief Code Officer

Date

Sarah Winkle, Acting Director of Planning & Comm. Dev.

Date

☐ UBCAB Decision Appealed

☐ Copy of Appeal Stamped by City Clerk Attached

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

Final Review By:

Codale Ford, Chief Code Officer

Signature

Date Approved

Sarah Winkle, Acting Director of Planning & Community Development

Signature

Date Approved



Katrina Bodenhamer, City Attorney

Signature

Date Approved

☐ Email Sent to Contractor for Demolition to be Scheduled

51
6241

I-2020-010423 Book 4707 Pg: 582
10/09/2020 1:52 pm Pg 0582-0586
Fee: \$ 26.00 Doc: \$ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma



Prepared By:
Danetta Naomi Brown
1617 Chicago St, Muskogee, OK 74401

QUITCLAIM DEED

Adding Sister

On October 9th, 2020, THE GRANTOR, Danetta Naomi Brown, an unmarried individual, does enter into this agreement.

The Grantor, for and in consideration of the sum of \$10.00 (ten dollars) and/or other good and valuable consideration, conveys, releases, and quitclaims to the following GRANTEES property described by this Deed:

--Danetta Naomi Brown
Danazia Sherri Brown

The Grantor quitclaims the following described real estate, situated at the following address:

-- 531 N 21st St, Muskogee, OK 74401

The property being quitclaimed has the following legal description:

-- Lot 20 in Block 5 in FINDLAY HEIGHTS ADDITION

The property being quitclaimed has the following tax parcel number:

-- 2000-22-005-020-3-119-00/0004 0003D80

Future tax statements should be mailed to the following address:

-- Danetta Naomi Brown
1617 Chicago St, Muskogee, OK 74401

The Grantor does hereby convey, release, and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantees, and to the Grantees heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

GRANTOR SIGNATURES:

I-2020-010423 Book 4707 Pg: 583
10/09/2020 1:52 pm Pg 0582-0586
Fee: \$ 26.00 Doc: \$ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

Danetta Naomi Brown

Danetta Naomi Brown
1617 Chicago St, Muskogee, OK 74401

10-09-2020
Date

STATE OF Oklahoma, COUNTY OF Muskogee:

On this 9th day of October, 2020, before me,
Sonia Hart, personally appeared Danetta Naomi Brown known
to me (or satisfactorily proven) to be the persons whose names are subscribed to the
within instrument and acknowledged that they executed the same as for the purposes
therein contained.

In witness whereof I hereunto set my hand and official seal.

Sonia Hart

Notary Public

Chick
Title

My commission expires: 9-23-2021



NOTICE - THE GRANTEE, AS EVIDENCED BY THEIR SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, ARE FULLY AWARE OF THE FACT THAT THE GRANTEE(S) MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE AS TO THE PROPERTY CONVEYED TO THEM IN THIS DEED RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL.

GRANTEES SIGNATURES



First Grantee Signature

10-09-2020

Date



Second Grantee Signature

10-09-2020

Date

I-2020-010423 Book 4707 Pg: 584
10/09/2020 1:52 pm Pg 0582-0586
Fee: \$ 26.00 Doc: \$ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

STATE OF Oklahoma, COUNTY OF Muskogee:

On this 9th day of Oct, 2020, before me,
Sonja Hart, personally appeared multiple grantees as described
below:

-- Danetta Naomi Brown

known to me (or satisfactorily proven) to be the persons whose names are subscribed to
the within instrument and acknowledged that they executed the same as for the
purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Sonja Hart

Notary Public

Clerk

Title

My commission expires: 9-23-2021

I-2020-010423 Book 4707 Pg. 585
10/09/2020 1:52 pm Pg 0582-0586
Fee: \$ 26.00 Doc: \$ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma



CERTIFICATE OF RESIDENCE

I, Danetta Naomi Brown, do hereby certify that my precise residential address for annual real estate tax statements is the following address:

-- 1617 Chicago St, Muskogee, OK 74401

Danetta Naomi Brown

Danetta Naomi Brown signature

10-09-2020

Date

I-2020-010423 Book 4707 Pg: 586
10/09/2020 1:52 pm Pg 0582-0586
Fee: \$ 26.00 Doc: \$ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

\$18.00

412 N 21st St
Muskogee OK 74401



QUIT CLAIM DEED

(Individual)

CORRECTED

KNOW ALL MEN BY THESE PRESENTS:

That Diondrea Brown, a single person party of the first part. In consideration of the sum of One and no/100 dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Charlotta Brown party of the second part, the following described real property and premises situate in Muskogee County, State of Oklahoma, to-wit:

20

Lot 2 in Block 5 in FINDLAY HEIGHTS ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma

Daughter to mother; no consideration

re-filed to correct legal description

together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, and to the heirs and assigns, forever.

Signed and delivered this 16 day of April, 2020

x Diondrea Brown
Diondrea Brown

INDIVIDUAL ACKNOWLEDGMENT-OKLAHOMA FORM

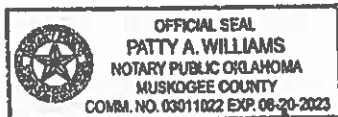
STATE OF Oklahoma
COUNTY OF Muskogee

Before me, a Notary Public in and for said County and State, on this 16 day of April, 2020, personally appeared Diondrea Brown, a single person 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 uses and purposes therein set forth.

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

My commission expires 8/20/2023

Patty Williams
Notary Public



W
6791

1-2019-011126 Book 4858 Pg: 234
10/09/2019 9:14 am Pg 0234-0234
Fee: \$ 13.00 Doc: \$ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

**JOINT TENANCY
WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS:

That **Danetta Brown**, a single person party of the first part. In consideration of the sum of Ten and no/100s dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Danetta Brown and Diondrea Brown, sisters** as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor, parties of the second part, the following described real property and premises situate in **Muskogee County, State of Oklahoma**, to-wit:

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

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 parties of the second part, as such joint tenants, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this **8th of October, 2019**

Danetta Brown
Danetta Brown

— *Adding name* —

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oklahoma
COUNTY OF Muskogee, SS.

Before me, a Notary Public in and for said County and State, on this **8th day October, 2019** personally appeared **Danetta Brown**, a single person 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 uses and purposes therein set forth.

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



Holly Pitts
Notary Public



*There will be a 2.95% fee charged
by the credit card processing
company \$3.95 for Visa Debit



Shelly Sumpter, Treasurer

Location of Treasurer's Office:

400 West Broadway, Rm 220 Muskogee, OK 74401

Phone: 918-682-0811

Fax: 918-682-8907

E-Mail: donotreply@muskogeetreasurer.org

Office Hours Monday - Friday, 8:00 AM to 4:30 PM

Tax payments updated through 03-19-24 close-of-business.

Owner Name and Address

BROWN, DANETTA NAOMI ETAL
1617 CHICAGO ST
MUSKOGEE OK 74401-0000

Taxroll Information



Tax Year : 2023
Property ID : 2000-22-005-020-3-119-00
Location : 531 N 21 MUS
School District : 20A MUSKOGEE **Mills :** 102.39
Type of Tax : Real Estate **Code :**
Tax ID : 14244

Legal Description and Other Information:

FINDLAY HTS LOT 20 BLOCK 5

[History](#)

Assessed Valuations

Amount

Tax Values

Amount

Land	193	Base Tax	20.00
Improvements	0	Penalty	0.00
Net Assessed	193	Fees	0.00
		Payments	20.00
		Total Paid	20.00
		Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
02/26/2024	41644	Other	Taxes	20.00	Danetta Brown (WEB CC)
02/26/2024	41644	Other	Penalty	0.00	

As of: 3/20/2024

Property Owner**Name:** BROWN, DANETTA NAOMI ETAL**Property Information****Physical Address:** 531 N 21**Mailing Address:** 1617 CHICAGO ST
MUSKOGEE, OK 74401-**Subdivision:** FINDLAY HTS**Block / Lot:** 0005 / 0020**Type:** (RI) Res. Improv.**S-T-R:** N/A**Tax Dist:** (32) 20A-MUSKOGEE**Size (Acres):** 0.000**Extended Legal:** FINDLAY HTS LOT 20 BLOCK 5**Market and Assessed Values:**

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$3,500	\$1,837	\$202
Building:	0	0	0
Total:	\$3,500	\$1,837	\$202

Land:

Land Use	Size	Units
	7000.00	Square-Feet

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
10/9/2020	4707	582	Q	0.00	\$0	BROWN, CHARLOTTA ETAL	C	
5/4/2020	4685	111	Multi Tract Sale	0.00	\$0	BROWN, DANETTA ETAL		
10/9/2019	4658	234	JW	0.00	\$0	BROWN, DANETTA		
9/27/2019	4656	450	W	1.50	\$1,000	BOOMER SOONER HOMES LLC	O	
3/20/2017	4533	90	W	0.00	\$0	NFIW VENTURES LLC		
1/10/2017	4524	82	W	9.75	\$6,500	CASTLE 2016 LLC	B	
5/13/2016	4489	600	Q	18.75	\$12,500	WELLS FARGO BANK	Title(?)	
10/22/2015	4462	352	Succession	0.00	\$0	GROSS, EARL LEE		
1/1/1900	0	341		0.00	\$0		Unval.	

Not a Legal Document.

Subject to terms and conditions.

www.actdatascout.com

Parcel: 2000-22-005-020-3-119-00

As of: 3/20/2024

Muskogee County Rep

ID: 510014244

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Masonry, Poured Concrete	1,444	2	1980	44	Low	3

Exterior Wall: Masonry, Poured

Heat / Cool: Central

Plumbing: Full: 1

Roof Cover: Metal, Preformed

Year

Remodeled:

Fireplace: N/A

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Building No Value		80			
Patio - Open		12			

Search Results in Muskogee County

Your search: "Name: brown, danetta, Address: FINDLAY HEIGHTS" [Monitor](#)

3 results (0.80 seconds) [Modify search](#)

INDEXED DATA FROM February, 2007
SCANNED IMAGES FROM September, 1991

COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGES	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
Muskogee	10/09/2020	2020-010423	Deed	004707	0582 - 0586	BROWN, DANETTA NAOMI	BROWN, DANETTA NAOMI BROWN, DANAZIA SPERRI	FINDLAY HEIGHTS B6 L20	5 : View
Muskogee	10/09/2019	2019-011126	DEED	004858	0234	BROWN, DANETTA	BROWN, DANETTA BROWN, DIOMBREA	FINDLAY HEIGHTS B6 L20	1 : View
Muskogee	09/27/2019	2019-010687	Deed	004856	0450	BOOMER BOONER HOMES LLC	BROWN, DANETTA	FINDLAY HEIGHTS B6 L20	1 : View



2025/03/15



2025/03/15



2025/03/15



2025/03/15



2025/03/15



2025/03/15

AFFIDAVIT

I, the undersigned, Codale Ford, being of majority age, do upon my oath affirm that the following is accurate and true to the best of my knowledge and that I have personal knowledge of the same.

1. I am currently employed as the Chief Code Officer for the City of Muskogee.
2. The pictures show a time stamp of 3/15/2025, however, the pictures taken on this property were in fact taken on Friday 3/14/2025 when the letters were posted.
3. The date of 3/15/2025 is a Saturday and we are not open on Saturday. The camera's time was not set properly due to it being a new camera, and it caused the date to roll to 3/15/2025.



Codale Ford

Subscribed and sworn to before me this 17 day of March, 2025.



Notary Public

(Seal)



Building Inspector's Dilapidated Structure Checklist

Case Open Date: 3-14-25 Case Number: 25-76092

Address: 531 N 21st

Code Officer: C Ford

Accessory Bldg. on Property: ☒ Yes ☐ No

Condition of Accessory Bldg.: ☒ Dilapidated ☒ Good

Primary 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: 9

Location of Broken/Open Windows: Total Exterior

Exterior Doors Secured ☐ Yes ☒ No

Hazardous Materials on Site ☒ Yes ☐ No

Conditions present that require immediate action: Burnt Structure

Potential Fire Risk ☐ Low ☐ Moderate ☒ High

Building Inspector's Dilapidated Structure

Checklist

In the opinion of the Inspector, is the structure:

Abandoned	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Unfit for Human Habitation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Appear Unsafe and/or Dangerous	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Accessory Bldg. Security

Secure	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Signs of Recent Entry	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

What are the signs: Items Being Stored inside

Utilities

Active	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Sure
If Yes,	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Water

Construction/Status of the Accessory Building

Number of Floors: 1

Basement	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
Exterior	<input type="checkbox"/> Block	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Vinyl

Other: _____

Roof	<input type="checkbox"/> Shingle	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Other: _____
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Roof Exposed	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Open to the Elements	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Windows Broken/Open	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No Windows
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How many windows are Open/Broken: 3

Location of Broken/Open Windows: North & South side

Exterior Doors Secured	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Hazardous Materials on Site	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Conditions present that require immediate action: Fire Hazard, open to Elements

Potential Fire Risk	<input type="checkbox"/> Low	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> High
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In the opinion of the Inspector, is the accessory building:

Abandoned	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Unfit for Human Habitation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Appear Unsafe and/or Dangerous	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Building Inspector's Dilapidated Structure

Checklist

Other Notes or Comments Helpful to the Code Officer or Case:

Inspector's Signature: Brent Roberts

Inspector's Name: Brent Roberts Date of Inspection: 3-13-25

Date Received Back by the Code Officer: _____



3/14/2025

Danazia Sherri Brown, Charlotta Brown
Diondrea Brown, Danetta Naomi Brown
1617 Chicago
Muskogee, OK 74001

Case Number: 25-76092
Street Address: 531 n 21ST
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 **03/13/2025** 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:

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- The structure is unsecured. *108.1.5 IPMC
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 - Devalues abutting and nearby real properties
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CORRECTIVE ACTION:

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City of Muskogee

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- *108.2 – Closing of Vacant Structures
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Legal Description:

**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**

3/14/2025

Charlotta Brown
1617 Chicago
Muskogee, OK 74001Case Number: 25-76092
Street Address: 531 n 21ST
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3/14/2025

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3/14/2025

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3/14/2025

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2025/03/15



Two white notices or forms are posted on the plywood door. The top notice appears to be a standard document with multiple sections, while the bottom one is a longer, more detailed form with various fields and text.

2025/03/15

3/14/2025

Danazia Sherri Brown, Charlotta Brown
Diondrea Brown, Danetta Naomi Brown
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- 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.

2025/03/15



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

You are hereby directed to appear at a hearing to be held on April 10 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 April 10, 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



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

2025/03/15

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



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

- *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:

**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**

2025/03/15

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix

Case:

214 Wall St

Muskogee, Ok 74401

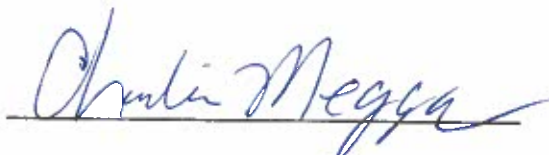
918-684-2810

PNRC
DS 4.10.25

I, Charlie Meggyes, of lawful age, being duly sworn upon oath, deposes and says that I am the Composing Manager of Muskogee Phoenix a daily/weekly publication that is a "legal newspaper" as the phrase is defined in 25 O.S. 106 for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma, and that 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:

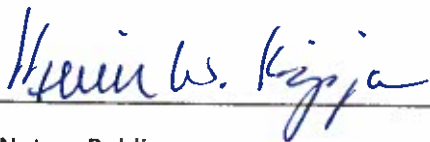
PUBLICATION DATES:

3/20/2025



Charlie Meggyes (Signature)

Signed and sworn to before me this 20 day of MAR 2025

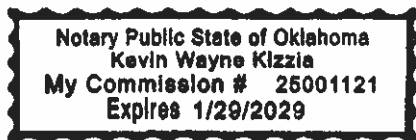


Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)



Account:

10417

Fee: \$

71.40

**Published in
The Muskogee Phoenix
on March 20, 2025**

**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: April 10, 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.

1710 S. Cherokee

MUSKOGEE COUNTY,
Oklahoma to-wit:
T15N R18E S35 FARM-
LAND IN MUSKOGEE S60
N420 W210 NW SW SW

1411 Georgetown

Lot 2 Block 138 in the City
of Muskogee, according to
the official plat thereof,
Muskogee County,
Oklahoma

531 N 21st

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