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

POSTING DATE: 10/26/2026

AGENDA
UNIFORM BUILDING CODE APPEALS BOARD
OCTOBER 28, 2026

REGULAR SESSION - 1:30 P.M., COUNCIL CHAMBERS, MUNICIPAL BUILDING, 229. W. OKMULGEE AVENUE, MUSKOGEE, OKLAHOMA

ROLL CALL

1. Consider approval of the Uniform Building Code Appeals Board meeting minutes of September 30, 2026, or take other necessary action. (Sarah Winkle)

2. Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1733 S. Cherokee, Accessory Building Only, is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

3. Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 354 Callahan is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

ADJOURN

Uniform Building Code Appeals Board **1.**

Meeting Date: 10/28/2026

Initiator: Sarah Winkle, Director of Planning and Community Development

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AGENDA ITEM TITLE:

Consider approval of the Uniform Building Code Appeals Board meeting minutes of September 30, 2026, or take other necessary action. (Sarah Winkle)

BACKGROUND:

Consider approval of the Uniform Building Code Appeals Board meeting minutes of September 30, 2026.

RECOMMENDED STAFF ACTION:

Approve the minutes.

Fiscal Impact

Attachments

Minutes

MINUTES
OF THE UNIFORM BUILDING CODE APPEALS BOARD
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN REGULAR SESSION
IN COUNCIL CHAMBERS OF CITY HALL
SEPTEMBER 30, 2026

The Uniform Building Code Appeals Board of the City of Muskogee, Oklahoma, met in Regular Session at 1:30 p.m., on SEPTEMBER 30, 2026, in the Council Chambers, Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

Dennis Moore opened the meeting to public hearing.

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

Present:	Dennis Moore, Chair; MeKeion Payne, Vice Chair; Lake Moore, Board Member; Art Smith, Board Member; Thomas Horton, Board Member
Absent:	Tim Hollifield, Board Member
Staff Present:	Dakota Haley, Chief Building Inspector
	Maxine Slusser, Planning Admin
Attendees:	Cedric Brown, 1003 Columbus

1 Consider approval of the Uniform Building Code Appeals Board meeting minutes of July 29, 2026, or take other necessary action. (Sarah Winkle)

Motion was made by Board Member Lake Moore, seconded by Board Member Thomas Horton that the Uniform Building Code Appeals Board meeting minutes of July 29, 2026 be approved.

AYE: Chair Dennis Moore, Vice Chair MeKeion Payne, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

2 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 617 Spaulding, including the Accessory Building, is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property 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 Chair Dennis Moore, seconded by Vice Chair MeKeion Payne that 617 Spaulding, including the accessory building, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chair Dennis Moore, Vice Chair MeKeion Payne, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

3 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 627 Market is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

Dakota Haley, Chief Building Inspector, clarified that the background contains a scrivener's error and should read "to allow the BUYER to get a permit."

Motion was made by Chair Dennis Moore, seconded by Board Member Art Smith that 627 Market is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chair Dennis Moore, Vice Chair MeKeion Payne, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

4 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 814 N. Cherokee, including the Accessory Building, is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property 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 Board Member Art Smith, seconded by Board Member Lake Moore that 814 N Cherokee, including the accessory building, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chair Dennis Moore, Vice Chair MeKeion Payne, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

5 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 907 S. K, is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property 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 Board Member Lake Moore, seconded by Board Member Thomas Horton that 907 S. K is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chair Dennis Moore, Vice Chair MeKeion Payne, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

6 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1003 Columbus is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

Dakota Haley, Chief Building Inspector, read a letter from a neighboring constituent regarding their concerns with the dilapidation of the house and the squatters who had continued to break into the house.

Cedric Brown, property owner, stated that he has plans to renovate the property and that he may tear down the top level if it is not safe to renovate.

Board Members asked questions regarding the state of the home, timeline, and financing. Cedric provided a description of the understood scope of the project, including those items.

Motion was made by Chair Dennis Moore, seconded by Board Member Lake Moore to table this item for 6 months to the March, 2027 meeting (tentatively March 31, 2027) to allow the owner to obtain financing and begin repairs on the home.

AYE: Chair Dennis Moore, Vice Chair MeKeion Payne, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

7 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1006 S. 3rd, including the Accessory Building, is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property 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 Chair Dennis Moore, seconded by Board Member Lake Moore that 1006 S 3rd, including the accessory building, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chair Dennis Moore, Vice Chair MeKeion Payne, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

8 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1101 Turner is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property 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 Board Member Lake Moore, seconded by Board Member Thomas Horton that 1101 Turner is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chair Dennis Moore, Vice Chair MeKeion Payne, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

9 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 2328 Findlay is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property 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 Chair Dennis Moore, seconded by Vice Chair MeKeion Payne that 2328 Findlay is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chair Dennis Moore, Vice Chair MeKeion Payne, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

10 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 2331 Findlay is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property 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 Board Member Lake Moore, seconded by Chair Dennis Moore that 2331 Findlay is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chair Dennis Moore, Vice Chair MeKeion Payne, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

11 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 2335 Topeka is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property 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 Board Member Art Smith, seconded by Board Member Thomas Horton that 2335 Topeka is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chair Dennis Moore, Vice Chair MeKeion Payne, Board Member Lake Moore, Board Member Art Smith, Board Member Thomas Horton

Carried - Unanimously

Dennis Moore closed the meeting to public hearing.

There being no further business, the meeting was adjourned.

_____ _____

Maxine Slusser, Associate Planner Dennis Moore, Chairperson

Uniform Building Code Appeals Board **2.**

Meeting Date: 10/28/2026

Initiator: Codale Ford, Chief Code Officer

AGENDA ITEM TITLE:

Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1733 S. Cherokee, Accessory Building Only, is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

BACKGROUND:

PNRC was held on June 11, 2026, and the findings were that the building is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constituting a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished.
An exterior inspection of the property and structure occurred on 4/17/2026 by the City Building Inspector. These are the findings from those inspections:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - It is detrimental to the public health, safety or welfare of the inhabitants of, and visitors to, the municipality;
    - It causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
    - Devalues abutting and nearby real properties
- It is 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
- The structure has an exposed roof. *108.1.5
- The structure is unsecure. *108.1.5 IPMC

Corrective Actions recommended in the letter sent to the property owners were:
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; the 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, in good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors should fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior should be brought into good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar

walking surfaces, which are not properly anchored, should be secured. Accumulated rubbish, trash and debris, including all non-working equipment, should be removed. Any fractures in concrete, masonry, or stucco should be repaired. Pest problems should be abated.

RECOMMENDED STAFF ACTION:

Uphold the findings of the PNRC.

Fiscal Impact

Attachments

1) Complete ubcab case file

MUSKOGEE
Code Enforcement

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

Dilapidated Structures Checklist

Case Open Date: 5-29-26

Case Number: 26-78830

Address: 1733 S. Cherokee Accessory Building only

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 Mortgages **(if any)**
- N/A ☐ Copy of Mortgage Releases **(if any)**
- N/A ☐ Copy of any SOS Listings **(if owner is a business)**
- N/A ☐ Copy of any Trust Documents **(if owner is a Trust)**
- N/A ☐ Copy of any Death Certificates, Probate **(if owner/s is deceased)**

Date PNRC Hearing Notice Letter to all Stakeholders: 5-29-26

- ☑ 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: 4-18-26

- ☑ Affidavit of Publication

Reviewed By:

CFord
Codale Ford, Chief Code Officer — 6-2-26 Date

Sarah Winkle
Sarah Winkle, Director of Planning & Comm. Dev. — 6.3.26 Date

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

Date of the PNRC Hearing: 6-11-26

Date of PNRC Determination/UBCAB Notice Letter: 6-17-26

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

☐ Images of Notice Posted on Structure for UBCAB Hearing

☑ PNRC Agenda & Approved Signed Minutes

☐ Copy of Filed Blank Lien

Date of UBCAB Reflected in Determination Letter (~~30 business days~~): 10-28-26

Date of Publication in the Muskogee Phoenix: 8-18-26

☑ Affidavit of Publication

Date of UBCAB Hearing: 10-28-26

Chief Code Officer Review before UBCAB

Director Planning and Comm. Dev. before UBCAB

UBCAB Determination Letter: _____

☐ Certified Mailing Receipt attached to a copy of the letter

Date to Demo Structure Reflected in Determination Letter: _____

☐ UBCAB Agenda & Approved Signed Minutes

Reviewed By:

_____ _____

Codale Ford, Chief Code Officer Date

_____ _____

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

☐ UBCAB Decision Appealed

☐ Copy of Appeal Stamped by City Clerk Attached

Final File Review Before Demo By:

Codale Ford, Chief Code Officer

_____ _____

Signature Date Approved

Sarah Winkle, Director of Planning & Comm. Dev.

_____ _____

Signature Date Approved

Keri Spencer, Interim City Attorney

_____ _____

Signature Date Approved

☐ Email Sent to Contractor for Demolition to be Scheduled

4833

I-2020-008049 Book 4698 Pg: 654
08/10/202010:21 am Pg 0654-0655
Fee: $ 20.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

1709 South Cherokee Muskogee OK 74403

(Adding Daughter)

JOINT TENANT
QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Marion Leon James, Jr., a single person** party of the first part. In consideration of the sum of One and no/100s dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Marion Leon James, Jr. and Raqael Lynn Romo, father and daughter** 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:

Block 3 of JOHNSON ADDITION less roadway, Muskogee County, State of Oklahoma.
AND
Block 4 of JOHNSON ADDITION, Muskogee County, State of Oklahoma.
AND
Block 5 of JOHNSON ADDITION less part to City of Muskogee, Muskogee County, State of Oklahoma.
AND
Block 6 of JOHNSON ADDITION, Muskogee County, State of Oklahoma.
AND
Block 8 of JOHNSON ADDITION, Muskogee County, State of Oklahoma.
AND
Lots 34 and 35 in Block 379 of SPAULDING COURT SUBDIVISION to the City of Muskogee, Muskogee County, State of Oklahoma.
AND
The East 200 feet of the West 260 feet of the South 150 feet of Lot 4 (NW NW) in Section 2, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma.
AND
That North 4.12 acres of the Northeast 10.35 acres of Lot 1 (NE NE) in Section 3, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma, less 2.27 acres to the City of Muskogee.
AND
That SE¼ of the SE¼ lying South of Johnson Addition and East of City of Muskogee property and less road, all in Section 34, Township 15 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma.
AND
The E½ of the NW¼ AND the E½ of the NW¼ of the NW¼ all in Section 32, Township 13 North, Range 20 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma.
AND
The S½ of the NE¼ AND the W½ of the NW¼ of the NE¼ less and except the following: Commencing at the East Quarter Corner of Section 32; thence N01°33'03"W a distance of 519.2 feet to the Point of Beginning; thence S88°09'24"W a distance of 1223.4 feet; thence N54°01'22"W a distance of 408.49 feet; thence on a curve to the right with a radius of 511.23 feet and an arc distance of 226.54 feet with a chord bearing of N41°19'41"W a distance of 224.69 feet; thence N28°38'01"W a distance of 177.01 feet; thence on a curve to the left with a radius of 551.63 feet and an arc distance of 299.16 feet and a chord bearing of N44°10'11"W a distance of 295.51 feet; thence N88°08'04"E a distance of 1971.7 feet; thence S01°33'03"E a distance of 801.15 feet to the Point of Beginning.
AND

(2)

I-2020-008049 Book 4698 Pg: 655
08/10/202010:21 am Pg 0654-0655
Fee: $ 20.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

All that part of the SE¼ of the SE¼ of Section 34, Township 15 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma lying East of the Railroad right of way and lying South and West of City Property.
AND
A part of the SE/4 of the SE/4 of Section 34, Township 15 North, Range 18 East, more particularly described as follows: Beginning at the intersection of the center of the channel of Coody Creek with the South line of said Section34, thence running Westerly along said Section line to the Easterly line of the right of way of the M.K.&T Railway, thence in a Northeasterly direction along the Easterly line of the right of way of said M.K.&T. Railway to the intersection of said line with the center of the channel of Coody Creek, thence down the center of said channel to the point of beginning, also a strip in the SW corner thereof, described as follows; Beginning at a point where the East line of the M.K.&T. Railway right of way intersects the South line of said Section 34, thence running in a Northeasterly direction along the East line of said right of way a distance of 72 feet, thence in a Southwesterly direction parallel to the East line of said right of way a distance of 72 feet, thence West 210 feet to the point of beginning, situated in Muskogee County, Oklahoma.
And
That part of the NW 10 acres of Lot 1 in Section 3, Township 14 North, Range 18 East which lies between the North line of the new County Highway which runs Northwesterly and southeasterly through said tract of land and the North side of the old County Highway now abandoned running between said tract of land above described in Section 34, Township 15 North, Range 18 East

*Grantor hereby reserves a life estate interest.

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

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

Signed and delivered this 10th day of August, 2020.

Marion Leon James, Jr.

Marion Leon James, Jr.

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 10th day of August, 2020, personally appeared **Marion Leon James, Jr., a single person** to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his 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 # 17004440 EXP. 05-10-2021 IN AND FOR STATE OF OKLAHOMA MUSKOGEE COUNTY

Holly Pitts
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

20250031981

Owner Name and Address

JAMES, MARION LEON JR ETAL %RAQAEL ROMO
2009 WIREGRASS DR
EDMOND OK 7-3025

Taxroll Information

Tax Year :	2025
Property ID :	0000-34-15N-18E-4-119-02
Location :	1733 S CHEROKEE MUSK
School District :	20A MUSKOGEE Mills : 112
Type of Tax :	Real Estate
Tax ID :	31981

Legal Description and Other Information:

T15N R18E S34 FARMLAND IN MUSKOGEE ALL SE SE S OF JOHNSON S/D & E OF CITY PROPERTY BK1450 PG175 LESS .57AC RD 4.38 Acres

Assessed Valuations	Amount
Land	1250
Improvements	6838
Net Assessed	8088

Tax Values	Amount
Base Tax	906.00
Penalty	0.00
Fees	0.00

Tax Values	Amount
Payments	**906.00**
Total Paid	**919.59**
Total Due	**0.00**

Date	Receipt	Paid With	Payment For	Amount	Paid By
02/06/2026	40756	credit	Tax Payment	906.00	RAOQUEL ROMO
02/06/2026	40756	credit	Penalty	13.59	

Login (build: 40640:20260408.2)
© 2020 All Rights Reserved. Powered by TM Consulting, Inc.

Parcel: 0000-34-15N-18E-4-119-02 ID: 510031981
4/14/2026 12:54:27 AM

Muskogee County Report

Property Owner

Name:	JAMES, MARION LEON JR ETAL %RAQAEL ROMO
Mailing Address:	2009 WIREGRASS DR EDMOND, OK 73025
Type:	(RI) Res. Improv.
Tax District:	(32) 20A-MUSKOGEE
Millage Rate:	112.00

Property Information

Physical Address:	1733 S CHEROKEE MUSKOGEE
Subdivision:	Non-Subdivision
S-T-R:	34-15N-18E
Size (Acres):	N/A
Legal:	See *Extended Legal*

Extended Legal

T15N R18E S34
FARMLAND IN MUSKOGEE
ALL SE SE S OF JOHNSON S/D &
E OF CITY PROPERTY BK1450
PG175 LESS .57AC RD

Market and Assessed Values

	Fair Cash	Taxable Fair Cash	Full Assessed
Land	40,950	11,930	1,312
Building	84,986	65,271	7,180
Totals	**125,936**	**77,201**	**8,492**
Exemptions			-0
Taxable Assessed			**$8,492**

Land

Land Use	Size	Units
w4 x d1	4.380	Acres
Total	**4.38**	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee
10/30/2020	10/30/2020	4711	107	JQ	0.00	$0	JAMES, MARION LEON JR ETAL
8/10/2020	8/10/2020	4698	654	JQ	0.00	$0	JAMES, MARION LEON JR LE
11/30/2015	11/30/2015	4466	882	Q	0.00	$0	N/A
1/1/1900	1/1/1900	1905	144	N/A	0.00	$0	N/A

Residential Card 1 Details

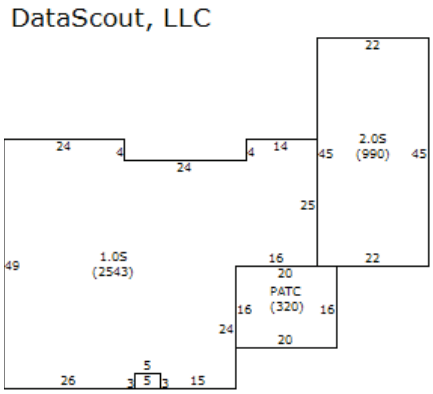
Occupancy	Story	Construction	Total Liv	Grade	Age	Year Built	Condition	Beds
Single Family	1.0S	Wood Sidg	4523	3	100	1940	Low	3

Exterior Wall:	N/A	**Plumbing:**	**Full:** 1 **Half:** N/A
Foundation:	Convention	**Fireplace:**	**Type:** N/A **Qty:** N/A
Heat/Cool:	Unknown	**Floor Struct:**	Wood with subfloor
Floor Cover:	N/A	**Basement:**	N/A
Insulation:	N/A	**Basement Area:**	N/A
Roof Cover:	Comp Shing	**Year Remodeled:**	N/A
Roof type:	Gable	**Style:**	TRAD

Residential Card 1 Photo



Residential Card 1 Sketch



Base Structure

Item	Label	Description	Area
A	1.0S	1.0S	2543
B	2.0S	2.0S	990
C	PATC	PATC	15
D	PATC	PATC	320
E	BNV	BNV	5000

Outbuildings and Yard Improvements

Card #	Item	Size / Dim	Quality	Age
1	ASC	380	1	1980
1	BNV	5000	N/A	N/A

Map



Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

RANK	COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
0	Hughes	03/04/2026	2026-000664	Affidavit Of Pooling	001610	0305 - 0308	TEEL, KAREN L. CALYX ENERGY III, LLC	HAMMONS, LARRY JR. BURNHAM, MARION M. CUMMINGS, LOYD ALLEN JR. MELTON, LEON A. *65 more...*	S15 T9N R12E	4 : View
0	Hughes	12/22/2025	2025-003765	Affidavit Of Pooling	001605	0234 - 0237	TEEL, KAREN L. CALYX ENERGY III, LLC	HAMMONS, LARRY JR. MELTON, LEON A. CUMMINGS, LOYD ALLEN JR. BURNHAM, MARION M *64 more...*	S15 T9N R12E Containing ALL Acre(s) (more or less)	4 : View
1	Muskogee	02/27/2025	2025-001848	Notice	004944	0845	CITY OF MUSKOGEE	JAMES, MARION LEON JR	MUSKOGEE OT B379 L34 MUSKOGEE OT B379 L35	1 : View
5	Muskogee	10/30/2020	2020-011334	Deed	004711	0107 - 0108	JAMES, MARION LEON JR ROMO, RAQAEL LYNN ROMO, SANTINO RAY	JAMES, MARION LEON JR ROMO, RAQAEL LYNN ROMO, SANTINO RAY	JOHNSONS SD B3 Partial JOHNSONS SD B4 *14 more...*	2 : View
5	Muskogee	08/10/2020	2020-008049	DEED	004698	0654 - 0655	JAMES, MARION LEON JR	JAMES, MARION LEON JR ROMO, RAQAEL LYNN	JOHNSONS SD B3 Partial JOHNSONS SD B4 *10 more...*	2 : View
0	Coal	11/06/2019	2019-089177	ORDERNPT	000897	0046 - 0048	DESKIN, LEON THURSTON, MIKE, JR. HUDSON, JERRY, JR. BEARID, MARION *43 more...*	CENTER, JAMES, DEC. HEIRS ETC. OF GILLEY, BASIL LEON, DEC. HEIRS ETC. OF ENNIS, BENJAMIN FRANKLIN, DEC., HEIRS, ETC. OF ENNIS, BENJAMIN ARTER, DEC. HEIRS ETC. OF *33 more...*		3 : View
0	Coal	08/13/2019	2019-088691	RELEASE LIS PENDENS	000891	0823 - 0824	DESKIN, LEON THURSTON, MIKE, JR HUDSON, JERRY JR. BEARID, MARION *43 more...*	CENTER, JAMES, HEIRS OF GILLEY, BASIL LEON, HEIRS OF ENNIS, BENJAMIN FRANKLIN, HEIRS OF ENNIS, BENJAMIN ARTER, HEIRS OF *34 more...*	S12 T2N R11E NW SW S12 T2N R11E N2 NW SE NW *4 more...*	2 : View

2026/05/29

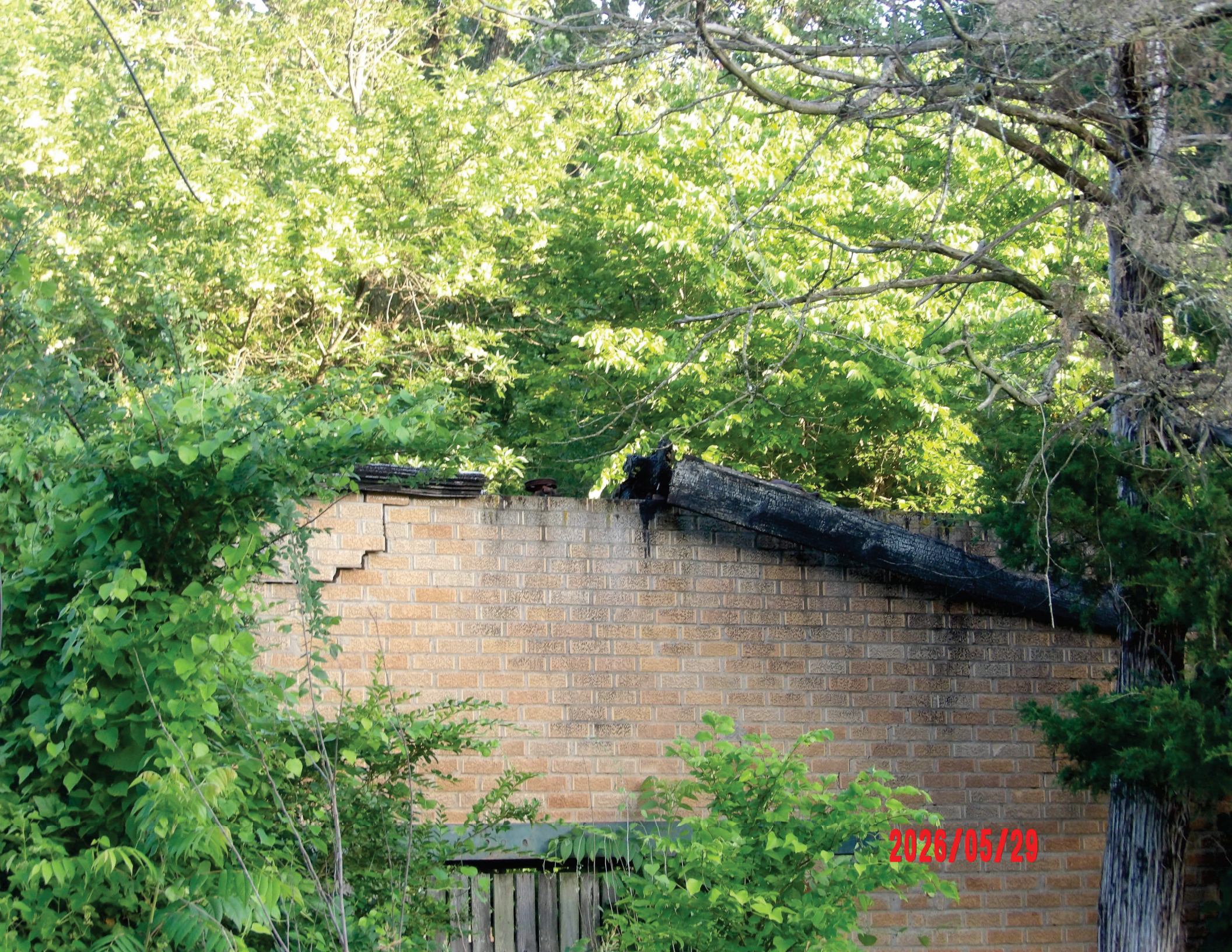

2026/05/29


EXPLORE
OKLAHOMA
JPV - 836
BAM - 374
2026/05/29


Dobson
2026/05/29


Dobson
FIBER
2026/05/29


Dobson
FIBER
2026/05/29


2026/05/29


2026/05/29


BAM - 374
2026/05/29


2026/05/29

Building Inspector's Dilapidated Structure Checklist

Case Open Date: 5-29-26 Case Number: 26-78830

Address: 1733 S. Cherokee Accessory Building ONly

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: _____

Utilities

Active ☐ Yes ☐ No

If Yes, ☐ Gas ☐ Electric ☐ Water

Construction/Status of the Structure

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

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

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilapidated Structure Checklist

In the opinion of the Inspector, is the structure:

Abandoned	☐ Yes	☐ No
Unfit for Human Habitation	☐ Yes	☐ No
Appear Unsafe and/or Dangerous	☐ Yes	☐ No

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: 1

Basement		☐ Yes	☑ No		
Exterior	☐ Block	☑ Brick	☐ Wood	☐ Metal	☐ Vinyl
	Other: _____				
Roof	☐ Shingle	☐ Metal	☑ Other: No Roof		
Roof Exposed		☑ Yes	☐ No		
Open to the Elements		☑ Yes	☐ No		
Windows Broken/Open		☑ Yes	☐ No	☐ No Windows	

How many windows are Open/Broken: Total Exterior

Location of Broken/Open Windows: Total Exterior

Exterior Doors Secured	☐ Yes	☑ No
Hazardous Materials on Site	☑ Yes	☐ No

Conditions present that require immediate action: Several Cars packed inside

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

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilapidated Structure Checklist

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

Brick structure with no Roof or windows. Seems to Be used as a parking lot inside. Has several Cars inside Structure -

RV has a tarp and tires on the Roof. Seems to Be full of trash.

Inspector's Name: Dakota Haley Date of Inspection: 5/08/26

Inspector's Signature: D. Haley

CITY OF MUSKOGEE Permits & Inspections

MUSKOGEE
Code Enforcement

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

5/29/2026

JAMES, MARION LEON JR ETAL
RAQAEL ROMO, SANTINO RAY
2009 WIREGRASS DR
EDMOND OK 7-3025

Case Number: 26-78830
Street Address: 1733 S. Cherokee/ Accessory Building only
Legal Description: SEE BELOW

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FINDINGS BY THE BUILDING INSPECTOR:

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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*108.1.1- Unsafe Structure

Legal Description: That SE½ of the SE¼ lying South of Johnson Addition and East of City of Muskogee property and less road, all in Section 34, Township 15 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma.

MUSKOGEE
Code Enforcement

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

5/29/2026

JAMES, MARION LEON JR ETAL
2009 WIREGRASS DR
EDMOND OK 73025

Case Number: 26-78830
Street Address: 1733 S. Cherokee/ Accessory Building only
Legal Description: SEE BELOW

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

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CORRECTIVE ACTION:

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Code Enforcement Supervisor
City of Muskogee

IPMC References

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Legal Description: That SE½ of the SE¼ lying South of Johnson Addition and East of City of Muskogee property and less road, all in Section 34, Township 15 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma.

MUSKOGEE
Code Enforcement

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(918) 684-6235

5/29/2026

RAQAEL LYNN ROMO
2009 WIREGRASS DR
EDMOND OK 7-3025

Case Number: 26-78830
Street Address: 1733 S. Cherokee/ Accessory Building only
Legal Description: SEE BELOW

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MUSKOGEE
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5/29/2026

SANTINO RAY
2009 WIREGRASS DR
EDMOND OK 73025

Case Number: 26-78830
Street Address: 1733 S. Cherokee/ Accessory Building only
Legal Description: SEE BELOW

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5/29/2026

JAMES, MARION LEON JR ETAL
RAQAEL ROMO, SANTINO RAY
2009 WIREGRASS DR
EDMOND OK 7-3025

Case Number: 26-78830
Street Address: 1733 S. Cherokee/ Accessory Building only
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 **5/28/2026** 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 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

www.muskogeeonline.org
planning@muskogeeonline.org

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

2026/05/29

www.muskogeeonline.org
planning@muskogeeonline.org

MUSKOGEE
Code Enforcement

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

You are hereby directed to appear at a hearing to be held on June 11, 2026 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 June 11, 2026 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.

[illegible] any decision of the Public Nuisance Review Committee to the UBCAB of the City [illegible] notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 [illegible]

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

2026/05/29

www.muskogeeonline.org

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Muskogee, OK 74401
(918) 684-6235

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*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: That SE¼ of the SE¼ lying South of Johnson Addition and East of City of Muskogee property and less road, all in Section 34, Township 15 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma.

2026/05/29


2026/05/29


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5/29/2026

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CORRECTIVE ACTION:

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2026/05/29

MUSKOGEE
Code Enforcement

229 W. Okmulgee, OK 74401
[illegible]235

You are hereby directed to appear at a hearing to be held on June 11, 2026 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:

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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.

[illegible] COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY [illegible] 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 [illegible] 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

2026/05/29

MUSKOGEE
Code Enforcement

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

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

www.muskogeeonline.org

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Muskogee, OK 74401
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*108.1.5 – Dangerous Structure or Premises

2026/05/29

information.

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City of Muskogee

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

Legal Description: That SE½ of the SE¼ lying South of Johnson Addition and East of City of Muskogee property and less road, all in Section 34, Township 15 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma.

2026/05/29

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case: PNRC DS 6.11.26**

530 Court St.

Muskogee, OK 74401

918-684-2810

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:
04/18/2026

Charlie Meggyes (Signature)

Signed and sworn to before me this 20th day of April, 2026

Kevin Kizzia, Notary Public

My Commission expires: 01/29/2029

Commission# 25001121

(Seal)

Notary Public State of Oklahoma
Kevin Wayne Kizzia
My Commission # 25001121
Expires 1/29/2029

Account: CITY OF MUSKOGEE/PROP OWNERS # 10417

Fee: $ 162.36

Published in the Muskogee Phoenix on April 18, 2026

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 June 11, 2026 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.

1733 S. Cherokee

That SE½ of the SE¼ lying South of Johnson Addition and East of City of Muskogee property and less road, all in Section 34, Township 15 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma.

2417 S. Cherokee

Muskogee County, State of Oklahoma, to-wit: The N/2 of the N/2 of the SE/4 of the NE/4 LESS the South 99.0 feet thereof in Section 3, Township 14 North, Range 18 East, Muskogee County, Oklahoma.

2621 S. Cherokee

Muskogee County, State of Oklahoma, to-wit:
the S 1/2 of the SE/4 of the NE/4 less South 330 feet of the East 792 feet of Section 3, Township 14 N, Range 18 East, Muskogee County and Lots 679 Eagle Bluff#3, McIntosh County, according to the recorded plat thereof

2701 S. Cherokee

T14N R18E S02 FARMLAND IN MUSKOGEE PART SW NW BEGINNING SW/C SW NW E 378.9 TO HIGHWAY NW 435.2 W52.5 SW NW S280 TO POINT OF BEGINNING Commonly known as: 2701 South Cherokee, Muskogee, OK

3003 S. Cherokee Dr
A portion of Tract No. 1 of J.B. JACKSON'S SUBDIVISION of a part of the west half of the SW/4 of Section 2, Township 14 North, Range 18 East of the Indian Meridian, Muskogee County, Oklahoma, according to the official plat thereof, filed for record March 14, 1949 and recorded in Plat Book 8 at page 7, more particularly described as follows, to-wit: Beginning at a point in the northwest line of said Tract 1 that is 108 feet southwest from the north corner of said Tract #1; thence south 44°57' east for a distance of 430 feet; thence south 72°42' east for a distance of 110 feet to a point in the east line of said Tract #1 which is 105 feet south of the northeast corner of said Tract #1; thence in a southerly direction along the easterly line of said Tract #1 to the southerly corner of said Tract 1; thence in a northwesterly direction along the southwesterly line of said Tract #1 to the westerly corner of said Tract #1; thence in northeasterly direction along the northwesterly line of said Tract #1 to the point of beginning

3221 S. Cherokee Dr

Lot 30 In PARKS HICHWAY HEIGHTS ADDITION to the City of Muskogee, Muskogee County, Oklahoma;

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: 06/09/2026

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JUNE 11, 2026

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 June 4, 2026, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and determine if the personal property located at 712 S.C. 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 1111 S. B 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 2102 Sunset Ridge Dr 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 high weeds and grass located at the properties listed is detrimental to the health, benefit and welfare of the public and the community as to constitute a public nuisance; and/or a hazard to traffic; and/or a fire hazard to property, or take other necessary action (City Codes Sec. 38-40 and 38-41). (Sarah Winkle)

6. Hold a Public Hearing and determine if the accumulation of trash and debris located at the properties listed is detrimental to the health, benefit and welfare of the public and the community as to constitute a public nuisance; and/or a hazard to traffic; and/or a fire hazard to property, or take other necessary action (City Codes Sec. 38-40 and 38-41). (Sarah Winkle)

7. Hold a Public Hearing and determine if the property located at 3003 S Cherokee Dr, 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)

8. Hold a Public Hearing and determine if the property located at 2621 S Cherokee, including both structures, 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 2701 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 1733 S Cherokee 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)

ADJOURN

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
JUNE 11, 2026

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on June 11, 2026, at 229 W. Okmulgee Ave., 3rd Floor, Council Chambers, Muskogee, Oklahoma.

Sarah opened the meeting to Public Hearing

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

Present:	Sarah Winkle, Committee Chair; Dakota Haley, Committee Member; Codale Ford, Committee Member
Staff Present:	Maxine Slusser, Planning Admin
Attendees:	Kimberly Sexton, 2621 S Cherokee Chad Kirkhart, 3003 S Cherokee Leon James, 1733 S Cherokee

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of June 4, 2026, or take other necessary action. (Sarah Winkle)

Motion was made by Committee Member Codale Ford, seconded by Committee Chair Sarah Winkle that the Public Nuisance Review Committee Meeting Minutes of June 4, 2026 be approved.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley, Committee Member Codale Ford

Carried - Unanimously

2. Hold a Public Hearing and determine if the personal property located at 712 S.C. 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 Dakota Haley, seconded by Committee Member Codale Ford that the personal property at 712 S C was done by owner and we will close the case.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley, Committee Member Codale Ford

Carried - Unanimously

3. Hold a Public Hearing and determine if the personal property located at 1111 S. B 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 Dakota Haley, seconded by Committee Member Codale Ford that the personal property at 1111 S B was done by owner and we will close the case.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley, Committee Member Codale Ford

Carried - Unanimously

4. Hold a Public Hearing and determine if the personal property located at 2102 Sunset Ridge 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 Committee Member Dakota Haley, seconded by Committee Member Codale Ford that the personal property at 2102 Sunset Ridge Dr was done by owner and we will close the case.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley, Committee Member Codale Ford

Carried - Unanimously

5. Hold a Public Hearing and determine if the high weeds and grass located at the properties listed is detrimental to the health, benefit and welfare of the public and the community as to constitute a public nuisance; and/or a hazard to traffic; and/or a fire hazard to property, or take other necessary action (City Codes Sec. 38-40 and 38-41). (Sarah Winkle)

Motion was made by Committee Member Dakota Haley, seconded by Committee Member Codale Ford that the high weeds and grass at 555 N 12th, 1010 MLK, 1011 MLK, 407 W Robb, 2503 Daniel Blvd, 1615 Avondale Ln, 1603 Avondale Ln, 823 S G St, 725 Spaulding Blvd, 526 S Main, 2400 Georgia, 2500 Gulick, 3100 Gulick, 623 Cumberland Dr, 504 Sherwood Ln, 725 Eastside, 624 Eastside, 862 Gibson, 845 Gibson were done by owner and we will close the case.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley, Committee Member Codale Ford

Carried - Unanimously

Motion was made by Committee Member Dakota Haley, seconded by Committee Member Codale Ford that the high weeds and grass at the remaining properties listed on this agenda item are detrimental to the health, benefit, and welfare of the public and the community as to constitute a public nuisance; and/or a hazard to traffic; and/or a fire hazard to property and should be abated.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley, Committee Member Codale Ford

Carried - Unanimously

6. Hold a Public Hearing and determine if the accumulation of trash and debris located at the properties listed is detrimental to the health, benefit and welfare of the public and the community as to constitute a public nuisance; and/or a hazard to traffic; and/or a fire hazard to property, or take other necessary action (City Codes Sec. 38-40 and 38-41). (Sarah Winkle)

Motion was made by Committee Member Dakota Haley, seconded by Committee Member Codale Ford that the trash and debris at 504 Sherwood Ln and 708 Irving was done by owner and we will close the case.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley, Committee Member Codale Ford

Carried - Unanimously

Motion was made by Committee Member Dakota Haley, seconded by Committee Member Codale Ford that the trash and debris at the remaining properties listed on this agenda item are detrimental to the health, benefit and welfare of the public and the community as to constitute a public nuisance ; and/or a hazard to traffic; and/or a fire hazard to property and should be abated.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley, Committee Member Codale Ford

Carried - Unanimously

7. Hold a Public Hearing and determine if the property located at 3003 S Cherokee Dr, 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)

Codale Ford, Chief Code Officer, stated that he spoke with the owner regarding the property and they plan to re-secure it and make the necessary improvements. He also stated that the property owner may come before the end of the meeting at which time we will reopen the case to hear from the owner.

The agenda item was reopened for public hearing to accommodate the property owner's availability. Chad Kirkhart, property owner, stated that he had already re-secured the building and planned on putting concrete block and finishing the wall in the window spaces to keep the building secure. The committee stated that they would keep their previously passed motion but that he would have plenty of time to comply before the Uniform Building Code of Appeals Board heard the case.

Motion was made by Committee Member Dakota Haley, seconded by Committee Member Codale Ford that 3003 S Cherokee Dr is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley, Committee Member Codale Ford

Carried - Unanimously

8. Hold a Public Hearing and determine if the property located at 2621 S Cherokee, including both structures, 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)

Kimberly Sexton, property owner, stated that it was her childhood home, and she had just moved back to the area. She understands the state of the property and plans to have it demolished, but bids have been too high for her budget.

Codale Ford, Chief Code Officer, explained the Waiver Program available for demolitions and Kimberly asked to discuss it further after the meeting adjourned.

Motion was made by Committee Member Dakota Haley, seconded by Committee Member Codale Ford that 2621 S Cherokee, including both structures, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned, and should be demolished.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley, Committee Member Codale Ford

Carried - Unanimously

9. Hold a Public Hearing and determine if the property located at 2701 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)

Due to a scrivener's error, disregard the description of the property indicating that the roof is exposed — the roof is not exposed on this property per Codale Ford, Chief Code Officer.

Motion was made by Committee Member Dakota Haley, seconded by Committee Member Codale Ford that 2701 S Cherokee is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley, Committee Member Codale Ford

Carried - Unanimously

10. Hold a Public Hearing and determine if the property located at 1733 S Cherokee 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)

Codale Ford, Chief Code Officer, stated that the owner's children indicated they would demolish the building and were in the process of obtaining permits for the demolition.

The agenda item was reopened to accommodate Leon James, property owner. Leon stated that he wants to retain the building without a roof. Sarah Winkle, Director of Planning stated that unfortunately, since it is a structure per ordinance definition, it is required to have a roof over the entirety of the structure and cannot be open to the elements. Leon asked if the slab could be retained. Codale Ford stated that provided the slab was in good condition and none of the structure remained, the slab could stay in place.

Motion was made by Committee Member Dakota Haley, seconded by Committee Member Codale Ford that 1733 S Cherokee Accessory Building is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley, Committee Member Codale Ford

Carried - Unanimously

Sarah closed the meeting for public hearing.

With no further business, the meeting was adjourned.

Maxine Slusser, Planning Admin

Sarah Winkle, Chairperson

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

I-2026-006819 Book 5028 Pg 74
06/25/2026 10:52am Pg 0074-0074
Fee: $18.00 Doc $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

KNOW ALL MEN BY THESE PRESENTS

That the City of Muskogee, in Muskogee County, State of Oklahoma, pursuant to a finding of the building official has determined that the following described dilapidated and has become detrimental to the health, safety, or welfare of the public and the community or that said property creates a fire hazard to other property, and that the condition of the following described property a detriment or a hazard and that the property would be benefited by the removal of such conditions and that the municipal governing body may cause the dilapidated buildings to be torn down and removed. Said property being listed on the current tax rolls in the office of the County Treasurer as being owned by:

MARION LEON JR ETAL JAMES and located at 1733 S CHEROKEE ST
MUSK-BAD ZIP OK 99999-0000
Land ID#: 000124188

Said property being legally described as follows, to-wit:

COUNTY - UNPLATTED LAND
T15N R18E S34 FARMLAND IN
MUSKOGEE ALL SE SE S OF
JOHNSON S/D & E OF CITY
PROPERTY BK1450 PG175 LESS
.57AC RD

And that pursuant to the findings of the municipal officials of the City of Muskogee, Oklahoma claims a lien on said property for the destruction and removal costs and that such costs are the personal obligation of the property owner from and after the date of filing of said notice, according to the laws of the State of Oklahoma.

Tammy L. Tracy, City Clerk

CERTIFICATE OF CITY CLERK

I, Tammy L. Tracy, the undersigned, the duly qualified and performing as the City of Muskogee, Oklahoma do hereby certify that the above owner has to file a written notice of appeal from the order of the Building Official twenty (20) days from the receipt of the Notice/Order letter. I am required to file this Notice of Dilapidation and Lien to be recorded in the office of the County Clerk of Muskogee County for the above property.

WITNESS my hand as City Clerk and the Seal of the City of Muskogee, Oklahoma, this June 24, 2026.

Tammy L. Tracy, City Clerk

Ford, Codale
Code Enforcement Officer

Case Number: 26-00078830

MUSKOGEE
Code Enforcement

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

6-17-26

JAMES, MARION LEON JR ETAL
RAQAEL ROMO, SANTINO RAY
2009 WIREGRASS DR
EDMOND OK 7-3025

Case Number: 26-78830
Street Address: 1733 S. Cherokee/ Accessory Building only
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **JUNE 11, 2026** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on October 28, 2026 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by October 27, 2026.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: That SE½ of the SE¼ lying South of Johnson Addition and East of City of Muskogee property and less road, all in Section 34, Township 15 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma.

MUSKOGEE
Code Enforcement

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

6-17-26

JAMES, MARION LEON JR ETAL
2009 WIREGRASS DR
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MUSKOGEE
Code Enforcement

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

6-17-26

RAQAEL LYNN ROMO
2009 WIREGRASS DR
EDMOND OK 7-3025

Case Number: 26-78830
Street Address: 1733 S. Cherokee/ Accessory Building only
Legal Description: SEE BELOW

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MUSKOGEE
Code Enforcement

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

6-17-26

SANTINO RAY
2009 WIREGRASS DR
EDMOND OK 73025

Case Number: 26-78830
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Code Enforcement

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6-17-26

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www.muskogeeonline.org
planning@muskogeeonline.org

2026/06/17

2026/06/17


2026/06/17

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case: UCAB-10.28.26**

530 Court St.

Muskogee, OK 74401

918-684-2810

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:
08/18/2026

Charlie Meggyes (Signature)

Signed and sworn to before me this 18th day of August, 2026

Kevin Kizzia, Notary Public

My Commission expires: 01/29/2029

Commission# 25001121

(Seal)

Notary Public State of Oklahoma
Kevin Wayne Kizzia
My Commission # 25001121
Expires 1/29/2029

Account: CITY OF MUSKOGEE/PROP OWNERS # 10417

Fee: $ 104.50

Ad Number: 416616

(Published in the Muskogee Phoenix on August 18, 2026. LPXLP)

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 Uniform Building Code Appeals Board 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 Uniform Building Code Appeals Board on the: October 28, 2026 at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. 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 (916) 684-6235.

354 Callahan
The West 50 feet of the East 94 feet of the South 136 feet of Lot Eight (8), in Block 392, to the City of Muskogee, Muskogee County, State of Oklahoma.

1733 S. Cherokee
That SE½ of the SE¼ lying South of Johnson Addition and East of City of Muskogee property and less road, all in Section 34, Township 15 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma.

2701 S. Cherokee
T14N R18E S02 FARMLAND IN MUSKOGEE PART SW NW BEGINNING SW/C SW NW E 378.9 TO HIGHWAY NW 435.2 W52.5 SW NW S280 TO POINT OF BEGINNING Commonly known as: 2701 South Cherokee, Muskogee, OK

Uniform Building Code Appeals Board **3.**

Meeting Date: 10/28/2026

Initiator: Codale Ford, Chief Code Officer

AGENDA ITEM TITLE:

Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 354 Callahan is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

BACKGROUND:

UBCAB was held on May 27, 2026, this item was tabled for six (6) months at the May 27, 2026 UBCAB hearing to allow for further investigation and lawyers/ litigation.
PNRC was held on March 12, 2026, and the findings were that the building is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constituting a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished.
An exterior inspection of the property and structure occurred on 4/17/2026 by the City Building Inspector. These are the findings from those inspections:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - It is detrimental to the public health, safety or welfare of the inhabitants of, and visitors to, the municipality;
    - It causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
    - Devalues abutting and nearby real properties
- It is 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
- The structure is unsecure. *108.1.5 IPMC

Corrective Actions recommended in the letter sent to the property owners were:
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; the 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, in good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors should fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior should be brought into good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar

walking surfaces, which are not properly anchored, should be secured. Accumulated rubbish, trash and debris, including all non-working equipment, should be removed. Any fractures in concrete, masonry, or stucco should be repaired. Pest problems should be abated.

RECOMMENDED STAFF ACTION:

Uphold the findings of the PNRC.

Fiscal Impact

Attachments

1) Complete ubcab case file

MUSKOGEE
Code Enforcement

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

Dilapidated Structures Checklist

Case Open Date: 2-17-26

Case Number: 26-78475

Address: 354 Callahan

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 Mortgages **(if any)**
- N/A ☐ Copy of Mortgage Releases **(if any)**
- N/A ☐ Copy of any SOS Listings **(if owner is a business)**
- N/A ☐ Copy of any Trust Documents **(if owner is a Trust)**
- N/A ☐ Copy of any Death Certificates, Probate **(if owner/s is deceased)**

Date PNRC Hearing Notice Letter to all Stakeholders: 2-17-26

- ☑ 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: 2-14-26

- ☑ Affidavit of Publication

Reviewed By:

CFord
Codale Ford, Chief Code Officer — 3-2-26 Date

Sarah Winkle
Sarah Winkle, Director of Planning & Comm. Dev. — 3-4-26 Date

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

Date of the PNRC Hearing: 3/12/26

Date of PNRC Determination/UBCAB Notice Letter: 3-27-26

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

☑ Images of Notice Posted on Structure for UBCAB Hearing

☑ PNRC Agenda & Approved Signed Minutes

☑ Copy of Filed Blank Lien

Date of UBCAB Reflected in Determination Letter ~~(30 business days)~~: 5-27-26

Date of Publication in the Muskogee Phoenix: 4-2-26

☑ Affidavit of Publication

Date of UBCAB Hearing: 5-27-26

Chief Code Officer Review before UBCAB CTF

Director Planning and Comm. Dev. before UBCAB Sarah Winkle

UBCAB Determination Letter: _____

☐ Certified Mailing Receipt attached to a copy of the letter

Date to Demo Structure Reflected in Determination Letter: _____

☐ UBCAB Agenda & Approved Signed Minutes

Reviewed By:

_____ _____

Codale Ford, Chief Code Officer Date

_____ _____

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

☐ UBCAB Decision Appealed

☐ Copy of Appeal Stamped by City Clerk Attached

Final File Review Before Demo By:

Codale Ford, Chief Code Officer

_____ _____

Signature Date Approved

Sarah Winkle, Director of Planning & Comm. Dev.

_____ _____

Signature Date Approved

Katrina Bodenhamer, City Attorney

_____ _____

Signature Date Approved

☐ Email Sent to Contractor for Demolition to be Scheduled

WK
3500

I-2020-005859 Book 4690 Pg: 607
06/12/2020 3:36 pm Pg 0607-0607
Fee: $ 18.00 Doc: $ 7.50
Dianna Cope - Muskogee County Clerk
State of Oklahoma

Documentary Stamp Tax
Exemption No.
Title 68 o.s. § 3201 or 3202
Date 6/12/2020 Purchase Price 16,000 (SM)
Claimant Signature Sarah Bravo

QUIT CLAIM DEED

THIS INDENTURE, Made this 12 day of June, 2020, between Basolo Properties, LLC, an Oklahoma limited liability company as Grantor and Sarah Nicole Bravo and Felipe Bravo, wife and husband as joint tenants with right of survivorship, Grantees. WITNESSETH, that said Grantor, in consideration of consideration received does hereby quitclaim, grant, bargain, sell and convey unto the said Grantees all its right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described property situate in Muskogee County, State of Oklahoma, to-wit:

The West 50 feet of the East 94 feet of the South 136 feet of Lot Eight (8), in Block 392, to the City of Muskogee, Muskogee County, State of Oklahoma.

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

TO HAVE AND TO HOLD the above described premises unto the said Sarah Nicole Bravo and Felipe Bravo, their heirs and assigns forever, so that neither the said Grantor, nor any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand the day and year first above written.

Basolo Properties, LLC
BASOLO PROPERTIES, LLC

By: Nancy Basolo Green
Nancy Basolo Green, Manager

State of Oklahoma
Muskogee County
Documentary Stamps $ 7.50

STATE OF OKLAHOMA)
) SS:
COUNTY OF Muskogee)

Before me, the undersigned, a Notary Public in and for said County and State on this 12 day of June, 2020 personally appeared Nancy Basolo Green, 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 Manager 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.

LILLI KERNS
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES MAR. 13, 2022
COMMISSION # 18002559

Lilli Kerns
Notary Public

(SEAL)
My commission expires:

Tax Address: 354 CALLAHAN, Muskogee, Ok 74403

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

BRAVO, SARAH & FELIPE
354 CALLAHAN
MUSKOGEE OK 74403-0000

Taxroll Information

Tax Year :	2025
Property ID :	4610-26-392-008-1-146-25
Location :	354 CALLAHAN MUSK
School District :	20A MUSKOGEE Mills : 112
Type of Tax :	Real Estate
Tax ID :	4567

Legal Description and Other Information:

MUSKOGEE OT W50 E94 S136 LOT 8 BLOCK 392

Assessed Valuations	Amount
Land	**374**
Improvements	**0**
Net Assessed	**374**

The Penalty for this tax statement is calculated through February 15, 2026. After that date, another 1.5% of the base tax will be applied. Fees can be added any time.

Tax Values	Amount
Base Tax	**42.00**
Penalty	**0.63**
Fees	**0.00**

Tax Values	Amount
Payments	**0.00**
Total Paid	**0.00**
Total Due	**42.63**

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

Login (build: 37874:20260130.3)
© 2020 All Rights Reserved. Powered by TM Consulting, Inc.

Parcel: 4610-26-392-008-1-146-25 ID: 510004567
2/10/2026 12:41:20 AM

Muskogee County Report

Property Owner

Name:	BRAVO, SARAH & FELIPE
Mailing Address:	354 CALLAHAN MUSKOGEE, OK 74403
Type:	(RI) Res. Improv.
Tax District:	(32) 20A-MUSKOGEE
Millage Rate:	108.96

Property Information

Physical Address:	354 CALLAHAN MUSKOGEE 74403
Subdivision:	MUSKOGEE OT
Block/Lot:	0392 / 0008
Size (Acres):	0.16
Legal:	MUSKOGEE OT W50 E94 S136 LOT 8 BLOCK 392

Market and Assessed Values

	Fair Cash	Taxable Fair Cash	Full Assessed
Land	3,400	3,400	374
Building	0	11,398	1,254
Totals	**3,400**	**14,798**	**1,628**
Exemptions			-0
Taxable Assessed			**$1,628**

Land

Land Use	Size	Units
w50 x d136	6800.000	Sq.Ft
Total	**6,800.00**	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee
6/12/2020	N/A	4690	607	Q	7.50	$330	BRAVO, SARAH & FELIPE
6/1/2020	6/1/2020	0	0	Succession	0.00	$0	BASOLO PROPERTIES LLC
12/5/2014	12/5/2014	4420	316	Q	21.75	$14,500	N/A
4/19/2010	4/19/2010	4079	108	Succession	0.00	$0	N/A
8/25/2008	8/25/2008	3877	206	Combination	0.00	$0	N/A
12/14/2004	12/14/2004	3336	253	W	129.75	$86,500	N/A
5/2/1996	5/2/1996	2386	415	W	0.00	$0	N/A
12/30/1994	12/30/1994	2301	274	D	0.00	$0	N/A
5/31/1994	5/31/1994	2265	100	W	0.00	$0	N/A
1/1/1900	1/1/1900	1638	173	N/A	0.00	$0	N/A

Residential Card 1 Details

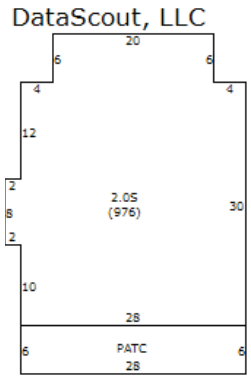
Occupancy	Story	Construction	Total Liv	Grade	Age	Year Built	Condition	Beds
Single Family	2.0S	Vinyl Sidg	1952	4	100	1920	Low	3

Exterior Wall:	N/A	**Plumbing:**	**Full:** 1 **Half:** N/A
Foundation:	Convention	**Fireplace:**	**Type:** N/A **Qty:** 0
Heat/Cool:	ElecBasebd	**Floor Struct:**	Wood with subfloor
Floor Cover:	N/A	**Basement:**	N/A
Insulation:	N/A	**Basement Area:**	N/A
Roof Cover:	Comp Shing	**Year Remodeled:**	N/A
Roof type:	Hip	**Style:**	TRAD

Residential Card 1 Photo

Photo Not Available

Residential Card 1 Sketch



Base Structure

Item	Label	Description	Area
A	2.0S	2.0S	976
B	PATC	PATC	168

Other Adjustments

Code	Type	Qty
FRPL	2SA	1
HTAC	15	3

Map



Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

0.3	Muskogee	03/11/2024	2024-002153	Otc Lien	004893	0260	OKLAHOMA TAX COMMISSION	ORNELAS, SARAH N BRAVO-ORNELAS, SARAH N BRAVO, SARAH N BRAVOORNELAS, FELIPE D	NO LEGAL	1 : View
0.3	Muskogee	07/14/2021	2021-008741	Deed	004751	0348	LAWRENCE, KATHLYN	BRAVO, SARAH BRAVO, FELIPE	MUSKOGEE OT B392 L9 Partial	1 : View
0.2	Muskogee	12/17/2020	2020-013033	Otc Lien	004717	0077	OTC IIT1330744502	ORNELAS, SARAH N BRAVO, SARAH N BRAVOORNELAS, FELIPE D	NO LEGAL	1 : View
0.3	Muskogee	12/17/2020	2020-013027	Otc Lien	004717	0071	OTC IIT1330744502	BRAVO, SARAH N ORNELAS, SARAH N BRAVOORNELAS, FELIPE D	NO LEGAL	1 : View
0.5	Muskogee	06/12/2020	2020-005859	Deed	004690	0607	BASOLO PROPERTIES LLC	BRAVO, FELIPE BRAVO, SARAH NICOLE	MUSKOGEE OT B392 L8 Partial	1 : Viewed
1	Muskogee	06/01/2020	2020-005347	Deed	004688	0592 - 0593	BRAVO, SARAH BRAVO, FELIPE MUSKOGEE COUNTY SHERIFF BASOLO PROPERTIES LLC	BASOLO PROPERTIES LLC	MUSKOGEE OT B392 L8 Partial	2 : View
0.3	Muskogee	11/18/2019	2019-012984	Otc Lien	004663	0705	OTC IIT1330744502	BRAVO, SARAH N ORNELAS, SARAH N BRAVOORNELAS, FELIPE D	no legal	1 : View
0.3	Muskogee	11/18/2019	2019-012974	Otc Lien	004663	0695	OTC IIT1330744502	BRAVO, SARAH N ORNELAS, SARAH N BRAVOORNELAS, FELIPE D	no legal	1 : View
0.3	Muskogee	11/18/2019	2019-012962	Otc Lien	004663	0683	OTC IIT1330744502	BRAVO, SARAH N	no legal	1 : View


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2026/02/17

Building Inspector's Dilapidated Structure Checklist

Case Open Date: 2-17-26 Case Number: 26-78475

Address: 354 Callahan

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: _____

Utilities

Active ☐ Yes ☑ No

If Yes, ☐ Gas ☐ Electric ☐ Water

Construction/Status of the Structure

Number of Floors: 2

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: 3S, 3E, 3W

Exterior Doors Secured ☑ Yes ☐ No

Hazardous Materials on Site ☑ Yes ☐ No

Conditions present that require immediate action: Home Burnt

Potential Fire Risk ☐ Low ☐ Moderate ☑ High

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated Structure Checklist

In the opinion of the Inspector, is the structure:

Abandoned	☑ Yes	☐ No
Unfit for Human Habitation	☑ Yes	☐ No
Appear Unsafe and/or Dangerous	☑ Yes	☐ No

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

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilapidated Structure Checklist

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

Structure has had a Fire. 9 windows Broke. 7 of them are Boarded up, 2 a exposed. The exposed windows are on the 2 floor.

Inspector's Name: Dakota HALEY Date of Inspection: 2/17/26

Inspector's Signature: D. Haley

CITY OF MUSKOGEE Permits & Inspections

MUSKOGEE
Code Enforcement

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

2/17/2026

BRAVO, SARAH & FELIPE
354 CALLAHAN
MUSKOGEE, OK 74403

Case Number: 26-78475
Street Address: 354 Callahan
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 **2/17/2026** 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 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 March 12, 2026 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:

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

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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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.

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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
*108.1.3 – Structure Unfit for Human Occupancy

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

*108.1.1- Unsafe Structure

Legal Description: The West 50 feet of the East 94 feet of the South 136 feet of Lot Eight (8), in Block 392, to the City of Muskogee, Muskogee County, State of Oklahoma.

MUSKOGEE
Code Enforcement

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Muskogee, OK 74401
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2/17/2026

BRAVO, FELIPE
354 CALLAHAN
MUSKOGEE, OK 74403

Case Number: 26-78475
Street Address: 354 Callahan
Legal Description: SEE BELOW

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Codale Ford
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City of Muskogee

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MUSKOGEE
Code Enforcement

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2/17/2026

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Muskogee, OK 74401
(918) 684-6235

*108.1.1- Unsafe Structure

Legal Description: The West 50 feet of the East 94 feet of the South 136 feet of Lot Eight (8), in Block 392, to the City of Muskogee, Muskogee County, State of Oklahoma.

MUSKOGEE
Code Enforcement

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

2/17/2026

BRAVO, SARAH & FELIPE
354 CALLAHAN
MUSKOGEE, OK 74403

Case Number: 26-78475
Street Address: 354 Callahan
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 **2/17/2026** 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 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 March 12, 2026 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:

2026/02/17

MUSKOGEE
Code Enforcement

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 March 12, 2026 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:

MUSKOGEE
Code Enforcement

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

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 March 12, 2026 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.

2026/02/17

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References
*108.1.5 – Dangerous Structure or Premises
*108.1.6 – Closing of Vacant Structures
*108.1.7 – Unfit for Human Occupancy

If you have any questions regarding this, you
If you wish to have the structure voluntarily abated by the City o
available on a first come first serve basis. If you are interested in this program please contact
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

MUSKOGEE
Code Enforcement

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

*108.1.1- Unsafe Structure

Legal Description: The West 50 feet of the East 94 feet of the South 136 feet of Lot Eight (8), in Block 392, to the City of Muskogee, Muskogee County, State of Oklahoma.

2026/02/17


MUSKOGEE
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6225
BRAVO, SARAH B TFE IPE
204 CALLAWAY
MUSKOGEE, OK 74403
Case Number: 26-70472
Street Address: 204 Callaway
Legal Description: SUE BYLOW
ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION
FINDINGS BY THE BUILDING INSPECTOR:
CORRECTIVE ACTION:
You are hereby directed to appear at a hearing to be held on March 23, 2026 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) Whether your 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 appear 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 March 23, 2026 at 11:00 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 LBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74402 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) 684-6225. 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 Coldie Ford, Code Enforcement Supervisor for more information.
Coldie Ford
Code Enforcement Supervisor
City of Muskogee
IPMC References:
Legal Description:
www.muskogeeonline.org
planning@muskogeeonline.org
2026/02/17


2026/02/17

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St PNRC DS

Muskogee, Ok 74401 3.12.26

918-684-2810

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: 2/14/2026

Charlie Meggyes (Signature)

Signed and sworn to before me this 16 day of FEB 2026

Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)

Notary Public State of Oklahoma
Kevin Wayne Kizzia
My Commission # 25001121
Expires 1/29/2029

Account: 1047

Fee: $ 106.26

Published in The Muskogee Phoenix on February 14, 2026

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 March 12, 2026 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.

354 Callahan

The West 50 feet of the East 94 feet of the South 136 feet of Lot Eight (8), in Block 392, to the City of Muskogee, Muskogee County, State of Oklahoma.

814 Fite

Lot 4 in Block 32 of Midland Valley Addition _to the City of Muskogee, according to the official plat thereof Muskogee County, State of Oklahoma.

AND

Lots 4,5,6,9,10,11,and 12 in Block 31 of Midland Valley Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma

2703 Turner
Lot 17 in Block 5 of Wright Addition to the. City of Muskogee; according to the official plat thereof, Muskogee County, State of Oklahoma.

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: 3/11/2026

AMENDED AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
MARCH 12, 2026

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 February 26, 2026, or take other necessary action. (Sarah Winkle)

2. Consider approval of the Public Nuisance Review Committee Meeting Minutes of March 5, 2026, or take other necessary action. (Sarah Winkle).

3. Hold a Public Hearing and determine if the personal property located at 535 Sherwood Ct is dilapidated as to constitute a public nuisance, or take other necessary action (City Code Sec. 38-62). (Sarah Winkle)

4. Hold a Public Hearing and determine if the personal property located at 803 S. 21st is dilapidated as to constitute a public nuisance, or take other necessary action (City Code Sec. 38-62). (Sarah Winkle)

5. Hold a Public Hearing and determine if the personal property located at 924 McCloud 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 1025 Fite 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 2301 Arline is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

8. Hold a Public Hearing and determine if the personal property located at 4415 W. Broadway is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

9. Hold a Public Hearing and determine if the personal property located at 415 Jefferson is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

10. Hold a Public Hearing and determine if the accumulation of trash and debris located at the properties listed is detrimental to the health, benefit and welfare of the public and the community as to constitute a public nuisance; and/or a hazard to traffic; and/or a fire hazard to property, or take other necessary action (City Codes Sec. 38-40 and 38-41). (Sarah Winkle)

11. Hold a Public Hearing and determine if the property located at 354 Callahan 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)

12. Hold a Public Hearing and determine if the property located at 2703 Turner 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

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
MARCH 12, 2026

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on MARCH 12, 2026, 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, Committee Chair; Dakota Haley, Committee Member
Absent:	Codale Ford, Committee Member
Staff Present:	Maxine Slusser, Planning Admin
Attendees:	Donald Sampson, 4415 W Broadway Glenn Talbert, 803 S 21st St

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of February 26, 2026, or take other necessary action. (Sarah Winkle)

   Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Dakota Haley that the Public Nuisance Review Committee Meeting Minutes of February 26, 2026 be approved.

   AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley
   Carried - Unanimously

2. Consider approval of the Public Nuisance Review Committee Meeting Minutes of March 5, 2026, or take other necessary action. (Sarah Winkle).

   Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Dakota Haley Public Nuisance Review Committee Meeting Minutes of March 5, 2026 be approved.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley
Carried - Unanimously

3. Hold a Public Hearing and determine if the personal property located at 535 Sherwood Ct is dilapidated as to constitute a public nuisance, or take other necessary action (City Code Sec. 38-62). (Sarah Winkle)

Motion was made by Committee Member Dakota Haley, seconded by Committee Chair Sarah Winkle that the dilapidated personal property at 535 Sherwood Ct was done by the owner and we will close the case.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley
Carried - Unanimously

4. Hold a Public Hearing and determine if the personal property located at 803 S. 21st is dilapidated as to constitute a public nuisance, or take other necessary action (City Code Sec. 38-62). (Sarah Winkle)

Glen Talbert, property owner, was present to speak on the property. He stated that he spoke with Jeff regarding the property and that Jeff gave him an extension until the Azalea Dump Day.

Sarah Winkle, Director of Planning, stated that she would verify the extension with the officer and instruct the officer to complete a re-inspect after the extension. She also stated that the item would still be passed through the Committee, but that it would not be placed on the contractor list until the extension had passed.

Motion was made by Committee Member Dakota Haley, seconded by Committee Chair Sarah Winkle that the personal property located at 803 S 21st is dilapidated and constitutes a public nuisance and should be removed.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley
Carried - Unanimously

5. Hold a Public Hearing and determine if the personal property located at 924 McCloud is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Sarah Winkle, Director of Planning, stated that the officer provided an extension for compliance until 04/04/2026 as there was significant improvement to the property. She stated that the item would be passed through the Committee, but that the property would not be added to the contractor list until after the extension.

Motion was made by Committee Member Dakota Haley, seconded by Committee Chair Sarah Winkle that the personal property located at 924 McCloud is dilapidated and constitutes a public nuisance and should be removed.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley

Carried - Unanimously

6. Hold a Public Hearing and determine if the personal property located at 1025 Fite 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 Dakota Haley, seconded by Committee Chair Sarah Winkle that the personal property located at 1025 Fite is dilapidated and constitutes a public nuisance and should be removed.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley
Carried - Unanimously

7. Hold a Public Hearing and determine if the personal property located at 2301 Arline 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 Dakota Haley, seconded by Committee Chair Sarah Winkle that the personal property located at 2301 Arline is dilapidated and constitutes a public nuisance and should be removed.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley
Carried - Unanimously

8. Hold a Public Hearing and determine if the personal property located at 4415 W. Broadway is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Donald Sampson, property owner, and Alicia, daughter of the property owner, stated that improvements had been made on the property but it was not completely done. Alicia stated that she spoke with the code officer assigned to the case yesterday. They requested an extension to the Azalea Pick Up for compliance.

Sarah Winkle, Director of Planning, stated that she would verify that an extension was available through the code officer and, if so, the property would still be passed through the committee, but it would not be added to the contractor list until after the extension passed.

Motion was made by Committee Member Dakota Haley, seconded by Committee Chair Sarah Winkle that the personal property located at 4415 W Broadway is dilapidated and constitutes a public nuisance and should be removed.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley
Carried - Unanimously

9. Hold a Public Hearing and determine if the personal property located at 415 Jefferson 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 Dakota Haley, seconded by Committee Chair Sarah Winkle that the personal property located at 415 Jefferson is dilapidated and constitutes a public nuisance and should be removed.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley
Carried - Unanimously

10. Hold a Public Hearing and determine if the accumulation of trash and debris located at the properties listed is detrimental to the health, benefit and welfare of the public and the community as to constitute a public nuisance; and/or a hazard to traffic; and/or a fire hazard to property, or take other necessary action (City Codes Sec. 38-40 and 38-41). (Sarah Winkle)

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Dakota Haley that the trash and debris at 1029 S D St was done by owner and we will close the case.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley
Carried - Unanimously

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Dakota Haley that the trash and debris at the remaining properties listed on this agenda item are detrimental to the health, benefit and welfare of the public and the community as to constitute a public nuisance ; and/or a hazard to traffic; and/or a fire hazard to property and should be abated.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley
Carried - Unanimously

11. Hold a Public Hearing and determine if the property located at 354 Callahan 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, Director of Planning, stated that the Chief Code Officer received information from the property owner's lawyer stating that the property burned due to a faulty microwave, and they are currently waiting for legal action regarding the fire. She also stated that the item would still pass through the Committee to the Uniform Building Code of Appeals Board but would be set out some time.

Motion was made by Committee Member Dakota Haley, seconded by Committee Chair Sarah Winkle that 354 Callahan is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley
Carried - Unanimously

12. Hold a Public Hearing and determine if the property located at 2703 Turner 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 Dakota Haley, seconded by Committee Chair Sarah Winkle that 2703 Turner is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Committee Chair Sarah Winkle, Committee Member Dakota Haley
Carried - Unanimously

With no further business, the meeting was adjourned.

Maxine Slusser, Planning Admin

Sarah Winkle, Chairperson

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

KNOW ALL MEN BY THESE PRESENTS

That the City of Muskogee, in Muskogee County, State of Oklahoma, pursuant to a finding of the building official has determined that the following described dilapidated and has become detrimental to the health, safety, or welfare of the public and the community or that said property creates a fire hazard to other property, and that the condition of the following described property a detriment or a hazard and that the property would be benefited by the removal of such conditions and that the municipal governing body may cause the dilapidated buildings to be torn down and removed. Said property being listed on the current tax rolls in the office of the County Treasurer as being owned by:

SARAH & FELIPE BRAVO and located at 354 CALLAHAN ST MUSKOGEE OK 74403
Land ID#: 000070226

Said property being legally described as follows, to-wit:

I-2026-005282 Book 5020 Pg 852
05/22/2026 8:48am Pg 0852-0852
Fee: $18.00 Doc: $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

MUSKOGEE OT
MUSKOGEE OT W50 E94 S136 LOT 8
BLOCK 392

And that pursuant to the findings of the municipal officials of the City of Muskogee, Oklahoma claims a lien on said property for the destruction and removal costs and that such costs are the personal obligation of the property owner from and after the date of filing of said notice, according to the laws of the State of Oklahoma.

Tammy L. Tracy, City Clerk

CERTIFICATE OF CITY CLERK

I, Tammy L. Tracy, the undersigned, the duly qualified and performing as the City of Muskogee, Oklahoma, do hereby certify that the above owner has to file a written notice of appeal from the order of the Building Official twenty (20) days from the receipt of the Notice/Order letter. I am required to file this Notice of Dilapidation and Lien to be recorded in the office of the County Clerk of Muskogee County for the above property.

WITNESS my hand as City Clerk and the Seal of the City of Muskogee, Oklahoma, this May 19, 2026.

Tammy L. Tracy, City Clerk

Ford, Codale
Code Enforcement Officer

Case Number: 26-00078475

MUSKOGEE
Code Enforcement

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

3-27-26

BRAVO, SARAH & FELIPE
354 CALLAHAN
MUSKOGEE, OK 74403

Case Number: 26-78475
Street Address: 354 Callahan
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **March 12, 2026** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on May 27, 2026 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by May 26, 2026.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: The West 50 feet of the East 94 feet of the South 136 feet of Lot Eight (8), in Block 392, to the City of Muskogee, Muskogee County, State of Oklahoma.

MUSKOGEE
Code Enforcement

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

3-27-26

BRAVO, FELIPE
354 CALLAHAN
MUSKOGEE, OK 74403

Case Number: 26-78475
Street Address: 354 Callahan
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **March 12, 2026** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on May 27, 2026 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by May 26, 2026.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: The West 50 feet of the East 94 feet of the South 136 feet of Lot Eight (8), in Block 392, to the City of Muskogee, Muskogee County, State of Oklahoma.

MUSKOGEE
Code Enforcement

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

3-27-26

BRAVO, SARAH
354 CALLAHAN
MUSKOGEE, OK 74403

Case Number: 26-78475
Street Address: 354 Callahan
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **March 12, 2026** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
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Codale Ford
Code Enforcement Supervisor

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MUSKOGEE
Code Enforcement

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Codale Ford
Code Enforcement Supervisor

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www.muskogeeonline.org
planning@muskogeeonline.org

2026/03/27


2026/03/27


2026/03/27

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case: 5.27.26 UBCAB**

530 Court St.

Muskogee, OK 74401

918-684-2810

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:
04/02/2026

Charlie Meggyes (Signature)

Signed and sworn to before me this 2nd day of April, 2026

Kevin Kizzia, Notary Public

My Commission expires: 01/29/2029

Commission# 25001121

(Seal)

Notary Public State of Oklahoma
Kevin Wayne Kizzia
My Commission # 25001121
Expires 1/29/2029

Account: CITY OF MUSKOGEE/PROP OWNERS # 10417

Fee: $ 132.88

Published in The Muskogee Phoenix on April 2, 2026

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 Uniform Building Code Appeals Board 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 Uniform Building Code Appeals Board on the: May 27, 2026 at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. 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 (916) 684-6235.

354 Callahan

The West 50 feet of the East 94 feet of the South 136 feet of Lot Eight (8), in Block 392, to the City of Muskogee, Muskogee County, State of Oklahoma.

729 S. 29th

State of Oklahoma located at 729 S. 29th St., Muskogee, Oklahoma and which is legally described as follows:
The South 50 feet of the North 100 feet of the East 195 feet of Lot 12, Elin Ridge Acres Addition to the City of Muskogee according to the recorded plat thereof.

201 N. 48th

Lots 27, 28, 29, 30, 31 AND 32 IN Block, KERSHAW HEIGHTS ADDITION to the City of MUSKOGEE, OKLAHOMA

603 S. 22

All of Lot 3 and the South Half of Lot 2, Block 3, in the Re-Survey of Garrett Heights Addition to the City of Muskogee, according to the official recorded plat thereof, Muskogee County, Oklahoma

1402 SALLIE

Muskogee County, State of Oklahoma, to-wit:
Robison W60 Lots 9 thru 12.
Block 17, Warner, Oklahoma,
County of Muskogee Oklahoma

1516 Columbus

Lot 8 Block 146 in the City of Muskogee, Oklahoma according to the official plat thereof.
Muskogee County, State of Oklahoma

2703 Turner

Lot 17 in Block 5 of Wright Addition to the. City of Muskogee; according to the official plat thereof, Muskogee County, State of Oklahoma.

MUSKOGEE
Code Enforcement

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

6-3-26

BRAVO, SARAH & FELIPE
354 CALLAHAN
MUSKOGEE, OK 74403

Case Number: 26-78475
Street Address: 354 Callahan
Legal Description: SEE BELOW

DETERMINATION OF THE UNIFORM BUILDING CODE OF APPEALS BOARD FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Uniform Building Code of Appeals Board on **May 27, 2026** and determined:

1) This item was tabled for six (6) months at the May 27, 2026 UBCAB hearing to allow for further investigation and lawyers/ litigation

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on October 28, 2026 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above.

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Codale Ford
Chief Code Officer

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MUSKOGEE
Code Enforcement

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Muskogee, OK 74401
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2026/06/03


PolyPro
EPS INSULATION FOAM BOARD
2026/06/03


2026/06/03

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case: UCAB-10.28.26**

530 Court St.

Muskogee, OK 74401

918-684-2810

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:
08/18/2026

Charlie Meggyes (Signature)

Signed and sworn to before me this 18th day of August, 2026

Kevin Kizzia, Notary Public

My Commission expires: 01/29/2029

Commission# 25001121

(Seal)

Notary Public State of Oklahoma
Kevin Wayne Kizzia
My Commission # 25001121
Expires 1/29/2029

Account: CITY OF MUSKOGEE/PROP OWNERS # 10417

Fee: $ 104.50

Ad Number: 416616

(Published in the Muskogee Phoenix on August 18, 2026. LPXLP)

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354 Callahan
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1733 S. Cherokee
That SE½ of the SE¼ lying South of Johnson Addition and East of City of Muskogee property and less road, all in Section 34, Township 15 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma.

2701 S. Cherokee
T14N R18E S02 FARMLAND IN MUSKOGEE PART SW NW BEGINNING SW/C SW NW E 378.9 TO HIGHWAY NW 435.2 W52.5 SW NW S280 TO POINT OF BEGINNING Commonly known as: 2701 South Cherokee, Muskogee, OK