

NOTICE AND AGENDA OF THE REGULAR MEETING OF THE MARIETTA CITY COUNCIL

Tuesday, February 13, 2024 at 6:00 PM

Marietta Municipal Building, 700 S. Highway 77, Marietta, Oklahoma 73448

BUSINESS TO BE CONDUCTED (which may include discussion, consideration, action for approval or disapproval, voting to take any appropriate action, and the revision, amendment and passage of resolutions on the following agenda items):

CALL TO ORDER.

ROLL CALL AND DECLARATION OF QUORUM.

INVOCATION.

PLEDGE OF ALLEGIANCE.

CONSENT AGENDA.

All matters listed under this sections are considered by the City Council to be routine and will be enacted by one motion and vote. Any council member may, however, remove any item from the consent agenda by request.

- 1. Approval of the agenda as part of the minutes.
- 2. Approval of the minutes of the regular meeting on January 9, 2024.
- 3. Approval of financial reports.
- 4. Approval of purchase orders and expenditures from the following accounts/funds, if any: general fund; sanitation fund; cemetery care fund; expense account; grant fund; police asset forfeiture account; payroll account.

ITEMS REMOVED FROM CONSENT AGENDA.

Any matter removed from the consent agenda at the request of a council member will be considered separately.

CORRESPONDENCE.

PUBLIC PARTICIPATION.

This is an opportunity for citizens to address the city council. Remarks will be addressed to the governing body as a whole. Any issues presented will not be further discussed by the city council or the mayor at this meeting. Comments must be limited to three minutes or less.

CITY ADMINISTRATOR’S REPORT.

The City Administrator will provide updates regarding recent and upcoming events and projects, and general operations of the City. No action will be taken.

REGULAR BUSINESS.

1. Public hearing regarding proposed placement of manufactured home located at 506 Washington., further described as A part of the East Half (E1/2) of Lot Four (4), Block Three (3), Hillcrest Addition to the City of Marietta, Love County, State of Oklahoma and being more particularly described as follows, to-wit: Beginning at the Southeast corner of Lot 4, Block 3, Hillcrest Addition to the City of Marietta, Love County, State of Oklahoma for the true point of beginning, thence North 192.00 feet; thence West 135.00 feet; thence South 192.00 feet; thence East 135.00 feet to the point of beginning.

(Limit Three (3) Minutes per participant)

2. Application of Jovita Black to place a manufactured home at 506 Washington, further described asA part of the East Half (E1/2) of Lot Four (4), Block Three (3), Hillcrest Addition to the City of Marietta, Love County, State of Oklahoma and being more particularly described as follows, to-wit: Beginning at the Southeast corner of Lot 4, Block 3, Hillcrest Addition to the City of Marietta, Love County, State of Oklahoma for the true point of beginning, thence North 192.00 feet; thence West 135.00 feet; thence South 192.00 feet; thence East 135.00 feet to the point of beginning
3. Action taken or to be taken by the Marietta Public Works Authority authorizing the issuance, sale and delivery of a promissory note of the authority to the Oklahoma Water Resources Board, and containing other provisions related thereto.
4. Sale, lease, renovation, or demolition or other disposition of the train depot
5. Sale, lease, renovation, or other disposition of the old Marietta Police Department building located at 105 S. 3rd Ave.

NEW/UNFORESEEN BUSINESS.

Discussion and possible action with respect to any matter not known, or which could not have been reasonably foreseen, prior to the time of posting this notice and agenda.

MAYOR'S COMMENTS.

The Mayor will provide updates regarding recent and upcoming events and projects, and general operations of the City. No action will be taken.

ADJOURN.

NOTICE OF POSTING:

I, the undersigned Clerk of the City of Marietta, certify that the foregoing Notice and Agenda of the Regular Meeting of the Marietta City Council was posted in prominent public view at the Marietta City Hall, located at 700 S. Hwy 77, and online at www.mariettaok.city, at 5:00 o'clock p.m. on Friday, February 9, 2024.

Scott Chaney, Deputy City Clerk
Dottie Gwin, City Clerk

Dottie Gwin



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ITEMS REMOVED FROM CONSENT AGENDA.

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3. Action taken or to be taken by the Marietta Public Works Authority authorizing the issuance, sale and delivery of a promissory note of the authority to the Oklahoma Water Resources Board, and containing other provisions related thereto.
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NEW/UNFORESEEN BUSINESS.

Discussion and possible action with respect to any matter not known, or which could not have been reasonably foreseen, prior to the time of posting this notice and agenda.

MAYOR'S COMMENTS.

The Mayor will provide updates regarding recent and upcoming events and projects, and general operations of the City. No action will be taken.

ADJOURN.

NOTICE OF POSTING:

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Scott Chaney, Deputy City Clerk
Dottie Gwin, City Clerk

Dottie Gwin



NOTICE AND MINUTES OF THE REGULAR MEETING OF THE MARIETTA CITY COUNCIL

Tuesday, January 09, 2024 at 6:00 PM

Marietta Municipal Building, 700 S. Highway 77, Marietta, Oklahoma 73448

BUSINESS TO BE CONDUCTED (which may include discussion, consideration, action for approval or disapproval, voting to take any appropriate action, and the revision, amendment and passage of resolutions on the following agenda items):

CALL TO ORDER.

Meeting called to order by Council President Kermit McKinney at 6:00 P.M.

ROLL CALL AND DECLARATION OF QUORUM.

A Quorum was declared to conduct business.

PRESENT

- Council Member Matt Barber
- Council Member Crystal Cohee
- Council Member Tommy Kiser
- Council Member Kermit McKinney
- Council Member Destry Rushing
- Council Member Tambre Sanders
- Council Member Angela Vega
- Council Member Candice Dixon

INVOCATION.

Invocation by Scott Chaney.

PLEDGE OF ALLEGIANCE.

CONSENT AGENDA.

All matters listed under this sections are considered by the City Council to be routine and will be enacted by one motion and vote. Any council member may, however, remove any item from the consent agenda by request.

Motion made by Council Member Sanders, Seconded by Council Member Rushing to approve the Consent Agenda

Voting Yea: Council Member Barber, Council Member Cohee, Council Member Kiser, Council Member McKinney, Council Member Rushing, Council Member Sanders, Council Member Vega, Council Member Dixon

1. Approval of the agenda as part of the minutes.
2. Approval of the minutes of the regular meeting on December 12, 2023.

3. Approval of financial reports.
4. Approval of purchase orders and expenditures from the following accounts/funds, if any: general fund; sanitation fund; cemetery care fund; expense account; grant fund; police asset forfeiture account; payroll account.

ITEMS REMOVED FROM CONSENT AGENDA.

Any matter removed from the consent agenda at the request of a council member will be considered separately.

None

CORRESPONDENCE.

None

PUBLIC PARTICIPATION.

This is an opportunity for citizens to address the city council. Remarks will be addressed to the governing body as a whole. Any issues presented will not be further discussed by the city council or the mayor at this meeting. Comments must be limited to three minutes or less.

Public Participation: Denise Halstied spoke on behalf of the Marietta Mainstreet Committee. She mentioned that the Greenville School buildings were donated to the County. She asked that the old police department building be donated to her Committee. She gave the date of the Community Coffee Networking event for January 11, 2024, at 9-10 a.m. at the State Farm office of Emily Bush.

CITY ADMINISTRATOR'S REPORT.

The City Administrator will provide updates regarding recent and upcoming events and projects, and general operations of the City. No action will be taken.

Report: Scott Chaney gave a report on the library remodeling, the application for a grant by the Taste, the lots that are being considered for foreclosure because of the liens by the City, the Police Officers attending CLEET, and concrete barriers left by one of the contractors on the drainage project.

REGULAR BUSINESS.

1. Presentation by Kermit McKinney regarding drainage in the City of Marietta and any possible discussion or necessary action.

Presentation: A slide presentation was made by Kermit McKinney regarding the drainage issues in Marietta. The Council discussed the current drainage work and possible other drainage work. There was no action taken on this subject.

2. Special election for the position of Mayor, City Marshall and Street Commissioner for the City of Marietta.

Resolution # 2024-01 Authorizing Special Election.

Motion made by Council Member Sanders, Seconded by Council Member Rushing to approve Resolution # 2024-01

Voting Yea: Council Member Barber, Council Member Cohee, Council Member Kiser, Council Member McKinney, Council Member Rushing, Council Member Sanders, Council Member Vega, Council Member Dixon

3. Sale, lease, renovation, or demolition or other disposition of the train depot

Motion made by Council Member Barber, Seconded by Council Member Rushing to have the City Administrator obtain an estimate or estimates of what it would cost for any or all of the following: the demolition, remodeling, or exterior renovation of the Train Depot.

Voting Yea: Council Member Barber, Council Member Cohee, Council Member Kiser, Council Member McKinney, Council Member Rushing, Council Member Sanders, Council Member Vega, Council Member Dixon

4. Sale, lease, renovation, or other disposition of the old Marietta Police Department building located at 103 S. 3rd Ave.

Motion made by Council Member McKinney, Seconded by Council Member Sanders that up to 2 appraisals be obtained for said building and that the appraisal(s) be brought back to the next regular meeting.

Voting Yea: Council Member Barber, Council Member Cohee, Council Member Kiser, Council Member McKinney, Council Member Rushing, Council Member Sanders, Council Member Vega, Council Member Dixon

5. Executive session to discuss the employment of Ricky Graham, and the hours, duties, compensation and benefits of said employee, pursuant to Title 25 Oklahoma Statutes, Section 307 B (1).

Motion made by Council Member Rushing, Seconded by Council Member Barber to enter executive session at 7:34 P.M..

Voting Yea: Council Member Barber, Council Member Cohee, Council Member Kiser, Council Member McKinney, Council Member Rushing, Council Member Sanders, Council Member Vega, Council Member Dixon

Return to open session at 7:40 P.M..

6. Employment of Ricky Graham and the hours, duties, compensation and benefits of said employee, pursuant to Title 25 Oklahoma Statutes, Section 307 B (1)

Motion made by Council Member Barber, Seconded by Council Member Kiser to approve the employment contract for Ricky Graham.

Voting Yea: Council Member Barber, Council Member Cohee, Council Member Kiser, Council Member McKinney, Council Member Rushing, Council Member Sanders, Council Member Vega, Council Member Dixon

NEW/UNFORESEEN BUSINESS.

Discussion and possible action with respect to any matter not known, or which could not have been reasonably foreseen, prior to the time of posting this notice and agenda.

Minutes - Regular Meeting

January 09, 2024

Page 3 of 4

None

MAYOR'S COMMENTS.

The Mayor will provide updates regarding recent and upcoming events and projects, and general operations of the City. No action will be taken.

Kermit McKinney, as the Council Pres., indicated that he would run for mayor at the next election.

ADJOURN.

Meeting adjourned at 7:42 P.M.

Scott Chaney, Deputy City Clerk
Dottie Gwin, City Clerk

Dottie Gwin



PURSUANT TO THE LEGAL NOTICE AS IS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT INCLUDING THE POSTING OF NOTICE AND AGENDA AS IS REQUIRED BY THE TERMS THEREOF, THE CITY COUNCIL OF THE CITY OF MARIETTA, OKLAHOMA (THE “CITY”) MET IN REGULAR SESSION AT THE MUNICIPAL BUILDING LOCATED AT 700 S. HIGHWAY 77, IN MARIETTA, OKLAHOMA ON THE 13th DAY OF FEBRUARY, 2024, AT 6:00 O’CLOCK P.M.

PRESENT:

ABSENT:

Thereupon, the Mayor introduced a Resolution which was read by the City Clerk. Councilmember _____ moved that the Resolution be adopted and Councilmember _____ seconded the motion. The motion carrying with it the adoption of the Resolution prevailed by the following vote:

AYE:

NAY:

The Resolution as adopted is as follows:

RESOLUTION NO. _____

A RESOLUTION APPROVING ACTION TAKEN OR TO BE TAKEN BY THE MARIETTA PUBLIC WORKS AUTHORITY AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF A PROMISSORY NOTE OF THE AUTHORITY TO THE OKLAHOMA WATER RESOURCES BOARD; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

WHEREAS, the Marietta Public Works Authority (the “Authority”) is anticipated, by its Resolution to be considered February 20, 2024, to authorize the issuance, sale and delivery of its Series 2024 DWSRF Promissory Note (the “Note”) to the Oklahoma Water Resources Board (the “Board”); and

WHEREAS, the City of Marietta, Oklahoma (the “City”), as beneficiary of the Authority hereby determines that the actions taken or to be taken by the Authority should be authorized and approved; and

WHEREAS, the City hereby determines that all other action necessary to accomplish or attendant to accomplishing the referenced financing should be considered by the City.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARIETTA, OKLAHOMA:

Section 1. Issuance of Note. That the issuance, sale and delivery of the Authority’s Series 2024 DWSRF Promissory Note to the Board in the principal amount of not to exceed \$5,500,000 (the “2024 Note”), all as anticipated to be approved by said Authority on February 20, 2024, be and hereby is authorized, approved and ratified.

Section 2. Approval. That all actions heretofore taken by the Authority in connection with the issuance, sale and delivery of the 2024 Note and all other documents and aspects of the transaction, including the Mortgage with Power of Sale and Security Agreement, Loan Agreement, and Trust Agreement, be and are hereby authorized, approved and ratified.

Section 3. Necessary Action. Any Mayor or Vice-Mayor and City Clerk are hereby authorized and empowered to execute and deliver for and on behalf of the City any and all other documents or instruments reasonably necessary to accomplish the issuance, sale and delivery of the 2024 Note and all other aspects of the transaction.

ADOPTED AND APPROVED THIS 13th DAY OF FEBRUARY, 2024.

CITY OF MARIETTA, OKLAHOMA

Acting Mayor

ATTEST:

City Clerk

(SEAL)

STATE OF OKLAHOMA)
)SS
COUNTY OF LOVE)

I, the undersigned, City Clerk of the City of Marietta, Oklahoma, Love County, Oklahoma, do hereby certify that the above and foregoing is a true, full and correct copy of an excerpt from the minutes of a meeting of the Board of Trustees of said City held on the date above stated, all as recorded in the official minutes of such meeting. I further certify that the “Open Meeting Law” was complied with for such meeting.

GIVEN UNDER MY HAND THIS 13th DAY OF FEBRUARY, 2024.

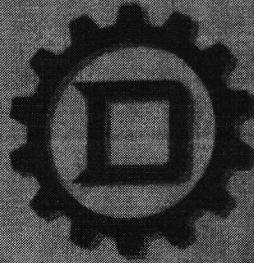
(SEAL)

City Clerk

Invoice

0880

WRIGHTS DIVERSE CONSTRUCTION
189 BUCK SKIN RD
ARDMORE, OK 73401



DIVERSE

INDUSTRIAL / CONSTRUCTION

Bill To:
CITY OF MARIETTA
TRAIN DEPOT
DEMO "BLD"

Date	Invoice No	P.O. Number	Terms	Project
JAN 24				

Item	Description	Quantity	Rate	Amount
	DEMO + FILL IN BASEMENT			

Subtotal
Sales Tax
Total \$ 21,000

INVOICE

FROM:
 MAB Advisory
 MAB Advisory
 117 Country Club Rd
 Ardmore, OK 73401-1121

Telephone Number: (580) 221-1828 **Fax Number:**

INVOICE NUMBER	
DATES	
Invoice Date:	1/24/2024
Due Date:	
REFERENCE	
Internal Order #:	
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	
Other File # on form:	
Federal Tax ID:	
Employer ID:	

TO:
 City of Marietta
 700 South Highway 77
 Marietta, Ok. 73438

E-Mail:
Telephone Number: **Fax Number:**
Alternate Number:

DESCRIPTION

Lender: **Client:** City of Marietta
Purchaser/Borrower:
Property Address: 105 S 3rd Ave
City: Marietta
County: Love **State:** OK **Zip:** 73448
Legal Description: Lots 14 and 15, Block 26, City of Marietta, Love County, Oklahoma

FEES	AMOUNT
------	--------

	500.00
SUBTOTAL	500.00

PAYMENTS	AMOUNT
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Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			

TOTAL DUE	\$ 500.00
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APPRAISAL OF REAL PROPERTY

RESTRICTED COMMERCIAL REPORT



LOCATED AT

105 S 3rd Ave
Marietta, OK 73448

Lots 14 and 15, Block 26, City of Marietta, Love County, Oklahoma

FOR

City of Marietta
700 South Highway 77
Marietta, Ok. 73438

OPINION OF VALUE

\$75,000.00

AS OF

1/24/2024

BY

MAB Advisory, LLC
Robert P. Bates III, appraiser
117 Country Club Road
Ardmore, Oklahoma 73401

RESTRICTED APPRAISAL REPORT

File No.: 15

Property Address: 105 S 3rd Ave City: Marietta State: OK Zip Code: 73448
 County: Love Legal Description: Lot 14 and 15, Block 26, City of Marietta, Love County, Oklahoma
 Assessor's Parcel #: 1040-00-026-014-0-000-00
 Tax Year: 2023 R.E. Taxes: \$ Exempt Special Assessments: \$ Borrower (if applicable): N/A
 Current Owner of Record: City of Marietta Occupant: Owner Tenant Vacant Manufactured Housing
 Property Type: SFR 2-4 Family Commercial # of Units: 1 Ownership Restriction: None PUD Condo Coop
 Market Area Name: Marietta, Oklahoma Map Reference: 11620 Census Tract: 0941.00 Flood Hazard

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach Other:
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: Office/Retail
Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.
 Client: City of Marietta Address: 700 South Highway 77, Marietta, Ok. 73448
 Appraiser: MAB Advisory, LLC Address: 117 Country Club Road, Ardmore 73401

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	105 S 3rd Ave Marietta, OK 73448	201 S 3rd Ave Marietta, OK 73448			216 W Main St Marietta, OK 73448			501 W Main St Marietta, OK 73448		
Proximity to Subject		0.03 miles S			0.08 miles N			0.17 miles W		
Sale Price	\$	\$ 52,500			\$ 199,000			\$ 85,000		
Sale Price/GLA	\$ /sq.ft.	\$ 36.06/sq.ft.			\$ 56.86/sq.ft.			\$ 27.69/sq.ft.		
Data Source(s)										
Verification Source(s)										
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.			
Sales or Financing Concessions		214 DOM List for \$79,000		14 DOM List for \$199,000		28 DOM List for \$89,000				
Date of Sale/Time		3/2/2022		8/16/2021		6/11/2021				
Rights Appraised	Fee Simple	Fee simple		Fee simple		Fee simple				
Location	Marietta	Marietta		Marietta		Marietta				
Site	City Lots	City Lots		City Lots		City Lots				
View	Average	Average		Average		Average				
Design (Style)	Comm-Office	Comm-Car wash		Comm-Retail		Comm-tire shop				
Quality of Construction	Brick	Brick		Brick/Steel		Brick/Steel				
Age	54	54		124		84				
Condition	Average	Fair	+15,000	Average-updated	-15,000	Fair	+15,000			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths				
Room Count										
Gross Living Area	1,870 sq.ft.	1,456 sq.ft.	+10,500	3,500 sq.ft.	-100,000	3,070 sq.ft.	-30,000			
Basement & Finished Rooms Below Grade										
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	Central	No	+2,500	Central		No	+2,500			
Energy Efficient Items										
Garage/Carport										
Porch/Patio/Deck										
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 28,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -115,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -12,500			
Adjusted Sale Price of Comparables			\$ 80,500		\$ 84,000		\$ 72,500			

Summary of Sales Comparison Approach These were the 3 best sales available in the Marietta downtown market and several were a couple of years old. The range of value was between \$72,500 and \$80,500 with a median value \$79,000.00. The unadjusted average price per square foot of the 3 sales was \$40. The appraiser also found an office sale in Healdton, Oklahoma with 1875 square feet that sold for \$40,000, or \$36/square foot as well as an office sale in Bristow, Oklahoma that had 1673 square feet and sold for \$68,000, or \$41/square foot. These sales are referenced as they are also from small rural communities and sold in May and June of 2023 and also support a value in the \$40 per square foot sales range. 1870 sf x \$40/ft = \$74,800.00

RESTRICTED APPRAISAL REPORT

File No.:

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s):

TRANSFER HISTORY

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: Transferred by quit claim deed from the Chickasaw Nation to the City of Marietta on January 28, 2016 as shown at Book 0805 at Page 532 of the records of Love County, Oklahoma. There was zero consideration for the sale and it was indicated it was deemed a gift from the tribe to the city. The property is not under contract at this time and no sale is pending.
Date: 1/28/2016	
Price: \$00.00	
Source(s): Cty Records	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

MARKET / SITE / IMPROVEMENTS

Subject Market Area and Marketability: Subject is located in the Central Business District of Marietta, Oklahoma which is a small rural community in Southern Oklahoma in Love County. There are generally few sales in this neighborhood and there has been very limited growth or updating of properties. Growth has been slow.

Site Area: City Lots Site View: Average Topography: Good Drainage: Good

Zoning Classification: C2-Commercial Description: Commercial uses-largely retail and office

Zoning Compliance: Legal Legal nonconforming (grandfathered) Illegal No zoning

Highest & Best Use: Present use, or Other use (explain)

Actual Use as of Effective Date: Vacant Use as appraised in this report: Commercial-office

Opinion of Highest & Best Use: Commercial office use

FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone C FEMA Map # 4004000005B FEMA Map Date 7/3/1985

Site Comments: The subject site is two 75 x 140 foot lots 140 feet of width on 3rd Street and 150 feet of depth on Chickasaw. The is a 20 foot wide alley and utility easement on the north. The east paved parking lot appears is shared with the City and Mr. Ken Delashaw.

Improvements Comments: The property is improved with a 50 year old 1870 sf office that was last used by the City of Marietta as the police station. The building has a brick exterior and some vinyl siding with a composition roof. The property has a detached aluminum carport. The interior is dated and the carpet and paint need to be freshened up. The property has a central hvac system.

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 74,800.00

Indicated Value by: Cost Approach (if developed) \$ Not developed **Indicated Value by: Income Approach (if developed) \$ 75,800.00**

Final Reconciliation Value range of \$74,800.00 to \$75,800.00 based on Direct Sales Comparison and Income approached. Value of \$75,000.00 is bracketed and selected as the final value.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 75,000.00, as of: 1/24/2024, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

Appraiser Inspection of Subject: Interior & Exterior Exterior Only None Co-Appraiser Inspection of Subject: Interior & Exterior Exterior Only None

Date of Inspection: 1/24/2024 Date of Inspection:

ATTACHMENTS

A true and complete copy of this report contains 29 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

<input checked="" type="checkbox"/> Scope of Work	<input checked="" type="checkbox"/> Limiting Cond./Certifications	<input type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Photograph Addenda	<input checked="" type="checkbox"/> Sketch Addendum
<input checked="" type="checkbox"/> Map Addenda	<input checked="" type="checkbox"/> Additional Sales	<input type="checkbox"/> Cost Addendum	<input checked="" type="checkbox"/> Flood Addendum	<input type="checkbox"/> Manuf. House Addendum
<input checked="" type="checkbox"/> Hypothetical Conditions	<input checked="" type="checkbox"/> Extraordinary Assumptions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GENERAL COMMENTS

Income Approach:

\$850/month rent x 12 months=	\$10,200.00
10% vacancy	(\$1,020.00)
Taxes	(400.00)
Insurance	(700.00)
Maintenance	(500.00)
NOI	\$7,580.00

Cap Rate of 10%*

Value by Income Approach of \$70,400.00 rounded to \$75,800.00

* Cap rate using 7.5% cost of funds for 20 years and a mtg constant of .0967% with a 20% equity requirement and a debt coverage ration of 1.25X. This equals 9.667% rounded to 10%.



Client	City of Marietta	File No.	
Property Address	105 S 3rd Ave		17
City	Marietta	County	Love
Lender/Client	City of Marietta	State	OK
		Zip Code	73448

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)
 My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 6-12 months.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:


No survey was provided and boundary line issues could effect this report value. The east parking lot is believed to be owned approximately 1/2 by the City of Marietta and 1/2 by attorney Ken Delashaw.

The subject lies 1 block south of downtown which is commercial. To the east is an attorneys office, a dental office (closing soon) and a bank. To the west is the city water tower, County Building Center and the Love County Court House. Property to the south quickly transitions to residential usage.


The site has 4 concrete paved parking spaces on the west of which one is handicap accessible.

esign.alamode.com/verify Serial:C2D27F69

APPRAISER:

Signature: 
 Name: MAB Advisory, LLC
Robert P. Bates III
 State Certification #: _____
 or State License #: 10157 CGA
 State: OK Expiration Date of Certification or License: 12/31/2024
 Date of Signature and Report: 01/24/2024
 Effective Date of Appraisal: 1/24/2024
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 1/24/2024

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Inter Exterior-Only
 Date of Inspection (if applicable): 

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:


1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

esign.alamode.com/verify Serial:C2D27F69

ADDRESS OF PROPERTY ANALYZED: 105 S 3rd Ave, Marietta, OK 73448

APPRAISER:
 Signature: 
 Name: MAB Advisory, LLC
 Title: Robert P. Bates III
 State Certification #: _____
 or State License #: 10157 CGA
 State: OK Expiration Date of Certification or License: 12/31/2024
 Date Signed: 01/24/2024

SUPERVISORY or CO-APPRAISER (if applicable):
 Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date Signed: _____
 Did Did Not Inspect Property

Subject Photo Page

Client	City of Marietta						
Property Address	105 S 3rd Ave						
City	Marietta	County	Love	State	OK	Zip Code	73448
Lender/Client	City of Marietta						



Subject Front

105 S 3rd Ave
Sales Price
Gross Living Area 1,870
Total Rooms
Total Bedrooms
Total Bathrooms
Location Marietta
View Average
Site City Lots
Quality Brick
Age 54



Street Scene-looking south



Subject Street looking east

Subject Photo Page

Client	City of Marietta						
Property Address	105 S 3rd Ave						
City	Marietta	County	Love	State	OK	Zip Code	73448
Lender/Client	City of Marietta						



Subject Front/Parking

105 S 3rd Ave
Sales Price
Gross Living Area 1,870
Total Rooms
Total Bedrooms
Total Bathrooms
Location Marietta
View Average
Site City Lots
Quality Brick
Age 54



Subject South Side



Subject Street looking North

Handwritten signature

Serial# C2D27F69
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Subject Photo Page

Client	City of Marietta						
Property Address	105 S 3rd Ave						
City	Marietta	County	Love	State	OK	Zip Code	73448
Lender/Client	City of Marietta						



Subject Rear

105 S 3rd Ave
Sales Price
Gross Living Area 1,870
Total Rooms
Total Bedrooms
Total Bathrooms
Location Marietta
View Average
Site City Lots
Quality Brick
Age 54



Subject back parking



Subject North side

Subject Photo Page

Client	City of Marietta						
Property Address	105 S 3rd Ave						
City	Marietta	County	Love	State	OK	Zip Code	73448
Lender/Client	City of Marietta						



Alley to north

105 S 3rd Ave
Sales Price
Gross Living Area 1,870
Total Rooms
Total Bedrooms
Total Bathrooms
Location Marietta
View Average
Site City Lots
Quality Brick
Age 54



Carport



Storage

Handwritten signature

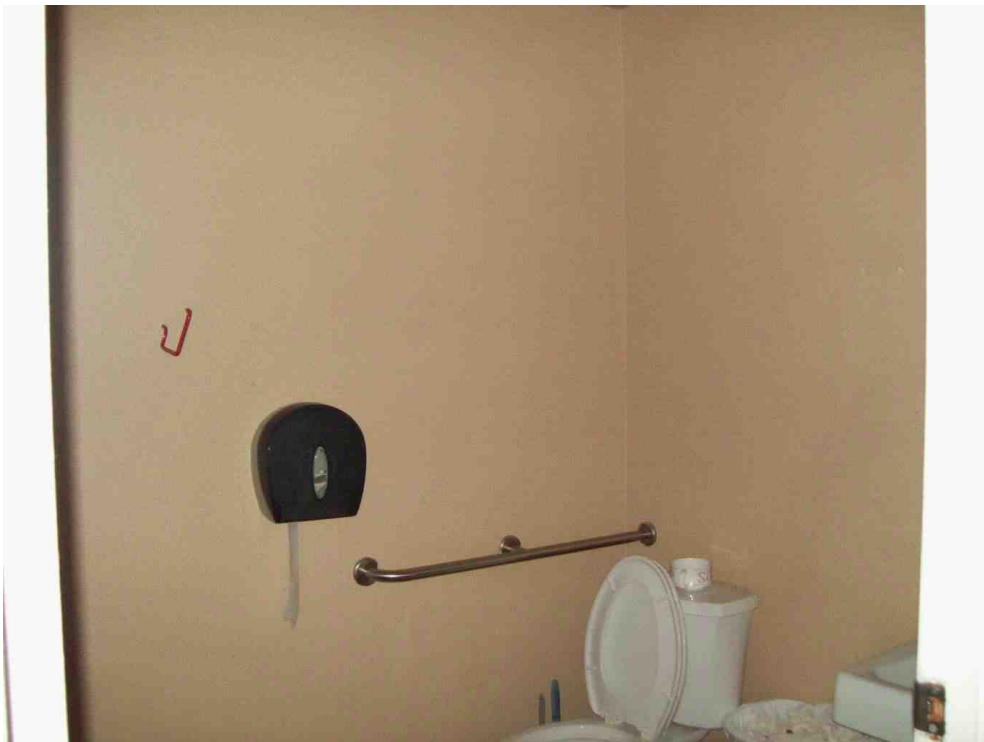
Subject Photo Page

Client	City of Marietta						
Property Address	105 S 3rd Ave						
City	Marietta	County	Love	State	OK	Zip Code	73448
Lender/Client	City of Marietta						



Secured key door

105 S 3rd Ave
Sales Price
Gross Living Area 1,870
Total Rooms
Total Bedrooms
Total Bathrooms
Location Marietta
View Average
Site City Lots
Quality Brick
Age 54



Bath



Office

Handwritten signature

Serial# C2D27F69
esign.alamode.com/verify

Subject Photo Page

Client	City of Marietta						
Property Address	105 S 3rd Ave						
City	Marietta	County	Love	State	OK	Zip Code	73448
Lender/Client	City of Marietta						



Office

105 S 3rd Ave
Sales Price
Gross Living Area 1,870
Total Rooms
Total Bedrooms
Total Bathrooms
Location Marietta
View Average
Site City Lots
Quality Brick
Age 54



Office

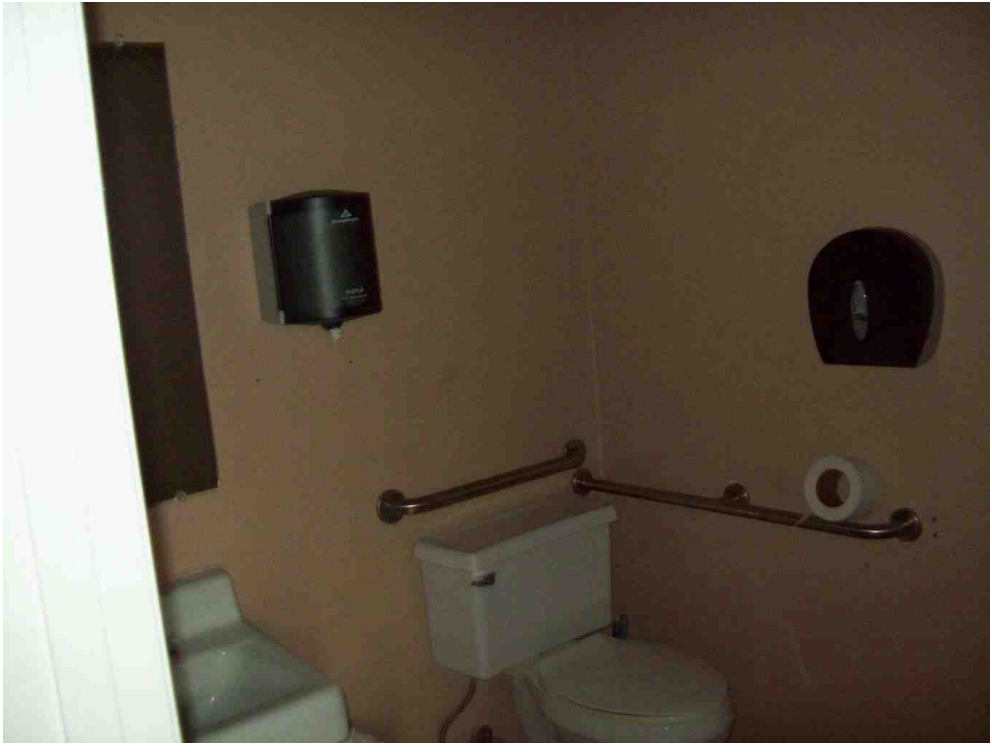


Courtyard

Handwritten signature

Subject Photo Page

Client	City of Marietta						
Property Address	105 S 3rd Ave						
City	Marietta	County	Love	State	OK	Zip Code	73448
Lender/Client	City of Marietta						



Bath

105 S 3rd Ave
Sales Price
Gross Living Area 1,870
Total Rooms
Total Bedrooms
Total Bathrooms
Location Marietta
View Average
Site City Lots
Quality Brick
Age 54

Comparable Photo Page

Client	City of Marietta			
Property Address	105 S 3rd Ave			
City	Marietta	County Love	State OK	Zip Code 73448
Lender/Client	City of Marietta			



Comparable 1

201 S 3rd Ave
 Prox. to Subject 0.03 miles S
 Sale Price 52,500
 Gross Living Area 1,456
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Marietta
 View Average
 Site City Lots
 Quality Brick
 Age 54



Comparable 2

216 W Main St
 Prox. to Subject 0.08 miles N
 Sale Price 199,000
 Gross Living Area 3,500
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Marietta
 View Average
 Site City Lots
 Quality Brick/Steel
 Age 124



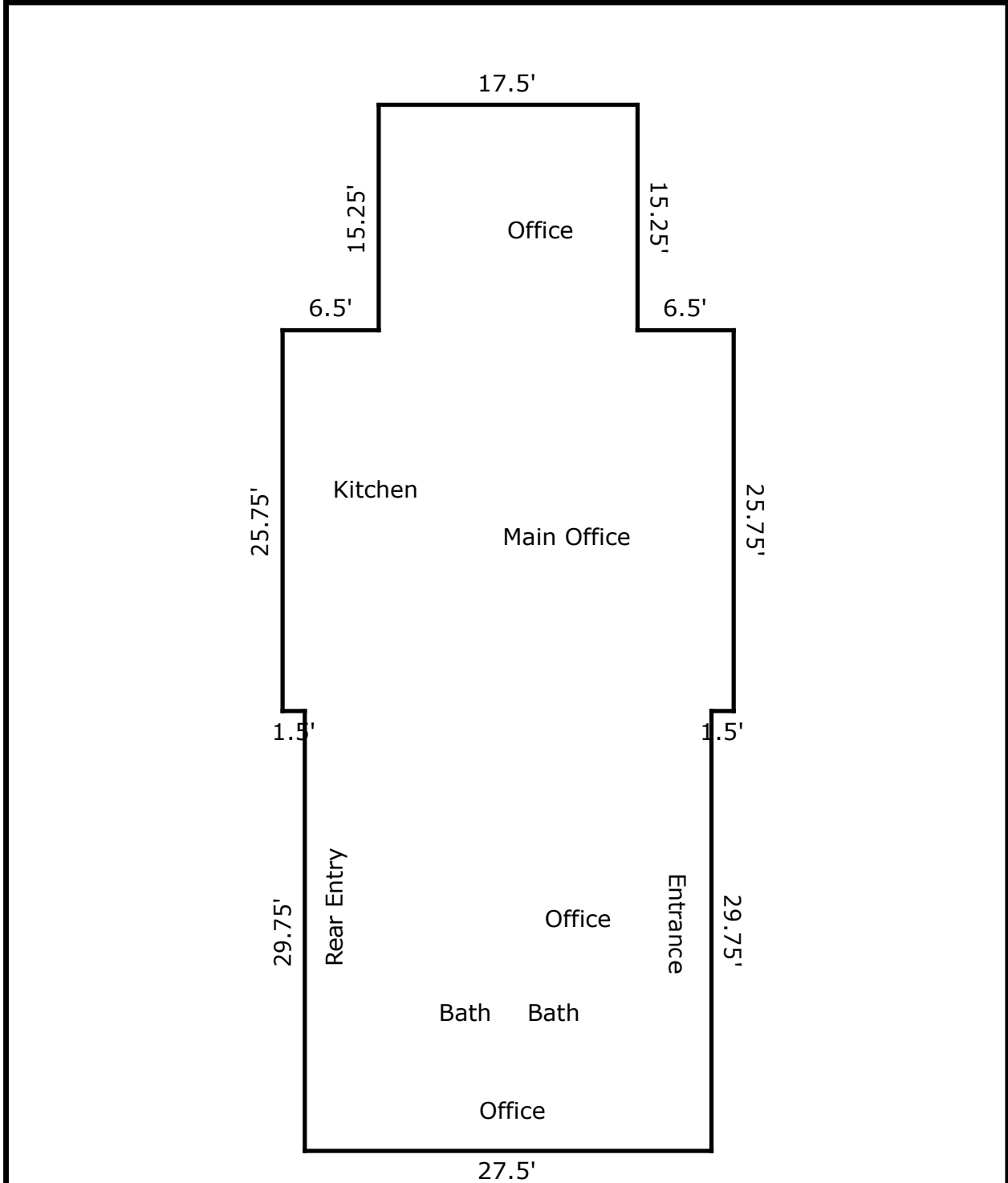
Comparable 3

501 W Main St
 Prox. to Subject 0.17 miles W
 Sale Price 85,000
 Gross Living Area 3,070
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Marietta
 View Average
 Site City Lots
 Quality Brick/Steel
 Age 84

Handwritten signature

Building Sketch

Client	City of Marietta		
Property Address	105 S 3rd Ave		
City	Marietta	County Love	State OK Zip Code 73448
Lender/Client	City of Marietta		



TOTAL Sketch by a la mode

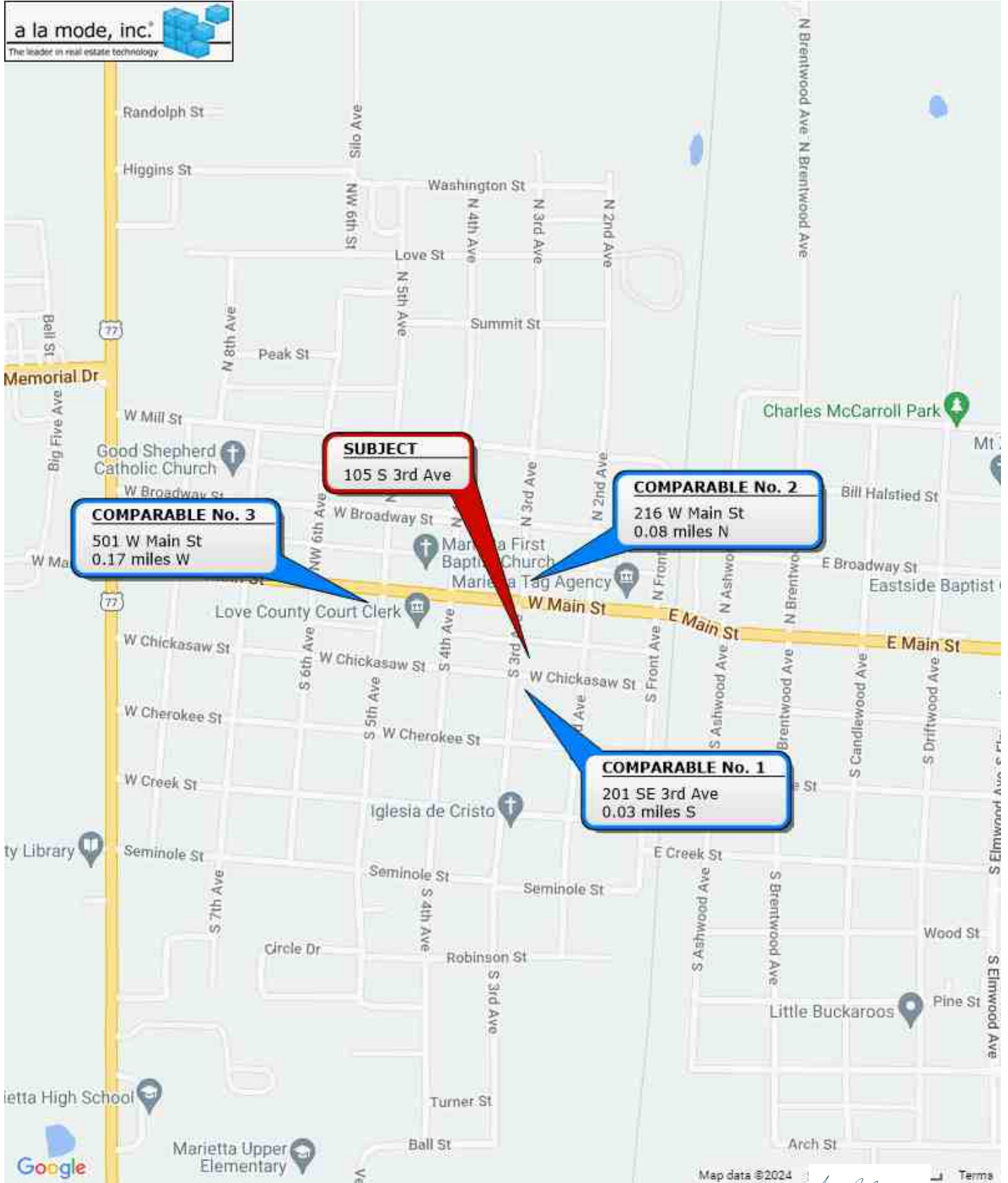
Area Calculations Summary

Living Area	Area Calculations Summary	Calculation Details
First Floor	1870.38 Sq ft	$17.5 \times 15.25 = 266.88$ $27.5 \times 29.75 = 818.12$ $30.5 \times 25.75 = 785.38$
Total Living Area (Rounded):	1870 Sq ft	

Handwritten Signature

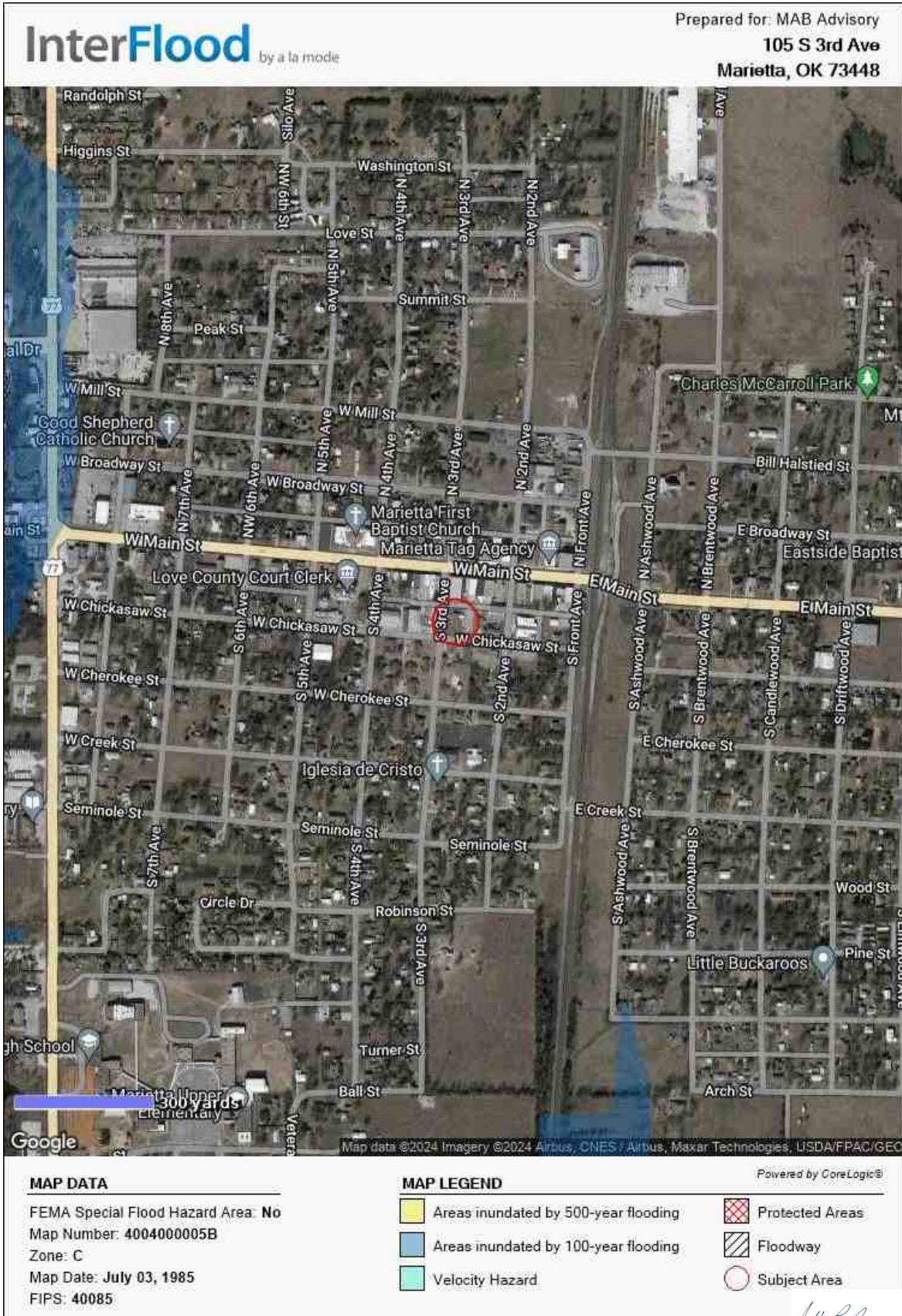
Location Map

Client	City of Marietta		
Property Address	105 S 3rd Ave		
City	Marietta	County Love	State OK Zip Code 73448
Lender/Client	City of Marietta		



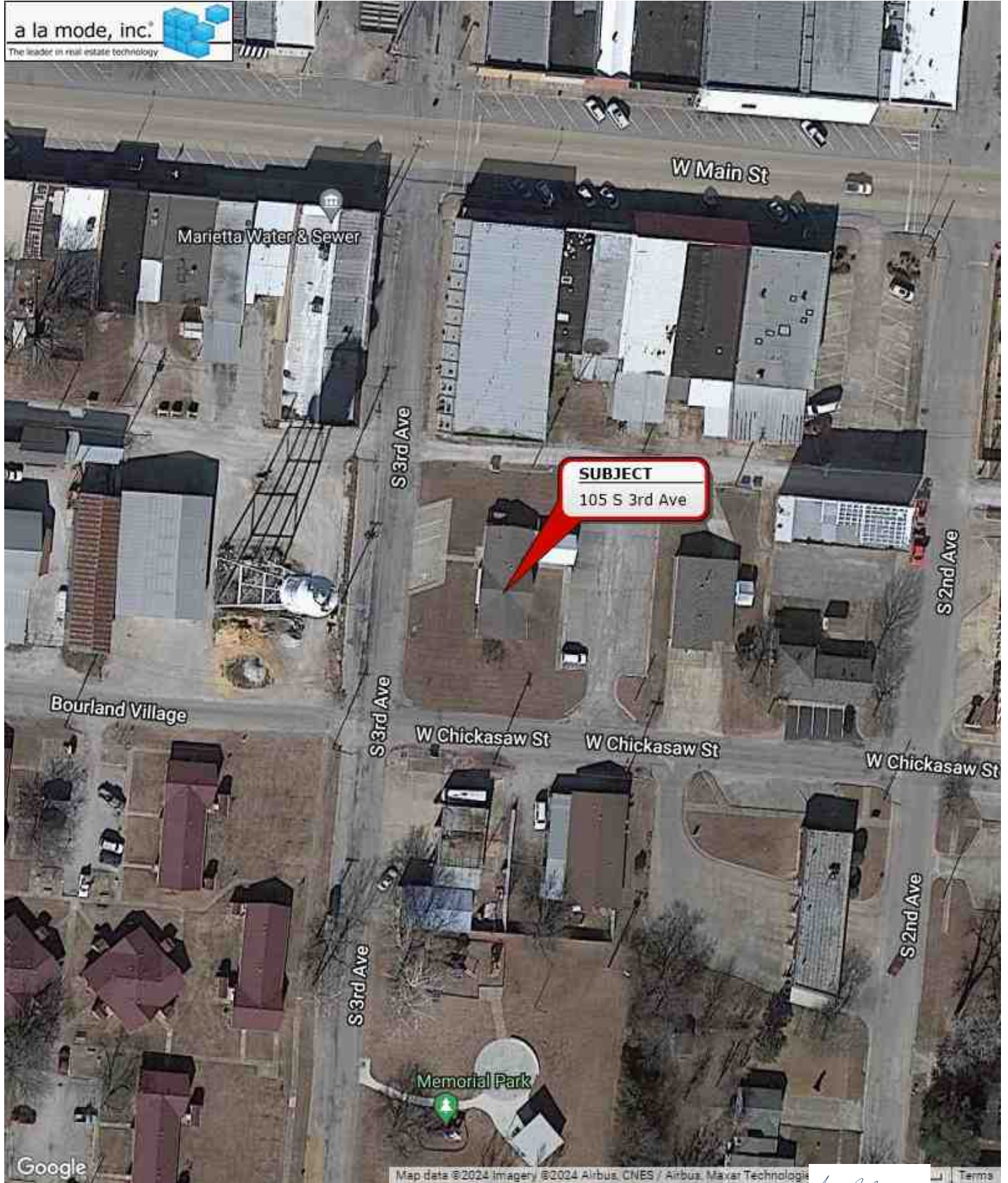
Flood Map

Client	City of Marietta		
Property Address	105 S 3rd Ave		
City	Marietta	County	Love
Lender/Client	City of Marietta	State	OK
		Zip Code	73448



Location Map

Client	City of Marietta						
Property Address	105 S 3rd Ave						
City	Marietta	County	Love	State	OK	Zip Code	73448
Lender/Client	City of Marietta						





Love

Data provided by Missy Tunnell County Assessor

Property Information - Date 01/22/2024

The Love County Assessor's Office has made every effort to insure the accuracy of the data contained on this website; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair market value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this website.

The Love County Assessor's Office assumes no liability for any damages incurred, whether directly or indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information published on this website or by any use of this website.

Assessment Data			Primary Image				
Account	430006243		No Image On File				
Parcel ID	1040-00-026-014-0-000-00						
Cadastral ID	1040-026-014-00-0-000-00						
Property Type	REAL - Real Property						
Property Class	E						
Tax Area	201 - MAR Marietta						
Lot Size	2.00 - Lots						
Owners Name	CITY OF MARIETTA 101 W MAIN ST MARIETTA OK 73448-0000						
Parcel Location							
Situs	00105 S 3RD AV						
Subdivision	MARIETTA CITY						
Lot/Block	0014 / 0026						
Sec/Twn/Rng	- - -						
Neighborhood	104002 - MARIETTA MIDDLE						
Legal Description			Image Date				
LOTS 14 & 15 BLK 26 MARIETTA CITY							
Valuation	Current Year	2023	Tax Detail (Millages)		%	Mills	Dollar
Land Value	31,500	31,500	T01	MAR Marietta			
Improvements	62,499	62,499	C001	Love County General			
Mobile Home	0	0		COUNTY GENERAL FUND	9.7	10.35	.00
Fair Market Value	93,999	93,999		COUNTY COMMON FUND	3.9	4.14	.00
Taxable Value - Capped	0	0		HEALTH FUND	2.4	2.59	.00
Assement Ratio	12%	12%		LIBRARY FUND	1.9	2.07	.00
Gross Assessed	0	0	EMS	EMS			
Exemptions	0	0		GENERAL FUND	2.9	3.11	.00
Net Assessed	0	0	I-16 Mar	I-16 Marietta			
Tax Rate	106.2100	106.2100		GENERAL FUND	33.6	35.70	.00
Estimated Taxes	0.00	0.00		BUILDING FUND	4.8	5.10	.00
				SINKING FUND	26.7	28.38	.00
			I-20 VTS	Southern Tech			
				GENERAL FUND	9.6	10.22	.00
				BUILDING FUND	4.3	4.55	.00

Missy Tunnell



Love

Data provided by Missy Tunnell County Assessor

Property Information - Date 01/22/2024

Sale History							
Instrument	Book	Page	Grantor	Date	Price	Code	
805-532	805	532	CHICKASAW NATION, THE	01/2016		0	16

Billed History							
Tax Year	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2023	CITY OF MARIETTA	201	93,999	0	0	0.00	
2022	CITY OF MARIETTA	201	93,999	0	0	0.00	
2021	CITY OF MARIETTA	201	93,999	0	0	0.00	
2020	CITY OF MARIETTA	201	93,999	0	0	0.00	
2019	CITY OF MARIETTA	201	97,905		0	0.00	
2018	CITY OF MARIETTA	201	101,811		0	0.00	
2017	CITY OF MARIETTA	201	94,464		0	0.00	
2016	CITY OF MARIETTA	201	97,778		0	0.00	
2015	CHICKASAW NATION, THE	201	97,689		0	0.00	
2014	HOUSING AUTHORITY OF	201	101,341		0	0.00	
2013	HOUSING AUTHORITY OF	201	84,341		0	0.00	
2012	HOUSING AUTHORITY OF	201	87,438		0	0.00	
2011	HOUSING AUTHORITY OF	201	84,778		0	0.00	
2010	HOUSING AUTHORITY OF	201	0		0	0.00	
2009	HOUSING AUTHORITY OF	201	0		0	0.00	

Commercial Improvements								
Card	Improvement Type	Condition	Quality	Year	Exterior Wall	HVAC	Stories	Total Area
1	100% Office Building (344)	3 - Average	3 -	1970	Brick with Block Back-up	Wall Furnace	1.00	1,752

Outbuildings								
Bldg	Improvement Type	Condition	Quality	Year	Exterior Wall	Roof	Dimensions	Total Area
1	Carport - Portable	3 - Frame, Siding, Vinyl	3-Average	2022	None	Gable Formed Metal	26x20x8	520

Attached Images								
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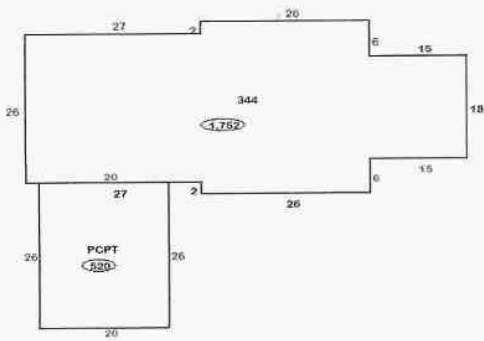
Love

Data provided by Missy Tunnell County Assessor

Property Information - Date 01/22/2024

Attached Images

Image ID 16075
Image Date 8/12/2020



Sketch Image. Saved : 07/24/2023 02:21:17P

1-2016-000311 Book 0805 Pg: 532
02/01/2016 3:00 pm Pg 0532-0532
Fee: \$ 13.00 Doc: \$ 0.00
Shelly Russell - Love County Clerk
State of Oklahoma

QUITCLAIM DEED

THIS DEED made this 28th day of January, 2016, between the Chickasaw Nation, hereinafter referred to as "Grantors" and the City of Marietta, hereinafter referred to as "Grantees," whether one or more, of 101 W. Main, Marietta, Oklahoma 73448.

The Grantor, in consideration of the sum of One Dollar and No/100ths (\$1.00) and other good and valuable consideration duly paid, the receipt of which is hereby acknowledged, does quitclaim, grant, bargain, sell, and convey unto the Grantee, its successors, and assigns, all the following described real estate, situated in Love County, State of Oklahoma,

Surface only:

Lots Fourteen (14) and Fifteen (15) of Block Twenty-Six (26) of the City of Marietta, Love County, Oklahoma, according to the official and recorded plat on file in the office of the County Clerk in and for Love County, Oklahoma.

together with all the improvements and appurtenances on the premises.

TO HAVE AND TO HOLD the described premises to the Grantee, the Grantee's successors, and assigns forever.

SIGNED AND SEALED this 28 day of January, 2016.

CHICKASAW NATION

By: Bill Anoatubby
Bill Anoatubby,
Governor of the Chickasaw Nation



ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss.
COUNTY OF PONTOTOC)

Before me, the undersigned, a Notary Public in and for said County and State on this 28 day of January, 2016, personally appeared Bill Anoatubby, to me known to be the identical person who subscribed his name as Governor of the Chickasaw Nation, and acknowledged to me that he executed the same as his free and voluntary act and deed.

Given under my hand and seal of office the day and year last above written.
My Commission Expires: May 8, 2016
My Commission Number: 12004426

Kassie Frost
NOTARY PUBLIC

AFTER RECORDING RETURN TO:
The Chickasaw Nation
Attn: Becky Floyd
P.O. Box 788
Ada, OK 74821-0788



FORM 7013

516

CORPORATION 4285
WARRANTY DEED
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

That W. P. "BILL" ATKINSON ENTERPRISES, INC.,

_____ a corporation, party of the first part,
in consideration of the sum of Ten and no/100 - - - - - dollars

and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby
grant, bargain, sell and convey unto THE HOUSING AUTHORITY OF THE CHICKASAW NATION OF
OKLAHOMA, P.O. Box 668, Ada, Ok. 74820

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

Lots Fourteen (14) and Fifteen (15) of Block Twenty-six (26) of the Original
Townsite of Marietta, Love County, State of Oklahoma

Exempt Documentary Stamp Tax OS
Title 68, Article 32 Section 3201 or
3202, Paragraph 7.

State of Okla. Love Co. 1 SS.
Filed 12-28 19 92
AM 4:05 PM
Book No. 448 page 516
Dora Jackson, Co. Clerk
By ll deputy

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

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



Signed and delivered this 5th day of June, 1992.

Tom E. Sliver, Ass't- Secretary. By James M. Gregory, Vice President.
W. P. "BILL" ATKINSON ENTERPRISES, INC

CORPORATION ACKNOWLEDGMENT—(OKLAHOMA FORM)

STATE OF Oklahoma County of Oklahoma, SS.
On this 5th day of June, 1992 before me, a Notary Public in

Agent 360 Property View

201 S 3rd Avenue, Marietta, OK 73448

Listing

Commercial Agent Full

201 S 3rd Avenue Marietta, OK 73448
 MLS#: **2124101** County: **Love** List Date: **07/22/2021** List Price: **\$79,000**
 Status: **Closed** School District: **Marietta (Love Co) - Sch Dist (A5)** TRS: **07S-02E-20** Sold Price: **\$52,500**
 Type: **Industrial** Subdivision: **Love Co Unplatted** DOM: **214**
 Closed Date: **03/02/2022** CDOM: **214**

[Report A Violation](#)



General Information

Permitted Use: **Mixed Use, Other** SqFt: **1456/CH**
 # Stories: Acres: **0.00** SqFt2:
 Rooms: Lt Sze-Sqft: **35** SqFt3:
 Year Built: **1970/Court House** Restrooms:
 Location: Under Const:
 Roof: **Alum / Metal**
 Taxes/Tax Yr/Tax ID: **\$3,141/2020/**
 Legal: **LOT 8 BLK 39 LESS E 70.17' N 25' LOT 7 BLK 39 LESS E 70.17' MARIETTA CITY**

Remarks

Nice location in Marietta. High Traffic area, close to bank and other facilities. Corner lot with lots of potential. The building has electrical, large entrance door and walk in door. Plenty of space to create a thriving business. Come to Marietta and take opportunity to build your business.

Listing Information

Documents On File: **None**
 Foundation: **Slab** Fence: **None**
 Floors: **Concrete** Exterior Features: **Dumpster, Lighting**
 Construction: **Brick** Lease Type:
 Census Tract:

Features & Utilities

Water: **City** Sewer: **City**
 Heating: **None/None** Cooling: **None**
 Energy: **None**
 Interior: **None**

Finance/Warranty Information

Assumable Loan: **Yes** Loan Int Rate:
 Non-Qualifying: PITI:

Office and Showing Information

Listing Office: **RE/MAX Lake Country (3439)** Office Phone: **(580) 276-5200** Accept Delivery: **Yes**
 Listing Associate: **Georganne Westfall (146961)** Contact Phone: **(580) 221-1733** Corp/Relocate: **No**
 Associate Lic #: **146961** Company OREC #: **182914**
 Listing Team Name: **RE/MAX Lake Country** Limited Service: **No**
 Owner: Owner Phone: Short Sale: **No**
 Compensation: **3%** Flood Notice Req: **No** Lender Owned: **No**
 OREC Disclosure Type: Occupied: **No** Original List Price: **\$185,000**
 List Agreement Type: **Excl Right to Sell** Keybox Type: **Combo**
 Showing Contact: **ShowingTime** Possession: **At Closing**
 Warranty:
 Broker Remarks: **Key is in office at 114 West Main Marietta**
 Directions: **From Hwy 32 turn south to 3 rd Street**

Selling Office and Closing Information

Sales Broker: **Georganne Westfall (146961)** List Date: **07/22/21**
 Sales Office: **RE/MAX Lake Country (3439)** Withdrawn Date: Pending Date: **02/21/22**
 Sales Team Name:
 ACD: Closed Date: **03/02/22**
 Paid Closing/Comments: **N/**
 MLS Staff Notes:

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Agent 360 Property View

216 W Main Street, Marietta, OK 73448

Listing

Commercial Agent Full

216 W Main Street Marietta, OK 73448

MLS#: 2118688	County: Love	List Date: 06/14/2021	List Price: \$199,000
Status: Closed	School District: Marietta (Love Co) - Sch Dist (A5)	TRS: 07S-02E-20	Sold Price: \$199,000
Type: Industrial	Subdivision:		LP/SQ: \$56
Closed Date: 08/16/2021			DOM: 14
			CDOM: 14

Report A Violation



General Information

Permitted Use: Mixed Use, Office, Retail, Other	SqFt: 3500/CH
# Stories: 0.14	SqFt2:
Rooms: 1900/Court House	SqFt3:
Year Built: 1900/Court House	Restrooms: Under Const:
Location:	
Roof: Other	
Taxes/Tax Yr/Tax ID: \$650/2021/	
Legal: W 17.5' OF LOT 14 & ALL LOT 15 BLK 23 MARIETTA CITY	

Remarks

Remarks: **Let Your Dreams Grow Wild Here! Event Center, at present, but the potential just doesn't stop. This downtown corner classic has been stripped & revived to a flourishing condition. Walls, Flooring, Fixtures, Electric & Plumbing...nothing gone untouched. Wide open space upon entry. Equipped kitchen, along with, His/Her bathrooms just beyond hanging/sliding hardwood doors. Office, supply room & multi-level storage allow for optimum use of ALL this functional space.**

Listing Information

Foundation: Slab	Fence: None
Floors: Stone	Exterior Features: Sidewalk, Storage
Construction: Stone	Lease Type:
Census Tract:	

Features & Utilities

Water: City	Sewer: City
Heating: Electric/Central	Cooling: Central AC
Energy: Ceiling Fans	
Interior: None	
Utility Connect Avail: Electric	

Finance/Warranty Information

Assumable Loan: No	Loan Int Rate:	Non-Qualifying:	PITI:
Listing Office: RE/MAX Master Associates, Inc. (2463)	Office Phone: (580) 226-7629	Accept Delivery: Yes	
Listing Associate: Karlissa Erwin (154515)	Contact Phone: (580) 276-7532	Corp/Relocate: No	
Associate Lic #: 154515	Company OREC #: 124075		
Listing Team Name:	Limited Service: No	Short Sale: No	
Owner:	Owner Phone:	Lender Owned: No	
Compensation: 3%	Flood Notice Req: No	Original List Price: \$199,000	
OREC Disclosure Type:	Occupied: Yes		
List Agreement Type: Excl Right to Sell	Keybox Type: Supra		
Showing Contact: Call Agent	Possession: At Closing		
Warranty:			
Broker Remarks: Original doors were taken from the back of the building & repurposed as the hallway entry doors.			

Directions: **North Side of Marietta Main Street**

Selling Office and Closing Information

Sales Broker: Kelli Bradshaw (184529)	Withdrawn Date:	List Date: 06/14/21
Sales Office: Priority Real Estate (2462)	Closed Date: 08/16/21	Pending Date: 06/28/21
Sales Team Name:		
ACD:		
Paid Closing/Comments: N/		
MLS Staff Notes:		

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Kelli Bradshaw

Serial# C2D27F69
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Agent 360 Property View

11125 State Hwy 76, Healdton, OK 73438

Listing

Commercial Agent Full

11125 State Hwy 76 Healdton, OK 73438
 MLS#: **2241137** County: **Carter** List Date: **12/05/2022** List Price: **\$90,000**
 Status: **Closed** School District: **Healdton - Sch Dist (HE4) TRS** 04S-03W-02 Sold Price: **\$40,000**
 Type: **Office Building** Subdivision: Closed Date: **06/06/2023** LP/SQ: **\$48**
 DOM: **101**
 CDOM: **101**

Report A Violation



General Information

Permitted Use: **Office** SqFt: **1875/CH**
 # Stories: Lt Sze-Sqft: **0.12** SqFt2:
 Rooms: **5,227** SqFt3:
 Year Built: **1972/Court House** Restrooms:
 Location: Under Const:
 Roof: **Alum / Metal**
 Taxes/Tax Yr/Tax ID: **\$354/2022/**
 Legal: **HEALDTON CITY, BLK 58 LOT 8 (25X140) LOT 9 E 12.5 (12.5X140)**

Remarks

Remarks: **Is your business growing & ready for more space? This brick office building features private parking in the back with 2 separate entrances, 8 offices (2 have sinks), 2 bathrooms, & plenty of storage closets throughout. Metal roof was installed within the last few years, but the inside will need some cosmetic love so this will be sold in "as-is" condition. With nearly 1900 sq ft & directly off Hwy 76 this place is ready for your imagination to take over.**

Listing Information

Foundation: **Slab** Fence: **None**
 Floors: Exterior Features: **Dumpster, Lighting, Sidewalk**
 Construction: **Brick** Lease Type:
 Census Tract:

Features & Utilities

Water: **City** Sewer: **City**
 Heating: **Electric/Central** Cooling: **Central AC**
 Energy: **None**
 Interior: **9+ Ceilings**

Finance/Warranty Information

Assumable Loan: **No** Loan Int Rate: Non-Qualifying: PITI:

Office and Showing Information

Listing Office: [Ardmore Realty, Inc \(3417\)](#) Office Phone: **(580) 226-4200** Accept Delivery: **Yes**
 Listing Associate: [Susan R Boiles \(138182\)](#) Contact Phone: **(580) 220-5897** Corp/Relocate: **No**
 Associate Lic #: **138182** Company OREC #: **160930**
 Listing Team Name: Limited Service: **Yes**
 Owner: Owner Phone: Short Sale: **No**
 Compensation: **2%** Flood Notice Req: **No** Lender Owned: **No**
 OREC Disclosure Type: Occupied: **No** Original List Price: **\$125,000**
 List Agreement Type: **ERS w/Var. Rate Comm**
 Showing Contact: **Call Agent** Keybox Type: **None**
 Warranty: Possession: **At Closing**
 Broker Remarks: **Roof does have a leak, Seller is unsure of where. CO-LISTED with Jeremiah McMahan.**

Directions: **Head North from Hwy 76 & Hwy 70 intersection. Go 4.8 miles and the destination is on the left, almost right before the red light. Will need to circle around the back of building and park behind OR turn around and park in front on road.**

Selling Office and Closing Information

Sales Broker: [Hannah Lewis \(181598\)](#) List Date: **12/05/22**
 Sales Office: [Ardmore Realty, Inc \(3417\)](#) Withdrawn Date: Pending Date: **03/16/23**
 Sales Team Name:
 ACD: Closed Date: **06/06/23**
 Paid Closing/Comments: **N/**
 MLS Staff Notes:

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Hannah Lewis

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Agent 360 Property View

223 S Main Street, Bristow, OK 74010

Listing

Commercial Agent Full

223 S Main Street Bristow, OK 74010

MLS#: 2301888	County: Creak	List Date: 01/19/2023	List Price: \$75,000
Status: Closed	School District: Bristow - Sch Dist (42)	TRS: 16N-09E-36	Sold Price: \$68,000
Type: Mixed Use	Subdivision: Bristow OT		LP/SQ: \$44
Closed Date: 05/24/2023			DOM: 92
			CDOM: 92

[Report A Violation](#)



General Information

Permitted Use:	Mixed Use, Other	SqFt:	1673/CH
# Stories:	Acres: 0.04	SqFt2:	
Rooms:	Lt Sze-Sqft: 1,514	SqFt3:	
Year Built:	1931/Owner	Restrooms:	
Location:		Under Const:	
Mineral Rights:	None		
Roof:	Other		
Taxes/Tax Yr/Tax ID:	\$317/2022/5501-00-078-000-0-150-00		
Legal:	O. T. BRISTOW S76 1 2 LOT 9 BLOCK 78		

Remarks

Remarks: Historic building, excellent downtown location. Property sits at the corner of major artery allowing for easy access. Tons of city parking adjacent to the building. Property updated in 2017 with new electric, plumbing, roofing, insulation. Great window space on the entire front facing Main Street. Previous tenant paid \$950/mo. Commercial vent hood stays. Historically, this space has been used for food service. This building would be great for any type of small business.

Listing Information

Foundation:	Other	Fence:	None
Floors:	Concrete	Exterior Features:	Sidewalk
Construction:	Brick	Lease Type:	
Miscellaneous:	Inside Storage, Zero Lot Line		
Price Includes:	Building		
Census Tract:			

Features & Utilities

Water:	City	Sewer:	City
Heating:	Other/2 Units, Central	Cooling:	2 Units, Central AC, Window AC
Energy:	Extra Insulation, Programmable Thermostat		
Interior:	9+ Ceilings, Display Window, Suspended Ceiling		
Utility Connect Avail:	Electric, Gas		

Finance/Warranty Information

Assumable Loan:	No	Loan Int Rate:		Non-Qualifying:	PITI:
Loan Balance:		Fin Opt/Used:	Other/Other		

Office and Showing Information

Listing Office:	Coldwell Banker Select (681)	Office Phone:	(918) 496-3333	Accept Delivery:	Yes
Listing Associate:	Jara McCoy (160312)	Contact Phone:	(918) 605-0180	Corp/Relocate:	No
Associate Lic #:	160312	Company OREC #:	155591		
Listing Team Name:		Limited Service:	No		
Owner:		Owner Phone:		Short Sale:	No
Compensation:	3%	Flood Notice Req:	No	Lender Owned:	No
OREC Disclosure Type:		Occupied:	No	Original List Price:	\$75,000
List Agreement Type:	Excl Right to Sell	Keybox Type:	SentriLock		
Showing Contact:	See (R) Remarks	Possession:	At Closing		
Warranty:					
Broker Remarks:	Call for combo code. Any questions to Jara McCoy 918-605-0180, offers to jmccoyrealtor@yahoo.com				

Directions: Go South down Main street Hwy 66 to intersection of Hwy 66, 16 & 48, last building on the east side.

Selling Office and Closing Information

Sales Broker:	Summer Witty (178413)	Withdrawn Date:		List Date:	01/19/23
Sales Office:	Midwest Land Group (2942)	Closed Date:	05/24/23	Pending Date:	05/09/23
Sales Team Name:					
ACD:					
Paid Closing/Comments:	N/				
MLS Staff Notes:					

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