The City of **Oklahoma City**
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: https://www.okc.gov

Staff Use Only:	
Case No.: SP	575
File Date:	1JUN'23
Ward No.:	7
Nbhd. Assoc.:	---
School District:	OKC
Extg Zoning:	I-1
Overlay:	HNO

APPLICATION FOR SPECIAL PERMIT

AZAM LLC DBA OK HOOKA AND SPORTS LOUNGE
Project Name

2401 Shull Ave Suite B Oklahoma City OK 73111
Address / Location of Property

HOOKA BAR
Proposed Use

Purpose Statement (provide attachment if necessary)

REQUIREMENTS FOR SUBMITTAL:

- ❑ 1.) One (1) Typed Legal Description of Proposed Special Permit area in MS Word file (.doc or .docx) format.
- ❑ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ❑ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ❑ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer (600-foot for drinking establishments) area of the property to be considered. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot (or 600-foot) buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ❑ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ❑ 6.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ❑ 7.) Supporting documents as required by Chapter 59, Article IX, Section 9350, Standards for Specific Uses in a .pdf file format.
- ❑ 8.) A filing fee of $2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make checks payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Raja Ijaz LLC
Name

800 NW 32nd Street
Mailing Address

Newcastle, OK, 73065
City, State, Zip Code

4056266555
Phone

Email

Signature of Applicant

MOHSIN R. BUTT
Applicant's Name (please print)

2401 SHULL AVE SUITE B
Applicant's Mailing Address

OKLAHOMA CITY OK 73111
City, State, Zip Code

6462881342
Phone

mohsinr63@aol.com
Email

MALIK 646.400.8058 tahirmalik001@yahoo.com

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

20200116010073510 DEED 01/16/2020 10:18:37 AM
Book:14238 Page:1947 PageCount:2 Filing
Fee:$20.00 Doc. Tax:$487.50 State of
Oklahoma County of Oklahoma
Oklahoma County Clerk David B. Hooten

Return To:
RAJA IJAZ LLC
2808 Tudor Rd
OKC, OK 73127

First American Title
3000 W. Memorial Road, Suite 216
Oklahoma City, OK 73120

STATUTORY
SPECIAL WARRANTY DEED

Doc Stamps: **487.50**

Tax ID#: **13-338-3300**

Filed/insured by: First American Title Insurance Company
File No.: **2461754-OK24 (nr)**

KNOW ALL MEN BY THESE PRESENTS: That **Station 6, LLC,** an **Oklahoma limited liability company (the "Grantor")**, in consideration of the sum of TEN AND NO/100's dollars and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey unto **RAJA IJAZ LLC, an Oklahoma limited liability company (the "Grantee")**, that certain tract of real property situated in **Oklahoma** County, **Oklahoma**, to wit:

A piece or parcel of land in the Southeast Quarter (SE/4) of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter (SE/4);

Thence South 89°37'19" West along the South line of said Southeast Quarter (SE/4) a distance of 1452.76 feet;

Thence North 00°00'22" East a distance of 55.00 feet and North 00°16'29" West a distance of 27.02 feet to the point of beginning;

Thence from said Point of Beginning South 89°37'56" West a distance of 83.28 feet;

Thence North 33°18'55" West a distance of 173.60 feet to a point on the existing East right-of-way line of I-35;

Thence North 07°08'15" East a distance of 216.57 feet;

Thence North 89°49'15" East a distance of 150.00 feet;

Thence South 00°16'29" East a distance of 359.90 feet to the Point of Beginning.

Property Address: **2401 Shull Avenue, Oklahoma City, OK 73111**

Certified True Copy
MARESSA TREAT ,COUNTY CLERK
Oklahoma County, Oklahoma

By: _____
Deputy
22nd day of May 2023

COUNTY CLERK SEAL OKLAHOMA COUNTY STATE OF OKLAHOMA

A piece or parcel of land in the Southeast Quarter (SE/4) of section Twenty-Four (24), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma and more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter (SE/4):

Thence South 89°37’19” West along the South line of the said Southeast Quarter (SE/4) a distance of 1452.76 feet;

Thence North 00°00’22” East a distance if 55.00 feet and North 00°16’29” West a distance of 27.02 feet to the point of the beginning;

Thence from said Point of beginning South 89°37’56” West a distance of 83.28 feet;

Thence North 33°18’55” West a distance of 173.60 feet to a point on the existing East right-of-way line of I-35;

Thence North 07°08’15” East a distance of 216.57 feet;

Thence North 89°49’15” East a distance of 150.00 feet;

Thence South 00°16’29” East a distance of 359.90 feet to the Point of the Beginning.

LETTER OF AUTHORIZATION

I, Raja Ijaz or,

(Property Owner of Record)

_____ authorize

(Agent of the Property Owner of Record and Title)

Mohsin R. Butt

(Designated Representative)

to make changes for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

2401 Shull Ave Oklahoma City OK 73111

(Address and/or County Assessor account number and County Name)

By: _____

(Signature)

Title: Owner of LLC

(Manager/Proprietor)

Date: _____

(MM/DD/YYYY)

Together with all the improvements thereon and the appurtenances thereunto belonging, LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants; and warrant the title to the same against any and all acts, conveyances, liens and encumbrances affecting such property made or suffered to be made or done by, through or under Grantor, but not otherwise.

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

Signed and delivered this **January 15, 2020** .

Station 6, LLC via Warranty Deed recorded
November 24, 2009 in Book 11249, page 1238.,
an Oklahoma limited liability company

By:_____
Name: Joe Javadzadeh
Title: Manager

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA** }
} **ss.**
COUNTY OF **OKLAHOMA** }

This instrument was acknowledged before me on **January 15, 2020**, by **Joe Javadzadeh** as **Manager** of **Station 6, LLC** an **Oklahoma limited liability company**.

NATALIE A. REID NOTARY # 07010867 EXP. 11/08/23 PUBLIC STATE OF OKLAHOMA

Natalie A. Reid
NOTARY PUBLIC **Natalie Reid**
My Commission Expires: **11/8/2023**

Mail Tax Statements To:
First National Bank of Oklahoma
5101 North Western Avenue
Oklahoma City, OK 73118

Larry Stein
Oklahoma County Assessor's Office

Ownership Radius Report

This Official Report is for Account Number R133383300 and is a 600-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.

STATE OF OKLAHOMA }
COUNTY OF OKLA. } ss:

I, the duly elected, qualified and acting County Assessor, in and for the County and State aforesaid, do hereby certify that the within and foregoing is a full, true and complete copy of 600 ft Radius Report filed in the office of the County Assessor on the 18th day of May, 2023

Given under my hand and official seal this 18th day of May, 2023

County Assessor

K Strayer Deputy

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 23rd day of May, 2023

Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma, County of Oklahoma, on the 23rd day of May, 2023.

My Commission Expires:
9-24-23

Notary Public
Commission # 15008876

L. J. RHODES NOTARY # 15008876 EXP. 09/24/23 PUBLIC STATE OF OKLAHOMA

600ft Radius Report
5/18/2023

accountno	name1	name2	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location	name3		
R071211390	HAWKINS REGINA	STIFT LAWAYNE	PO BOX 3573	GARDENA	CA	90247	SUCCESS HEIGHTS ADD	004	000	SUCCESS HEIGHTS ADD 004 000 LOTS 25 & 26	2617 NE 21ST ST OKLAHOMA CITY			
R071211445	COULTER KEVIN		3009 W BRITTON RD	OKLAHOMA CITY	OK	73120	SUCCESS HEIGHTS ADD	004	000	SUCCESS HEIGHTS ADD 004 000 LOTS 27 & 28	2621 NE 21ST ST OKLAHOMA CITY			
R071211520	FOSTER RETONIA		32796 N RIDGE TOP LN	CASTAIC	CA	91384	SUCCESS HEIGHTS ADD	004	000	SUCCESS HEIGHTS ADD 004 000 LOTS 29 & 30	2625 NE 21ST ST OKLAHOMA CITY			
R071211525	LASLEY KEITH		PO BOX 54476	OKLAHOMA CITY	OK	73154	SUCCESS HEIGHTS ADD	004	000	SUCCESS HEIGHTS ADD 004 000 LOTS 31 & 32	2629 NE 21ST ST OKLAHOMA CITY			
R071211375	LAMBETH RONALD E & ROSA P		2613 NE 21ST ST	OKLAHOMA CITY	OK	73111-1919	SUCCESS HEIGHTS ADD	004	000	SUCCESS HEIGHTS ADD 004 000 LOTS 23 & 24 PLUS S 1/2 VAC ALLEY ADJ ON N	2613 NE 21ST ST OKLAHOMA CITY			
R071211365	CARSON RICHARD O JR & DESTINY V		1233 NE 18TH ST	OKLAHOMA CITY	OK	73111	SUCCESS HEIGHTS ADD	004	000	SUCCESS HEIGHTS ADD 004 000 PT OF LOTS 17 THRU 22 BEG 100FT E OF SW/C BLK 4 TH N140FT E50FT S140FT W50FT TO BEG	2609 NE 21ST ST OKLAHOMA CITY			
R071211360	DAVIS DANIEL L		2605 NE 21ST ST	OKLAHOMA CITY	OK	73111-1919	SUCCESS HEIGHTS ADD	004	000	SUCCESS HEIGHTS ADD 004 000 MIDDLE 50FT OF S15FT OF LOT 17 & MIDDLE 50FT OF LOTS 18 THRU 22	2605 NE 21ST ST OKLAHOMA CITY			
R071211370	JJJ & R P ENTERPRISE INC		PO BOX 50235	MIDWEST CITY	OK	73140-5235	SUCCESS HEIGHTS ADD	004	000	SUCCESS HEIGHTS ADD 004 000 W50FT OF S15FT OF LOT 17 & W50FT OF LOTS 18 THRU 22	2601 NE 21ST ST OKLAHOMA CITY			
R089781080	JJJ & R P ENTERPRISES INC		PO BOX 50235	MIDWEST CITY	OK	73140-5235	BRYANT CENTER	000	000	BRYANT CENTER 000 000 ALL BLK 2 PLUS LOT 1 & N60FT LOT 2 BLK 3	2633 NE 21ST ST OKLAHOMA CITY			
R071210960	NOBEL REAL ESTATE GROUP LLC		19108 SHILSTONE WAY	EDMOND	OK	73013	SUCCESS HEIGHTS ADD	004	000	SUCCESS HEIGHTS ADD 004 000 LOTS 1 & 2	2628 NE 22ND ST OKLAHOMA CITY			
R071210965	PROSPERO LLC		11800 WOODBRIDGE RD	OKLAHOMA CITY	OK	73162	SUCCESS HEIGHTS ADD	004	000	SUCCESS HEIGHTS ADD 004 000 LOTS 3 & 4	2624 NE 22ND ST OKLAHOMA CITY			
R071210970	SPAULDING PAT	SPAULDING RACHEL	6009 S I 35 SERVICE RD	OKLAHOMA CITY	OK	73149-2101	SUCCESS HEIGHTS ADD	004	000	SUCCESS HEIGHTS ADD 004 000 LOTS 5 & 6	2620 NE 22ND ST OKLAHOMA CITY			

R071210975	GALBREATH ANNETTA & KEVIN		2620 NW 114TH ST	OKLAHOMA CITY	OK	73120-6605	SUCCESS HEIGHTS ADD	004	000	SUCCESS HEIGHTS ADD 004 000 LOTS 7 & 8	2616 NE 22ND ST OKLAHOMA CITY			
R071211040	WARE JESSIE M	WARE CYNTHIA ANN	2612 NE 22ND ST	OKLAHOMA CITY	OK	73111-1924	SUCCESS HEIGHTS ADD	004	000	SUCCESS HEIGHTS ADD 004 000 LOTS 9 & 10	2612 NE 22ND ST OKLAHOMA CITY			
R071211130	FREEMAN GEORGE TRS	FREEMAN GEORGE FAMILY TRUST	8000 N SOONER RD	OKLAHOMA CITY	OK	73151	SUCCESS HEIGHTS ADD	004	000	SUCCESS HEIGHTS ADD 004 000 PT LOTS 12 THRU 17 BLK 4 BEG 100FT E NW/C SD BLK 4 TH S140FT E50FT N140FT W50FT TO BEG	2608 NE 22ND ST OKLAHOMA CITY			
R071211140	DMP PROPERTY LLC		3125 CARLTON WAY	THE VILLAGE	OK	73120-2231	SUCCESS HEIGHTS ADD	004	000	SUCCESS HEIGHTS ADD BLK 004 E50FT OF W100FT OF LOTS 12 THRU 16 & E50FT OF W100FT OF N10FT OF LOT 17	2604 NE 22ND ST OKLAHOMA CITY			
R071211150	JONES BRENDA		2620 NW 114TH ST	OKLAHOMA CITY	OK	73120	SUCCESS HEIGHTS ADD	004	000	SUCCESS HEIGHTS ADD 004 000 W50FT LOTS 12 THRU 17 EXCEPT A TR OFF W END OF LTS 12 THRU 16 BEING 6FT ON N & EXTENDS TO SW/C LOT 16	2600 NE 22ND ST OKLAHOMA CITY	C/O ANNETTA GALBREATH		
R089781295	JJJ & R P ENTERPRISES INC		PO BOX 50235	MIDWEST CITY	OK	73140-5235	BRYANT CENTER	007	000	BRYANT CENTER 007 000	0 UNKNOWN OKLAHOMA CITY			
R071210320	STATE OF OKLAHOMA	DEPT OF TRANSPORTATIO N	200 NE 21ST ST	OKLAHOMA CITY	OK	73105-3299	SUCCESS HEIGHTS ADD	001	000	SUCCESS HEIGHTS ADD 001 000 LOTS 7 THRU 10 EX N10FT & EX TRI TR BEG 10FT S & 9.2FT W OFNE/C LOT 8 TH W TO W LINE OF LOT 10 TH N30FT TH E TO BEG &ALL LOTS 16 THRU 24 EX A TR OFF W SIDE BEING 140FT ON N	0 UNKNOWN OKLAHOMA CITY			

R071210570	STINGRAY PROPERTIES LLC		PO BOX 30434	MIDWEST CITY	OK	73140-3434	SUCCESS HEIGHTS ADD	001	000	SUCCESS HEIGHTS ADD 001 000 E25FT OF LOT 26 & ALL OF LOT 27	2613 NE 22ND ST OKLAHOMA CITY			
R071210600	WALKER & WALKER LTD CO LLC		9025 ROLLING GREEN AVE	OKLAHOMA CITY	OK	73132	SUCCESS HEIGHTS ADD	001	000	SUCCESS HEIGHTS ADD 001 000 LOTS 28 & 29	2617 NE 22ND ST OKLAHOMA CITY			
R071210640	PROPERTY MANAGEMENT SERVICES INC		1411 LINWOOD BLVD	OKLAHOMA CITY	OK	73106-5021	SUCCESS HEIGHTS ADD	001	000	SUCCESS HEIGHTS ADD 001 000 LOTS 30 & 31	2621 NE 22ND ST OKLAHOMA CITY			
R071210650	WATSON PHYLLIS K TRS	WATSON PHYLLIS K LIVING TRUST	1300 N NEBRASKA AVE	OKLAHOMA CITY	OK	73117	SUCCESS HEIGHTS ADD	001	000	SUCCESS HEIGHTS ADD 001 000 LOTS 32 & 33	2625 NE 22ND ST OKLAHOMA CITY			
R071210660	CRIGLER WILLARD SR		PO BOX 21215	WICHITA	KS	67208	SUCCESS HEIGHTS ADD	001	000	SUCCESS HEIGHTS ADD 001 000 LOTS 34 & 35	2629 NE 22ND ST OKLAHOMA CITY			
R071210320	STATE OF OKLAHOMA	DEPT OF TRANSPORTATIO N	200 NE 21ST ST	OKLAHOMA CITY	OK	73105-3299	SUCCESS HEIGHTS ADD	001	000	SUCCESS HEIGHTS ADD 001 000 LOTS 7 THRU 10 EX N10FT & EX TRI TR BEG 10FT S & 9.2FT W OFNE/C LOT 8 TH W TO W LINE OF LOT 10 TH N30FT TH E TO BEG &ALL LOTS 16 THRU 24 EX A TR OFF W SIDE BEING 140FT ON N	0 UNKNOWN OKLAHOMA CITY			
R071210240	OKLAHOMA CITY EXPRESS CONNECTION INC		2504 NE 12TH ST	OKLAHOMA CITY	OK	73117-5219	SUCCESS HEIGHTS ADD	001	000	SUCCESS HEIGHTS ADD BLK 001 LOT 000 LOTS 1 THRU 6 EX N10FT & EX A TR BEG 10FT S OF NW/C LT 6 TH E150FT S22.62FT W150FT N22.62FT TO BEG	2618 NE 23RD ST OKLAHOMA CITY			
R071210243	STATE OF OKLAHOMA	DEPT OF TRANSPORTATIO N	200 NE 21ST ST	OKLAHOMA CITY	OK	73105	SUCCESS HEIGHTS ADD	001	000	SUCCESS HEIGHTS ADD BLK 001 LOT 000 BEG 10FT S OF NW/C LT 6 TH E150FT S22.62FT W150FT N22.62FT TO BEG CONT 3393 SQ FT MORE OR LESS	UNKNOWN OKLAHOMA COUNTY			

R133404500	GRAND CIRCLE INVESTMENTS LLC	C/O SHLOMO KLETZKIN	3A PRIME LN	LAKEWOOD	NJ	08701	UNPLTD PT SEC 25 12N 3W	000	000	UNPLTD PT NE4 SEC 25 12N 3W BEG 631.19FT SLY FROM INTERSECTION OF S LINE NE 23RD ST AS EXTENDED & W LINE OF GRAND BLVD TH SLY170FT W600FT NLY141.63FT NELY ON A CURVE 32.11FT E59.73FT NLY110.73FT NELY	2269 NE GRAND BLVD OKLAHOMA CITY			
R071210320	STATE OF OKLAHOMA	DEPT OF TRANSPORTATIO N	200 NE 21ST ST	OKLAHOMA CITY	OK	73105-3299	SUCCESS HEIGHTS ADD	001	000	SUCCESS HEIGHTS ADD 001 000 LOTS 7 THRU 10 EX N10FT & EX TRI TR BEG 10FT S & 9.2FT W OFNE/C LOT 8 TH W TO W LINE OF LOT 10 TH N30FT TH E TO BEG &ALL LOTS 16 THRU 24 EX A TR OFF W SIDE BEING 140FT ON N	0 UNKNOWN OKLAHOMA CITY			
R133401300	PHILLIPS ROBERT L REV TRUST		PO BOX 50235	MIDWEST CITY	OK	73140-5235	UNPLTD PT SEC 25 12N 3W	000	000	UNPLTD PT SEC 25 12N 3W 000 000 PT NE4 SEC 25 12N 3W BEG NW/C NE4 NE4 TH E286.04FT S300FT W12.7FT S137.7FT W273.34FT N437.5FT TO BEG SUBJ TO ESMTS OF RECORD	2630 NE 21ST ST OKLAHOMA CITY			

R133401200	JJJ & R P ENTERPRISES INC		PO BOX 50235	MIDWEST CITY	OK	73140-5235	UNPLTD PT SEC 25 12N 3W	000	000	UNPLTD PT SEC 25 12N 3W 000 000 PT NE4 SEC 25 12N 3W BEG 286.04FT E NW/C NE4 NE4 TH S300FT E133FT N300FT W133FT TO BEG SUBJ TO ESMTS OF RECORD	2630 NE 23RD ST OKLAHOMA CITY			
R089781175	QUDSIA INVESTMENT INC		3911 CREEK BANK DR	EDMOND	OK	73003	BRYANT CENTER	005	000	BRYANT CENTER 005 000	2700 NE 23RD ST OKLAHOMA CITY			
R039865400	MCGARY MERLIN		3819 KINGS CT	OKLAHOMA CITY	OK	73121-2046	WAILS SECOND ADD	003	000	WAILS SECOND ADD 003 000 LOTS 17 THRU 22	2601 NE 23RD ST OKLAHOMA CITY			
R133383015	COOK 01 LLC		1620 SW 122ND ST STE 200	OKLAHOMA CITY	OK	73170-4848	UNPLTD PT SEC 24 12N 3W	000	000	UNPLTD PT SEC 24 12N 3W 000 000 PT SE4 SEC 24 12N 3W BEG 993FT W & 43FT N OF SE/C SE4 TH N180FT W400FT S180FT E400FT TO BEG CONT 1.6529ACRS MORE OR LESS	2501 NE 23RD ST, Unit A OKLAHOMA CITY			
R039864800	BETHLEHEM STAR BAPTIST CHURCH		2704 NE 24TH ST	OKLAHOMA CITY	OK	73111-3718	WAILS SECOND ADD	003	000	WAILS SECOND ADD BLK 003 LOT 000 LOTS 1 THRU 16	2704 NE 24TH ST OKLAHOMA CITY			
R133383300	RAJA IJAZ LLC		800 NW 32ND ST	NEWCASTLE	OK	73065	UNPLTD PT SEC 24 12N 3W	000	000	UNPLTD PT SEC 24 12N 3W BLK 000 LOT 000 PT SE4 SEC 24 12N 3W BEG 55FT N & 1452.76FT W & 27.05FT N OF SE/C SE4 TH W83.28FT NWLY173.60FT NELY216.57FT E150FT S359.90FT TO BEG SUBJ TO ESMTS OF RECORD	2401 SHULL AVE OKLAHOMA CITY			
R039863600	BETHLEHEM STAR BAPTIST CHURCH		2704 NE 24TH ST	OKLAHOMA CITY	OK	73111-3718	WAILS SECOND ADD	002	000	WAILS SECOND ADD 002 000 LOTS 13 THRU 16	2701 NE 24TH ST OKLAHOMA CITY			

R131892730	BUILDERS MART PROPERTIES LLC		2405 SW 139TH ST	OKLAHOMA CITY	OK	73170-6891	UNPLTD PT SEC 24 12N 3W	000	000	UNPLTD PT SEC 24 12N 3W 000 000 PT SE4 SEC 24 12N 3W BEG 993FT W & 223FT N OF SE/C SE4 TH N320FT W400FT S320FT E400FT TO BEG CONT 2.94ACRS MORE OR LESS	2500 SHULL AVE OKLAHOMA CITY			
R039876800	KING DAVID LODGE 50	HOUSING FOUNDATION INC	2730 NE 25TH ST	OKLAHOMA CITY	OK	73111-3717	WAILS ADDITION	016	000	WAILS ADDITION 016 000 LOTS 9 THRU 16	0 UNKNOWN OKLAHOMA CITY			
R133383000	BRINKS INCORPORATED		PO BOX 18100	RICHMOND	VA	23226-8100	UNPLTD PT SEC 24 12N 3W	000	000	UNPLTD PT SEC 24 12N 3W 000 000 PT SE4 SEC 24 12N 3W BEG 993FT W & 543FT N OF SE/C SE4 TH W400FT N210FT E400FT S210FT TO BEG	2600 SHULL AVE OKLAHOMA CITY			
R133383900	INDEPENDENT SCHOOL	DIST # 89	0	Unknown	OK	00000	UNPLTD PT SEC 24 12N 3W	000	000	UNPLTD PT SEC 24 12N 3W 000 000 PT OF SE4 SEC 24 12N 3W BEG 20FT E OF SW/C OF SE4 TH N451.2FT E121FT N152.8FT W121FT N229FT E75FT N134FT W75FT N38FT E705.3FT TO W LINE RR SWLY ALONG R/W TO S LINE OF S	0 UNKNOWN OKLAHOMA CITY			
R133383012	JFLC INVESTMENTS LLC		1821 LOGAN AVE	CHEYENNE	WY	82001-5007	UNPLTD PT SEC 24 12N 3W	000	000	UNPLTD PT SEC 24 12N 3W 000 000 PT SE4 SEC 24 12N 3W BEG 993FT W & 753FT N OF SE/C SE4 TH W400FT N300FT E400FT S300FT TO BEG	2620 SHULL AVE OKLAHOMA CITY			

R133383910	CENTRAL OKLA TRANSPORTATION	AND PARKING AUTHORITY	0	Unknown	NO	00000	UNPLTD PT SEC 24 12N 3W	000	000	UNPLTD PT SEC 24 12N 3W 000 000 PRT OF SE4 SEC 24 12N 3W 9.52ACR OUT OF SE4 FORMERLY RR R/W	2500 NE 30TH ST OKLAHOMA CITY			

DID YOU KNOW? As a property owner, you have Rights, Remedies, & Responsibilities regarding your assessment. Read more

Larry Stein Oklahoma County Assessor (405) 713-1200 - Public Access System

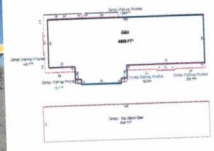
Home | Contact Us | Guest Book | Map Search | New Search

Real Property Display - Screen Produced 5/22/2023 3:04:23 PM

Account: R133383300	Type: Commercial	Location:	2401 SHULL AVE
Building Name/Occupant:	OK GAS & FOOD MART AND NINA J'S DISPENARY	Map Parcel	OKLAHOMA CITY
Owner Name 1:	RAJA IJAZ LLC	1/4 section #:	2694
Owner Name 2:		Parent Acct:	
Owner Name 3:		Tax District:	TXD 200TF9D
Billing Address:	800 NW 32ND ST	School System:	Oklahoma City #89
City, State, Zip	NEWCASTLE , OK 73065	Land Size:	61,855.00 Square Feet
Country: *(If noted)*			
Personal Property	Land Value: 123,710	Treasurer:	Click to View Taxes
Sect 24-T12N-R3W Qtr SE	UNPLTD PT SEC 24 12N 3W Block 000 Lot 000	Subdivision Sales	

Full Legal Description: UNPLTD PT SEC 24 12N 3W BLK 000 LOT 000 PT SE4 SEC 24 12N 3W BEG 55FT N & 1452.76FT W & 27.05FT N OF SE/C SE4 TH W83.28FT NWLY173.60FT NELY216.57FT E150FT S359.90FT TO BEG SUBJ TO ESMTS OF RECORD

Photo & Sketch (if available)



Comp Sales Address/Date/Price (ordered by relevancy) Report Coming Soon

No comparable sales returned.

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information HERE)

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2023	328,000	328,000	36,080	0	36,080	117.63	$4,244	$0
2022	328,000	328,000	36,080	0	36,080	117.63	$4,244	$0
2021	328,000	328,000	36,080	0	36,080	117.70	$4,247	$0
2020	328,000	328,000	36,080	0	36,080	119.08	$4,296	$0
2019	617,000	617,000	67,870	0	67,870	119.00	$8,077	$0

-- -- > >| [1/5]

Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R133383300	2022	5% Capped Account	0

Property Deed Transaction History (Recorded in the County Clerk's Office)

Date		Type	Book	Page	Price	Grantor	Grantee
1/15/2020	>	Deeds	14238	1947	325,000	STATION 6 LLC	RAJA IJAZ LLC
11/24/2009	>	Deeds	11249	1238	600,000	SPIRITBANK	STATION 6 LLC
10/29/2009	>	Other	11249	1236	0	RIVERFRONT MANAGEMENT LLC	SPIRITBANK
3/22/2005	>	Other	9650	205	0	WESCHAD INC	RIVERFRONT MANAGEMENT LLC
12/10/1999	>	Deeds	7741	1284	217,000	BRUHWILER JOHN	WESCHAD INC

-- -- > >| [1/2]

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2018	04/18/2018	617,000	617,000	67,870	0	67,870
2017	03/03/2017	617,000	607,748	66,852		
2016	03/04/2016	617,000	578,809	63,668	0	63,668
2015	03/19/2015	617,000	551,248	60,637	0	60,637
2014	03/18/2014	617,000	524,999	57,749	0	57,749

Property Building Permit History

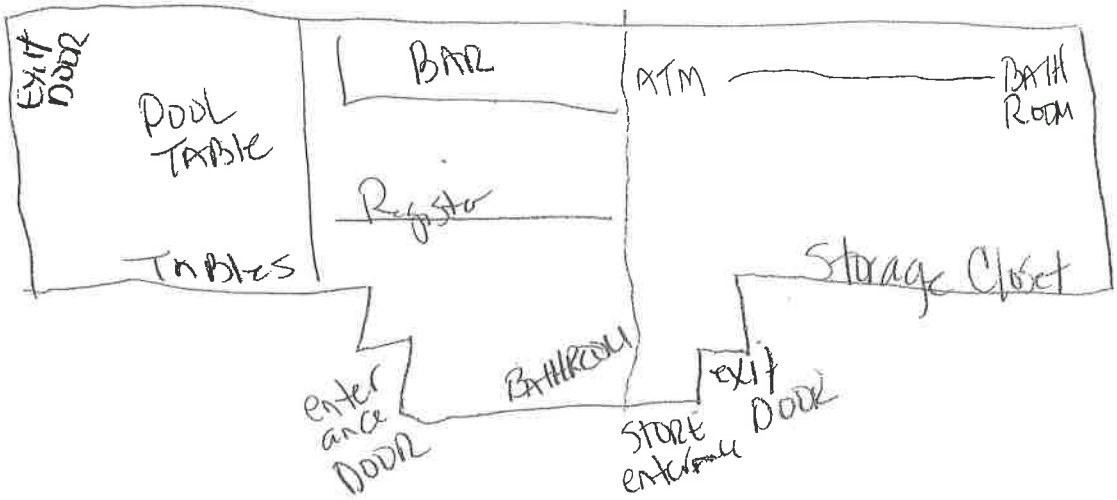
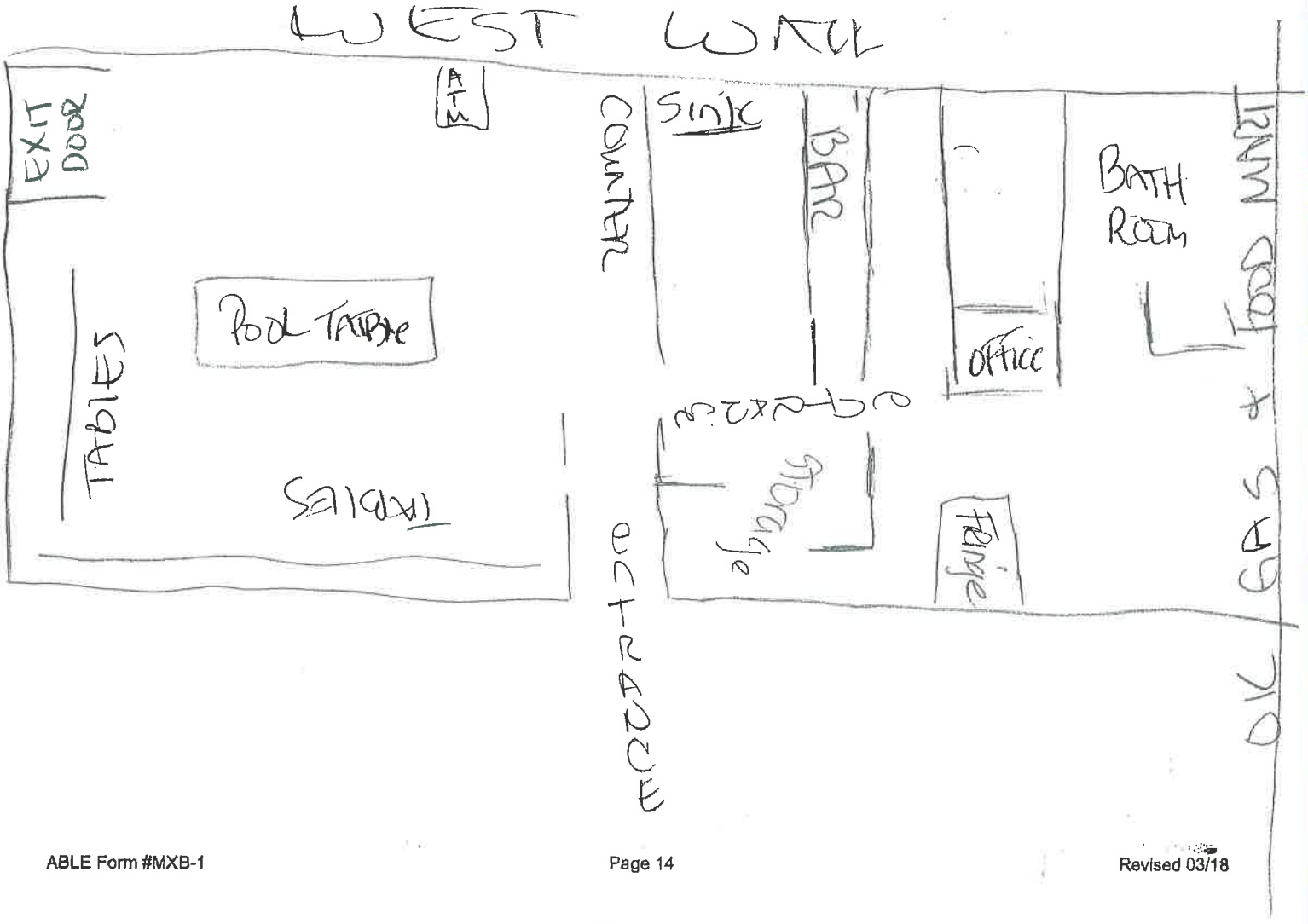
Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
11/18/2020	BLDC-2020-06148		1	Commercial	3,500	Inactive
10/30/2020	BLDC-2020-06020		1	Commercial	2,500	Inactive
10/6/2020	BLDC-2020-06148		1	Commercial	3,500	Inactive
3/15/2010	10396092	OKLAHOMA CITY	1	Remodeled	20,000	Inactive
2/25/2000	10231033	OKLAHOMA CITY	1	Other	70,000	Inactive

-- -- > >| [1/2]

Click button on building number to access detailed information:

	Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
Click	1	Improved	Convenience Store	2000	6,608	1 Stories

LOCATION DIAGRAM

Draw or attach a diagram of the licensed premises. The diagram should include the following: outside dimensions, rooms, doorways, bars and liquor storage areas. DO NOT SUBMIT BLUEPRINTS

No O/S dining/drinking
NO church/school w/i 300' radius