

AUCTION 20

RENTAL INVESTMENT PORTFOLIO **HOMES**

in Stillwater and Cushing, Oklahoma *in 17 Tracts*



INFORMATION BOOKLET

- \$12,125 Monthly Rental Income
- Strong Rental Market
- Buy Student A College House + Earn Rental Income!
- Great Student Housing Opportunity in Stillwater

WEDNESDAY, JUNE 9 - 11AM

held at the Sparrow Beginnings, Stillwater • Online Bidding Available



800.451.2709 • www.SchraderAuction.com

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

**AUCTION
MANAGER**

BRENT WELLINGS • 405.332.5505 • brent@schraderauction.com



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

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*in
cooperation
with*



Berry Auctions

101 N. Main • Stillwater, OK 74075

405-372-2466

BOOKLET INDEX



Real Estate Auction Registration Forms

Location Maps

Tract Descriptions, Property Photos and Auction Terms

Tax Statements

Preliminary Title



BIDDER PRE-REGISTRATION FORM

WENESDAY, JUNE 9, 2021

RENTAL HOMES – STILLWATER & CUSHING, OKLAHOMA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,

P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com no later than Wednesday, June 2, 2021.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
Rental Homes • Payne County, Oklahoma
Tuesday, June 9, 2021

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder’s Package for the auction being held on Tuesday, June 9, 2021 at 11:00 AM CT.
3. I have read the information contained in the Real Estate Bidder’s Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer’s premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier’s check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, June 2, 2021**. Send your deposit and return this form email to **auctions@schraderauction.com or brent@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

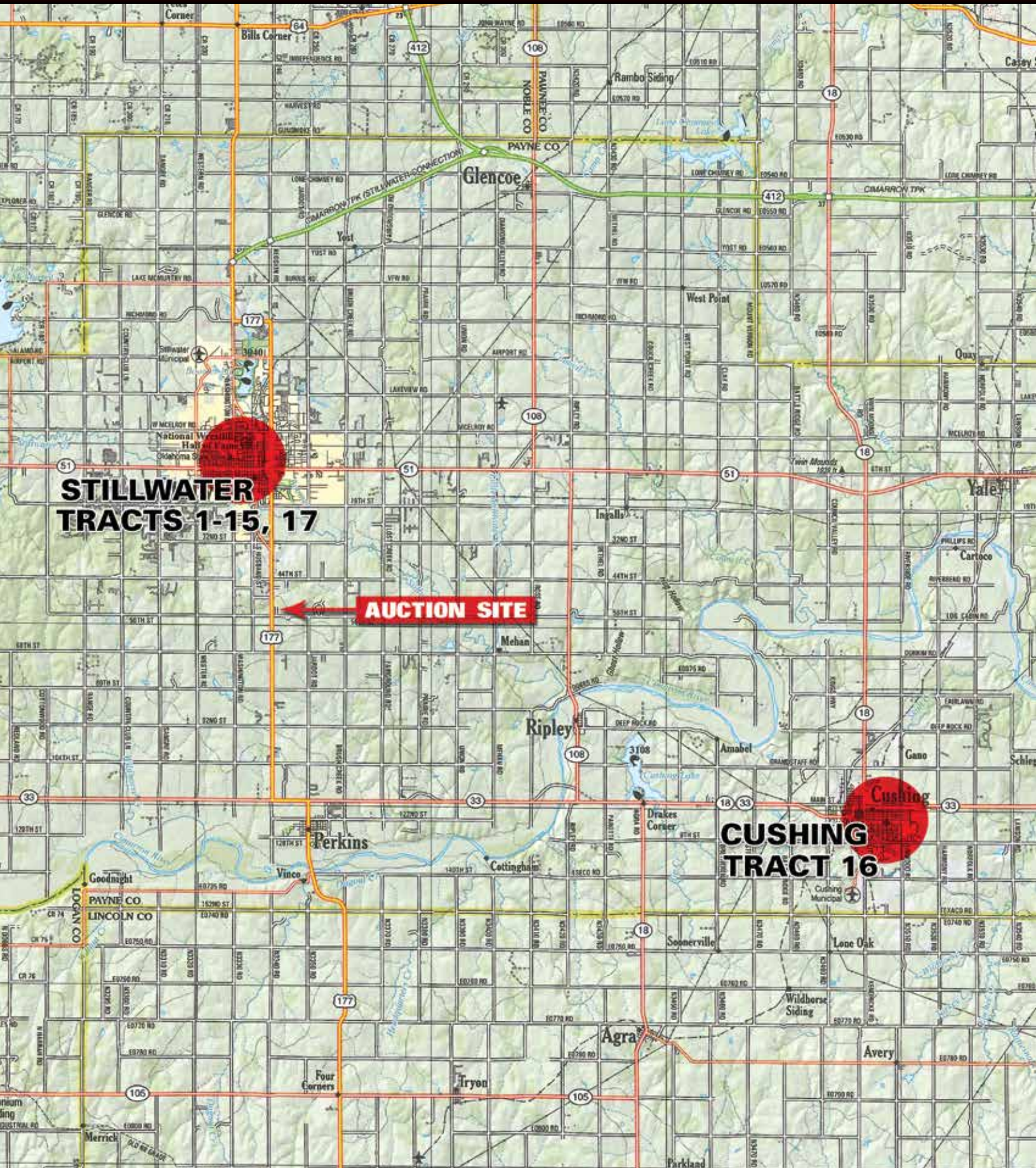
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION MAPS

LOCATION MAP

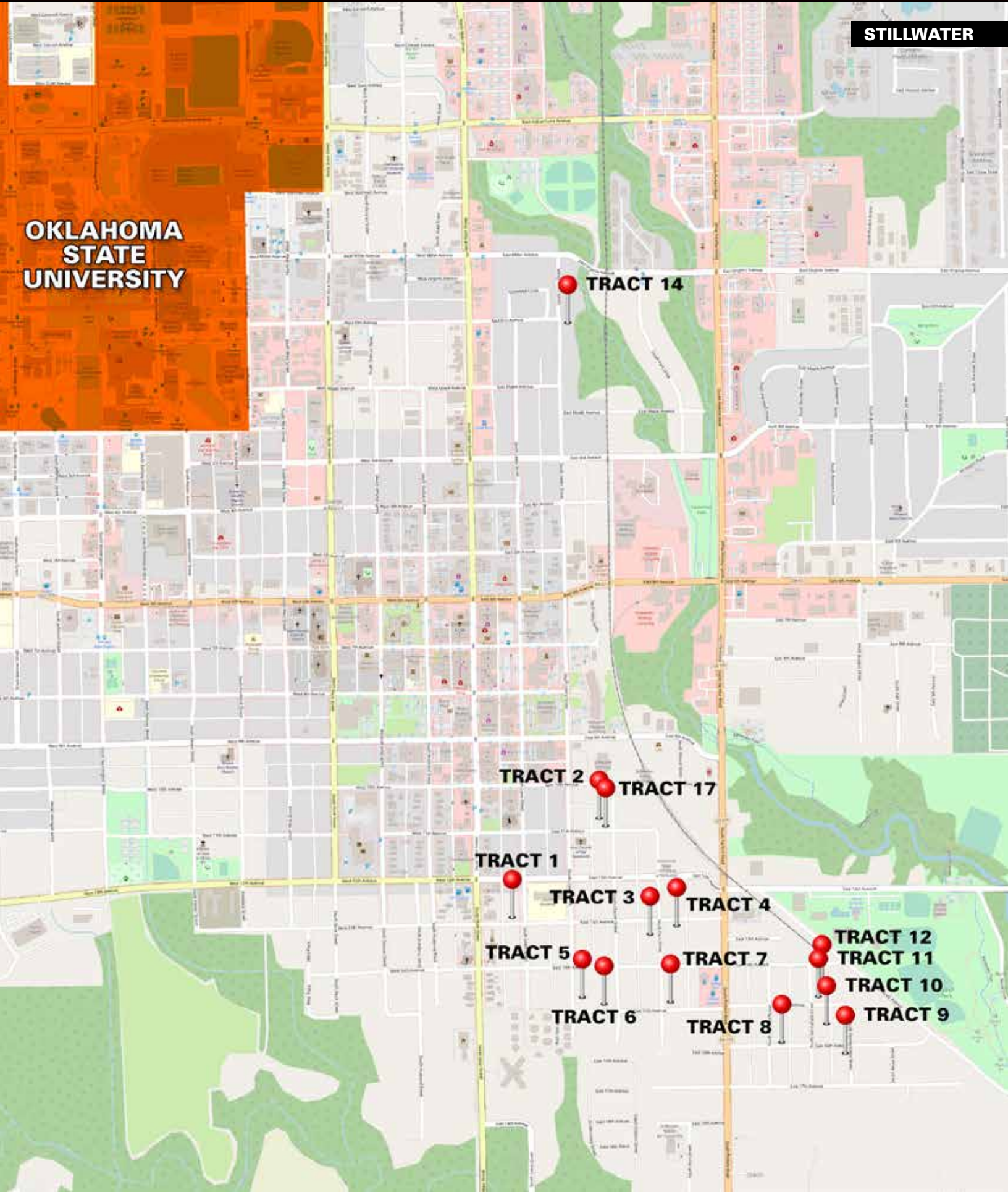


Auction held at Sparrow Beginnings, 5317 S. Hartford, Stillwater, OK 74074

LOCATION MAP

STILLWATER

OKLAHOMA
STATE
UNIVERSITY



TRACT 14

TRACT 2 TRACT 17

TRACT 1 TRACT 3 TRACT 4

TRACT 5 TRACT 7 TRACT 12 TRACT 11 TRACT 10 TRACT 6 TRACT 8 TRACT 9

LOCATION MAPS

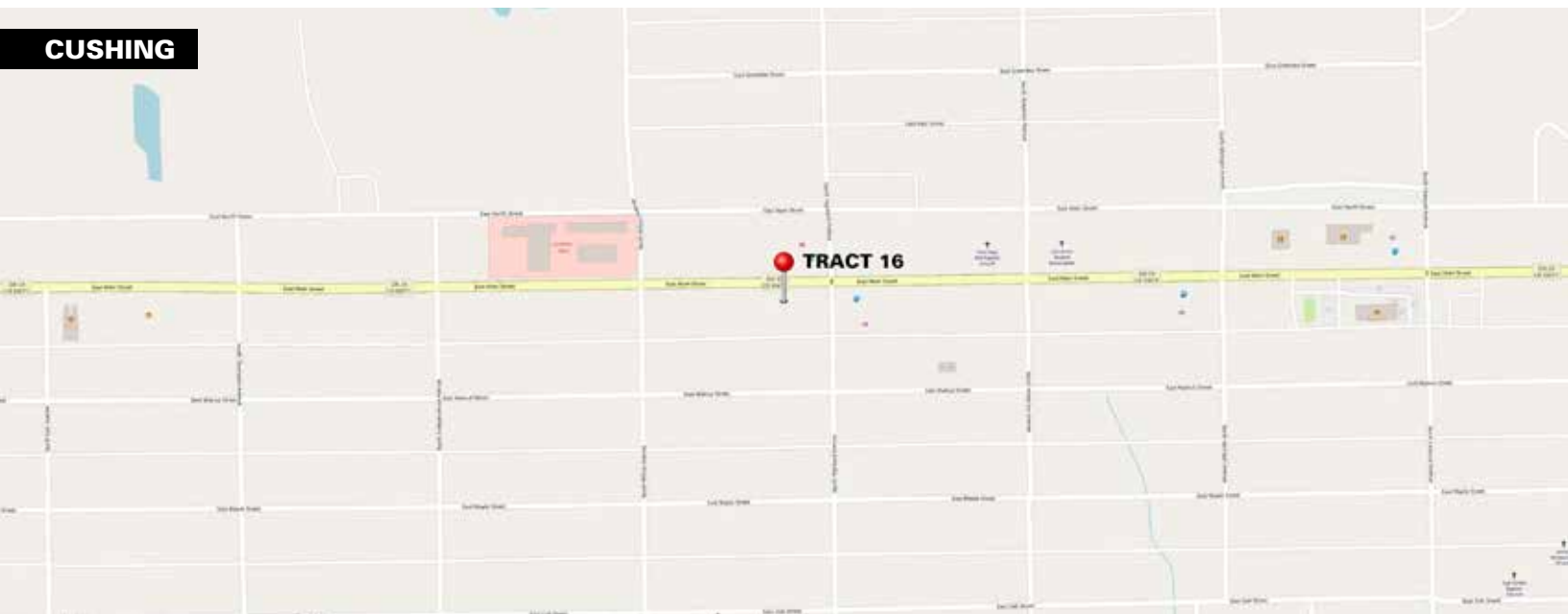
STILLWATER



STILLWATER



CUSHING



TRACT
DESCRIPTIONS &
PROPERTY PHOTOS

AUCTION 20

RENTAL INVESTMENT PORTFOLIO
in Stillwater and Cushing, Oklahoma

HOMES

in 17 Tracts

**WEDNESDAY,
JUNE 9 - 11AM**

held at the Sparrow Beginnings, Stillwater
Online Bidding Available



We are pleased to offer an outstanding portfolio of Single Family Investment properties in Stillwater and Cushing, Oklahoma. The sale will feature 18 homes spread around the Stillwater Community and also 2 homes in Cushing. This is a wonderful opportunity for the investment driven Buyer to acquire actively leased properties, which fit their investment needs. ALSO a great opportunity here for the **Oklahoma State University Parent** to purchase a college house for their new student while earning rental income throughout their college career! See website for details about each property, including: photos, copies of leases and other due diligence information!

OPEN INSPECTION

THURSDAY, JUNE 3

Tracts 1-4, 17 • 9am – 10:30am

Tracts 5-8 • 11am – 12:30pm

Tracts 9-12 • 1pm – 2:30pm

Tracts 13-16 • 3pm – 4:30pm

*Private Inspection Available by
Appointment – Call Auction Manager*

TRACT 1



TRACT 1: 1224 S. Lewis Street – 3Bd, 2Ba home with central h/a on large corner lot that was remodeled in 2018, 1,362 Sq. Ft.



TRACT 2



TRACT 3



TRACT 3: 1304 S. Fern Street – 2Bd, 1Ba home with central h/a, nice trees and yard, 960 Sq. Ft.



TRACT 4



TRACT 4: 503 E. 13th Ave – 2Bd, 1Ba home with central h/a, shaded back yard, detached garage, 768 Sq. Ft.



TRACT 5



TRACT 5: 1421 S. Lowry St – 1Bd, 1Ba home with nice trees and 540 Sq. Ft.



TRACT 6



TRACT 6: 1424 S. Chester St & 316 E 15th Ave – 2 homes being sold together.
1424 S. Chester: Central h/a, new roof spring 2021 and a nice corner lot, 880 Sq. Ft.
316 E 15th: 1Bd, 1Ba, roof replaced in 2009, carport, fenced yard, 440 Sq. Ft.



TRACT 7



TRACT 7: 1419 S. Fern St – 1Bd, 1Ba home with large corner lot and nice garden area, central h/a, 518 Sq. Ft.



TRACT 8



TRACT 8: 1523 S. Hartford St – 2 Bd, 1Ba home with window and cabinet updates, central h/a, detached garage, storm shelter on a corner lot, 864 Sq. Ft.



TRACT 9



TRACT 10



TRACT 10: 1503 S. Springfield St – 1Bd, 1Ba rock exterior home, new roof in 2009, HUGE back yard fully fenced, 597 Sq. Ft.



TRACT 11



TRACT 11: 1421 S. Springfield St – 2Bd, 1Ba home with new roof spring 2021, garage, 888 Sq. Ft.



TRACT 12



TRACT 12: 1405 S. Springfield St – 3Bd, 1.5Ba home with central h/a, 1,200 Sq. Ft.



TRACT 13



TRACT 13: 14 E. Crestwood Cir – 3Bd, 1.5Ba home with central h/a, nice trees, overlooks neighboring pond, 1,333 Sq. Ft.



TRACT 14



TRACT 14: 115 S. Lowry St – 2Bd, 1Ba home with HUGE yard, big trees, detached garage, central h/a, flood insurance, 744 Sq. Ft.



TRACT 15



TRACT 15: 1400 N. Perkins Rd, Unit M-104 – 2Bd, 1.5Ba Townhouse in Cimarron Townhomes community, central h/a, 1,200 Sq. Ft.



TRACT 16



TRACT 16: 1043 & 1041 E. Main St, Cushing – 2 Homes being offered together. **1043:** 2Bd, 1Ba home with attached garage, 1,154 Sq. Ft. **1041:** 2Bd, 1Ba home with attached garage, 1,376 Sq. Ft.

TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 17 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by Warranty Deed.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title

insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 30 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" will not include any mineral rights.

ACREAGE AND TRACTS: All acreages, dimensions and square footages are approximate and have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement.

The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.



800.451.2709

SchraderAuction.com

TRACT 17



TRACT 17: 318 E 11th Ave - 3 Bd,
1.5 Ba Stone Veneer Home, 1,044 SF
sitting on a nice corner lot!"



TAX STATEMENTS

TAX STATEMENTS

TRACT 1 - 1224 S. Lewis St.

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200026777

Owner Name and Address

LANE HOMES, LLC

3221 S FOX LEDGE DR

STILLWATER OK 74074-1721

Taxroll Information

Tax Year : 2020
Property ID : 19N02E-23-2-SB050-002-0004
Location : 1224 S LEWIS ST STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 26777

Legal Description and Other Information:

BARN'S ADD BLK 2 S-25' LOT 4 & ALL LOT 5

Assessed Valuations

	Amount
Land	3420
Improvements	8661
Net Assessed	12081

The Penalty for this tax statement is calculated through May 31, 2021. After that date, another 1.5% of the base tax will be applied.

Tax Values

	Amount
Base Tax	1,198.00
Penalty	17.97
Fees	0.00
Payments	599.00
Total Paid	599.00
Total Due	616.97

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/31/2020	25011	Check	Taxes	599.00	LANE HOMES, LLC->Check# 4264

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TAX STATEMENTS

TRACT 2 - 1022 S. Chester St.

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200000902

Owner Name and Address

LANE HOMES, LLC

3221 S FOX LEDGE DR

STILLWATER OK 74074-1721

Taxroll Information

Tax Year : 2020
Property ID : 19N02E-23-1-SL662-008-0022
Location : 1022 S CHESTER ST STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 902

Legal Description and Other Information:

LOWRY'S 2ND ADD BLK 8 E-94.67' LOT 21 & ALL LOT 22

Assessed Valuations

	Amount
Land	2015
Improvements	3357
Net Assessed	5372

Tax Values

	Amount
Base Tax	533.00
Penalty	0.00
Fees	0.00
Payments	533.00
Total Paid	533.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
03/31/2021	42372	Check	Taxes	266.50	LANE HOMES, LLC->Check# 4421
12/31/2020	25016	Check	Taxes	266.50	LANE HOMES, LLC->Check# 4264

TAX STATEMENTS

TRACT 2 - 1022.5 S. Chester St.

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200019626

Owner Name and Address

LANE HOMES, LLC

3221 S FOX LEDGE DR

STILLWATER OK 74074-1721

Taxroll Information

Tax Year : 2020
Property ID : 19N02E-23-1-SL662-008-0021
Location : 1022 S CHESTER ST STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 19626

Legal Description and Other Information:

LOWRY'S 2ND ADD BLK 8 W-47.33' OF LOT 21

Assessed Valuations

	Amount
Land	821
Improvements	1562
Net Assessed	2383

The Penalty for this tax statement is calculated through May 31, 2021. After that date, another 1.5% of the base tax will be applied.

Tax Values

	Amount
Base Tax	236.00
Penalty	3.54
Fees	0.00
Payments	118.00
Total Paid	118.00
Total Due	121.54

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/31/2020	25015	Check	Taxes	118.00	LANE HOMES, LLC->Check# 4264

TAX STATEMENTS

TRACT 3 - 1304 S. Fern St.

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200019392

Owner Name and Address

LANE HOMES, LLC

1101 W LAKEVIEW RD

STILLWATER OK 74075-2739

Taxroll Information

Tax Year : 2020
Property ID : 19N02E-23-2-SL662-018-0003
Location : 1304 S FERN ST STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 19392

Legal Description and Other Information:

LOWRY'S 2ND ADD BLK 18 LOTS 3-4

Assessed Valuations	Amount
Land	2382
Improvements	4240
Net Assessed	6622

The Penalty for this tax statement is calculated through May 31, 2021. After that date, another 1.5% of the base tax will be applied.

Tax Values	Amount
Base Tax	657.00
Penalty	9.86
Fees	0.00
Payments	328.50
Total Paid	328.50
Total Due	338.36

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/31/2020	24976	Check	Taxes	328.50	LANE HOMES, LLC->Check# 4264

TAX STATEMENTS

TRACT 4 - 503 E. 13th Ave.

Tax Roll Inquiry

Payne County Treasurer



Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



Owner Name and Address

LANE HOMES, LLC
3221 S FOX LEDGE DR
STILLWATER OK 74074-1721

Taxroll Information

Tax Year : 2020
Property ID : 19N02E-23-2-SL664-019-000B
Location : 503 E 13TH AVE STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 19358

Legal Description and Other Information:

LOWRY'S 2ND ADD BLK 19 AMENDED PLAT LOT B

Assessed Valuations	Amount	Tax Values	Amount
Land	2288	Base Tax	690.00
Improvements	4664	Penalty	10.35
Net Assessed	6952	Fees	0.00
		Payments	345.00
		Total Paid	345.00
		Total Due	355.35

The Penalty for this tax statement is calculated through May 31, 2021. After that date, another 1.5% of the base tax will be applied.

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/31/2020	25023	Check	Taxes	345.00	LANE HOMES, LLC->Check# 4264

TAX STATEMENTS

TRACT 5 - 1427 S. Lowry St.

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200019167

Owner Name and Address

LANE HOMES, LLC

3221 S FOX LEDGE DR

STILLWATER OK 74074-1721

Taxroll Information

Tax Year : 2020
Property ID : 19N02E-23-2-SL662-022-0015
Location : 1421 S LOWRY ST STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 19167

Legal Description and Other Information:

LOWRY'S 2ND ADD BLK 22 PRT LOTS 15-16 BEG SW/C LOT 15; N-50' E-142' S-39' W-122' S-11' W-20' POB

Assessed Valuations	Amount
Land	2622
Improvements	1036
Net Assessed	3658

Tax Values	Amount
Base Tax	363.00
Penalty	0.00
Fees	0.00
Payments	363.00
Total Paid	363.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/31/2020	25006	Check	Taxes	181.50	LANE HOMES, LLC->Check# 4264
03/31/2021	42352	Check	Taxes	181.50	LANE HOMES, LLC->Check# 4421

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TAX STATEMENTS

TRACT 6 - 1424 S. Chester St. & 316 E. 15th Ave.

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200019169

Owner Name and Address

LANE HOMES, LLC

3221 S FOX LEDGE DR

STILLWATER OK 74074-1721

Taxroll Information

Tax Year : 2020
Property ID : 19N02E-23-2-SL662-022-0011
Location : 1424 S CHESTER ST STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 19169

Legal Description and Other Information:

LOWRY'S 2ND ADD BLK 22 LOTS 11-12

Assessed Valuations

	Amount
Land	1820
Improvements	5311
Net Assessed	7131

Tax Values

	Amount
Base Tax	707.00
Penalty	0.00
Fees	0.00
Payments	707.00
Total Paid	707.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/31/2020	25004	Check	Taxes	353.50	LANE HOMES, LLC->Check# 4264
03/31/2021	42351	Check	Taxes	353.50	LANE HOMES, LLC->Check# 4421

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TAX STATEMENTS

TRACT 7 - 1419 S. Fern St.

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200019248

Owner Name and Address

LANE HOMES, LLC

3221 S FOX LEDGE DR

STILLWATER OK 74074-1721

Taxroll Information

Tax Year : 2020
Property ID : 19N02E-23-2-SL662-020-0009.000
Location : 1419 S FERN ST STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 19248

Legal Description and Other Information:

LOWRY'S 2ND ADD BLK 20 PRT OF LOTS 9-12 DESC AS BEG NE/C LOT 12; N-99.74' E-70' S-99.86' W-70' POB

Assessed Valuations	Amount
Land	1988
Improvements	2020
Net Assessed	4008

Tax Values	Amount
Base Tax	398.00
Penalty	0.00
Fees	0.00
Payments	398.00
Total Paid	398.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/31/2020	25007	Check	Taxes	199.00	LANE HOMES, LLC->Check# 4264
03/31/2021	42350	Check	Taxes	199.00	LANE HOMES, LLC->Check# 4421

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TAX STATEMENTS

TRACT 8 - 1523 S. Hartford St.

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200016582

Owner Name and Address

LANE HOMES, LLC

1101 W LAKEVIEW RD

STILLWATER OK 74075-2739

Taxroll Information

Tax Year : 2020
Property ID : 19N02E-24-3-ST770-007-0013
Location : 1523 S HARTFORD ST STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 16582

Legal Description and Other Information:

TUCKER ADD BLK 7 LOTS 13-14

Assessed Valuations

	Amount
Land	1622
Improvements	6558
Net Assessed	8180

Tax Values

	Amount
Base Tax	811.00
Penalty	0.00
Fees	0.00
Payments	811.00
Total Paid	811.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/31/2020	24965	Check	Taxes	405.50	LANE HOMES, LLC->Check# 4264
03/31/2021	42358	Check	Taxes	405.50	LANE HOMES, LLC->Check# 4421

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TAX STATEMENTS

TRACT 9 - 1604 S. Pennsylvania St.

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200016525

Owner Name and Address

LANE HOMES, LLC

3221 S FOX LEDGE DR

STILLWATER OK 74074-1721

Taxroll Information

Tax Year : 2020
Property ID : 19N02E-24-3-ST770-011-0002
Location : 1604 S PENNSYLVANIA ST STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 16525

Legal Description and Other Information:

TUCKER ADD BLK 11 E-90' OF LOTS 1-2

Assessed Valuations	Amount
Land	1694
Improvements	5669
Net Assessed	7363

Tax Values	Amount
Base Tax	730.00
Penalty	0.00
Fees	0.00
Payments	730.00
Total Paid	730.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/31/2020	25000	Check	Taxes	365.00	LANE HOMES, LLC->Check# 4264
03/31/2021	42348	Check	Taxes	365.00	LANE HOMES, LLC->Check# 4421

TAX STATEMENTS

TRACT 10 - 1503 S. Springfield St.

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200016598

Owner Name and Address

LANE HOMES, LLC

3221 S FOX LEDGE DR

STILLWATER OK 74074-1721

Taxroll Information

Tax Year : 2020
Property ID : 19N02E-24-3-ST770-006-0019
Location : 1503 S SPRINGFIELD ST STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 16598

Legal Description and Other Information:

TUCKER ADD BLK 6 LOTS 19-21

Assessed Valuations

	Amount
Land	1533
Improvements	2649
Net Assessed	4182

Tax Values

	Amount
Base Tax	415.00
Penalty	0.00
Fees	0.00
Payments	415.00
Total Paid	415.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/31/2020	25002	Check	Taxes	207.50	LANE HOMES, LLC->Check# 4264
03/31/2021	42338	Check	Taxes	207.50	LANE HOMES, LLC->Check# 4421

TAX STATEMENTS

TRACT 11 - 1421 S. Springfield St.

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200016646

Owner Name and Address

LANE HOMES, LLC

3221 S FOX LEDGE DR

STILLWATER OK 74074-1721

Taxroll Information

Tax Year : 2020
Property ID : 19N02E-24-3-ST770-004-0000.000
Location : 1421 S SPRINGFIELD ST STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 16646

Legal Description and Other Information:

TUCKER ADD BLK 4 BEG 50'N SW/C BLK 4; N-50' E-140' S-50' W-140' POB

Assessed Valuations	Amount
Land	1710
Improvements	5807
Net Assessed	7517

Tax Values	Amount
Base Tax	746.00
Penalty	0.00
Fees	0.00
Payments	746.00
Total Paid	746.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/31/2020	25005	Check	Taxes	373.00	LANE HOMES, LLC->Check# 4264
03/31/2021	42339	Check	Taxes	373.00	LANE HOMES, LLC->Check# 4421

TAX STATEMENTS

TRACT 12 - 1405 S. Springfield St.

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



Owner Name and Address

LANE HOMES, LLC

3221 S FOX LEDGE DR

STILLWATER OK 74074-1721

Taxroll Information

Tax Year : 2020
Property ID : 19N02E-24-3-ST770-004-0000.000
Location : 1405 S SPRINGFIELD ST STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 16639

Legal Description and Other Information:

TUCKER ADD BLK 4 BEG 80'S NW/C BLK 4; E-140' S-70' W-140' N-70' POB

Assessed Valuations

	Amount
Land	2132
Improvements	6199
Net Assessed	8331

Tax Values

	Amount
Base Tax	826.00
Penalty	0.00
Fees	0.00
Payments	826.00
Total Paid	826.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/31/2020	25009	Check	Taxes	413.00	LANE HOMES, LLC->Check# 4264
03/31/2021	42341	Check	Taxes	413.00	LANE HOMES, LLC->Check# 4421

TAX STATEMENTS

TRACT 13 - 14 E. Crestwood Cir.

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200025241

Owner Name and Address

LANE HOMES, LLC

3221 S FOX LEDGE DR

STILLWATER OK 74074-1721

Taxroll Information

Tax Year : 2020
Property ID : 19N03E-18-3-SC690-001-0007
Location : 14 E CRESTWOOD CIR STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 25241

Legal Description and Other Information:

CRESTWOOD EST BLK 1 LOT 7

Assessed Valuations

	Amount
Land	1919
Improvements	10037
Net Assessed	11956

Tax Values

	Amount
Base Tax	1,186.00
Penalty	0.00
Fees	0.00
Payments	1,186.00
Total Paid	1,186.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/31/2020	25032	Check	Taxes	593.00	LANE HOMES, LLC->Check# 4264
03/31/2021	42334	Check	Taxes	593.00	LANE HOMES, LLC->Check# 4421

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TAX STATEMENTS

TRACT 14 - 115 S. Lowry St.

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200010326

Owner Name and Address

LANE HOMES, LLC

3221 S FOX LEDGE DR

STILLWATER OK 74074-1721

Taxroll Information

Tax Year : 2020
Property ID : 19N02E-14-2-SZ999-000-0285
Location : 115 S LOWRY ST STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 10326

Legal Description and Other Information:

MISC TR 14-19N-02E B-285 (.35acm/l) BEG 366.5'S NW/C NE/4 SE/4 S- 50' E-315' TO C/L BOOMER CRK N ON C/L CRK TO PT 366.5'S N/L NE/4 SE/4 W-315' POB

Assessed Valuations	Amount
Land	2308
Improvements	3205
Net Assessed	5513

Tax Values	Amount
Base Tax	547.00
Penalty	0.00
Fees	0.00
Payments	547.00
Total Paid	547.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
03/31/2021	42367	Check	Taxes	273.50	LANE HOMES, LLC->Check# 4421
12/31/2020	25029	Check	Taxes	273.50	LANE HOMES, LLC->Check# 4264

TAX STATEMENTS

TRACT 15 - 1400 N. Perkins Rd.

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200016275

Owner Name and Address

LANE HOMES, LLC

PO BOX 2731

STILLWATER OK 74076-2731

Taxroll Information

Tax Year : 2020
Property ID : 19N02E-11-2-ST910-013-0010
Location : 1400 N PERKINS RD STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 16275

Legal Description and Other Information:

TWIN CRK ADD BLK 13 LOT 10 AKA M-104 CIMARRON TOWNHOMES

Assessed Valuations	Amount
Land	1337
Improvements	3659
Net Assessed	4996

Tax Values	Amount
Base Tax	496.00
Penalty	0.00
Fees	0.00
Payments	496.00
Total Paid	518.32
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
03/31/2021	42345	Check	Taxes	496.00	LANE HOMES, LLC->Check# 4421
03/31/2021	42345	Check	Penalty	22.32	

TAX STATEMENTS

TRACT 16 - 1043 & 1041 E. Main St.

Tax Roll Inquiry

Payne County Treasurer

Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



20200007782

Owner Name and Address

LANE HOMES, LLC

1101 W LAKEVIEW RD

STILLWATER OK 74075-2739

Taxroll Information

Tax Year : 2020
Property ID : 17N05E-03-1-CH360-009-0004
Location : 1043 E MAIN ST CUSHING
School District : CSH Cushing Mills : 81.88
Type of Tax : Real Estate
Tax ID : 7782

Legal Description and Other Information:

HIGHLANDS ADD BLK 9 LOTS 4-7

Assessed Valuations

	Amount
Land	912
Improvements	12032
Net Assessed	12944

Tax Values

	Amount
Base Tax	1,060.00
Penalty	0.00
Fees	0.00
Payments	1,060.00
Total Paid	1,060.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
03/31/2021	42369	Check	Taxes	530.00	LANE HOMES, LLC->Check# 4421
12/31/2020	24977	Check	Taxes	530.00	LANE HOMES, LLC->Check# 4264

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TAX STATEMENTS

TRACT 17 - 318 E. 11th Ave.

Tax Roll Inquiry

Payne County Treasurer



Carla Manning, Treasurer

315 West Sixth Street, Suite 101, Stillwater, OK 74074

Phone: 405-624-9411

Fax: 405-372-9548

E-Mail: cmanning@paynecountytreasurer.org



Owner Name and Address

LANE HOMES, LLC
3221 S FOX LEDGE DR
STILLWATER OK 74074-1721

Taxroll Information

Tax Year : 2020
Property ID : 19N02E-23-1-SL662-008-0020
Location : 318 E 11TH AVE STILLWATER
School District : STW Stillwater Mills : 99.19
Type of Tax : Real Estate
Tax ID : 19631

Legal Description and Other Information:

LOWRY'S 2ND ADD BLK 8 E-60' OF LOTS 19-20

Assessed Valuations	Amount	Tax Values	Amount
Land	860	Base Tax	512.00
Improvements	4304	Penalty	7.68
Net Assessed	5164	Fees	0.00
		Payments	256.00
		Total Paid	256.00
		Total Due	263.68

The Penalty for this tax statement is calculated through May 31, 2021. After that date, another 1.5% of the base tax will be applied.

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/31/2020	25025	Check	Taxes	256.00	LANE HOMES, LLC->Check# 4264

OKLAHOMA STATE UNIVERSITY



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