



Planning Commission

Chair: Chris Bryant

Commission Members: Joe Chappell (Vice-Chair), Don McBride,
Abe Ghassempour, Jill Ochs-Tontz

❖ **MEETING ATTENDANCE GUIDELINES/ REQUIREMENTS**

- Enter City Hall on the North Entrance off of 2nd Street
- Please do not attend if you feel sick, have been exposed to someone with COVID-19, or are exhibiting symptoms
- Upon entrance your temperature will be taken (*If you have a fever over 100.4 F you will be denied access*)
- Individuals will also be screened for symptoms (*cough, fever, shortness of breath, and close contact with someone who has tested positive for COVID-19*).
- CDC Social Distancing Guidelines/Limitations - Social distancing, also called “physical distancing,” means keeping space between yourself and other people outside of your home. To practice social or physical distancing:
 - Stay at least 6 feet (about 2 arms’ length) from other people;
 - Do not gather in groups; and
 - Stay out of crowded places and avoid mass gatherings;
 - **Wearing a mask/ cloth face covering shall be mandatory of everyone, except when they are presenting comments to the Commission.**

❖ **TO WATCH THE MEETING REMOTELY** The general public can observe the October 8, 2020 Planning Commission meeting remotely on GTV20 on Guthrie Cox Channel 20

❖ **OPPORTUNITY TO SUBMIT PUBLIC COMMENTS VIA EMAIL VS. IN-PERSON**

- Public Comments may be submitted in advance to Planning Director Dan Kassik via email (dkassik@cityofguthrie.com) prior to 2:00 PM CDT on Thursday October 8, 2020.

Agenda posted on the bulletin board in the lobby of City Hall by 5:00 PM on Monday October 5, 2020. The City of Guthrie encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48 hours rule if signing is not the necessary accommodation.



PLANNING COMMISSION MEETING
Thursday, October 8, 2020 at 5:30 PM
City Hall – 2nd Floor Council Chambers
101 North Second Street, Guthrie, Oklahoma 73044

1. Call to order
2. Public Comments
3. Approval of previous minutes from the September 15, 2020 special meeting.
4. PC Application No. 20-010 – Discussion and possible action on a request to rezone a property located at 402 S. 3rd St. (Guthrie Proper, Block 74, North 1.5-feet of Lot 21 and Lots 22-24) from R-1 (Single-Family Dwelling District) to R-2 (General Residential District).
 - a. Staff Report
 - b. Discussion
 - c. Decision
5. Staff Comments
6. Commission comments
7. Adjournment

PLANNING COMMISSION SPECIAL MEETING MINUTES
September 15, 2020

The agenda of the Planning Commission was posted on Monday, September 12, 2020 before 5:00 PM. The special meeting was held September 15, 2020 at Guthrie City Hall.

Members: Joe Chappell
 Kris Bryant
 Don McBride - *Absent*
 Abe Ghassempour
 Jill Ochs-Tontz - *Absent*

Also Present: Staff: Dan Kassik, Planning Director

Call to Order

The Planning Commission was called to order on Thursday, September 15, 2020 at 5:30 PM. Commission members were present and a quorum declared.

Public Comments

None.

Discussion Item 1

PC Application 20-006 - Discussion and potential action on an amendment to The City of Guthrie Code of Ordinances, Amending Chapter 16: Planning and Zoning, Article 2, Zoning, Section 16-15 Adoption by Reference (*Ordinance No. 2422- The Zoning Ordinance of the City*) by amending and updating all Articles of the City of Guthrie Zoning Code. The amendment will also repeal the existing Mobile Home and Recreation Vehicle Parks, Signs and Awnings, Landscaping, and Telecommunications Facilities regulations in their entirety and will update and incorporate all requirements within the updated Zoning Code.

Staff gave a report on the item. Staff had indicated that all proposed Sections of the Updated Zoning Code had been reviewed and the item was in front of the Commission for a formal recommendation.

Staff had indicated that an addition to the code from the previous discussion in August was Accessory Commercial Units. After much discussion, the Commission felt that Accessory Commercial Units should not be included within the code at this time. The Commission felt with the allowance Accessory Dwelling Units that also including Accessory Commercial Units maybe too impactful to some neighborhoods. The Commission agreed that this could be a addition to the code in the future.

The Commission was satisfied with all other aspects of the updated zoning code.

A motion was made by Chappell and seconded by Bryant to recommend approval of the updated City of Guthrie Zoning Code. Roll call vote. All voted aye. Motion passed 3-0

Staff Comments

None

Commissioner Comments

None

Adjournment

The meeting adjourned at 7:45 p.m.

Prepared by:

Dan Kassik

Planning Director



To: City of Guthrie Planning Commission
From: Dan Kassik, Planning Director
Subject: Staff Report- PC Application 20-010
Date: September 28, 2020

APPLICANT: Charley Coleman

OWNER: Charley Coleman & Shelia Jones

LOCATION: 402 S. 3rd St. (Intersection of W. Springer Ave. and 3rd Street – Guthrie Proper, Block 74, North 1.5-feet of Lot 21 and Lots 22-24)

REQUEST: A request to rezone a property located from R-1 (Single-Family Dwelling District) to R-2 (General Residential District).

EXISTING USE: Vacant

ADJACENT ZONING: R-1 (Single-family)

COMP. PLAN DESIGNATION: Single-family Residential

NOTIFICATION: Notice was published in the Guthrie News Leader on September 23, 2020, and 45 notification letters were mailed to property owners within 300 feet of the subject property.

DISCUSSION:
The applicant has submitted a request to rezone the 10,710 sq. ft. lot from R-1 to R-2.

The applicant wants to build a duplex on the property and the existing single-family zoning only allows for one dwelling unit. The R-2 (General Residential) zoning districts allows for multi-family uses.

The Comprehensive Plan designates the property as Single-family Residential. A Comprehensive Plan land use designation is a guideline to help ensure good land use decisions are made in order to try to prevent negative impacts to a certain land use area. The designations do not have a hard boundary like zoning. A rezone should not be approved or denied simply on the Comprehensive Land Use Designation. With this being said, one of the considerations that the City needs to look at is allowing two to four-unit developments to exist within traditional single-family areas. This allows for more housing diversity as

well as more affordable housing options. In some cases, three or four units can be within one building that has the presence of a large single-family home. In addition, the development of these lots creates less impact on the infrastructure as all the water, sewer, and streets are in place. No additional extension of services is needed. This helps to reduce the fiscal impact on the City. An updated future land use plan would likely designate this area as medium density to encourage a diversity of housing types.

Given the lot size, setbacks, lot coverage, etc, the ability to build beyond a duplex would be very difficult. From a pure density standpoint, the zoning code would only allow three units at most. Two units on the property would be 8 dwelling units per acre and our current single-family density is 7.14 dwelling units per acre (1 unit on a 6,000 sq. ft. lot). So even though the approval cannot be conditioned to a duplex use, higher densities are very unlikely if the R-2 zoning is approved. A three-unit development would be 12 dwelling units per acre which is slightly more than the single-family density.

The approval of the rezone would help strengthen the mix of housing types in the area.

RECOMMENDATION:

Based on the above discussion, Staff recommends the Planning Commission approve the rezone request from R-1 to R-2.



Application NO 20-010

PLANNING COMMISSION APPLICATION

The Planning Commission meets the second Thursday of each month. Applications must be submitted to the Planning Department at three (3) weeks prior to the meeting to allow for public notice. All required attachments must be filed with the application.

Application Type:

- Plan Review
- Rezoning
- Special Use Permit
- Street/Alley Closure
- PUD
- Preliminary Plat
- Final Plat
- Amendment

Property Address 402-404-406 S 3rd

Property Owner CHARLEY L COLEMAN/STHELIA Y. JONES

Email CHARLEY COLEMAN@GMAIL.COM Daytime Phone 405 282-2268

Mailing Address 619 N. Westy GUTHRIE, OK 73044

Brief description of proposed project: (attach more pages if needed)

Re-zone to build a duplex House. Myself and daughter will reside. We are getting older and want to be close and have our own space. R-1 TO R-2

Required Attachments

1. Proof of ownership
2. Logan County Assessor's list of property owners within 300 feet of exterior boundary
3. Rendering of property showing all measurements to scale (site plan)

The applicant or a representative for the applicant must be present at the meeting.

Applicant Signature Charley L. Coleman Date 8-17-20

Location Map




Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

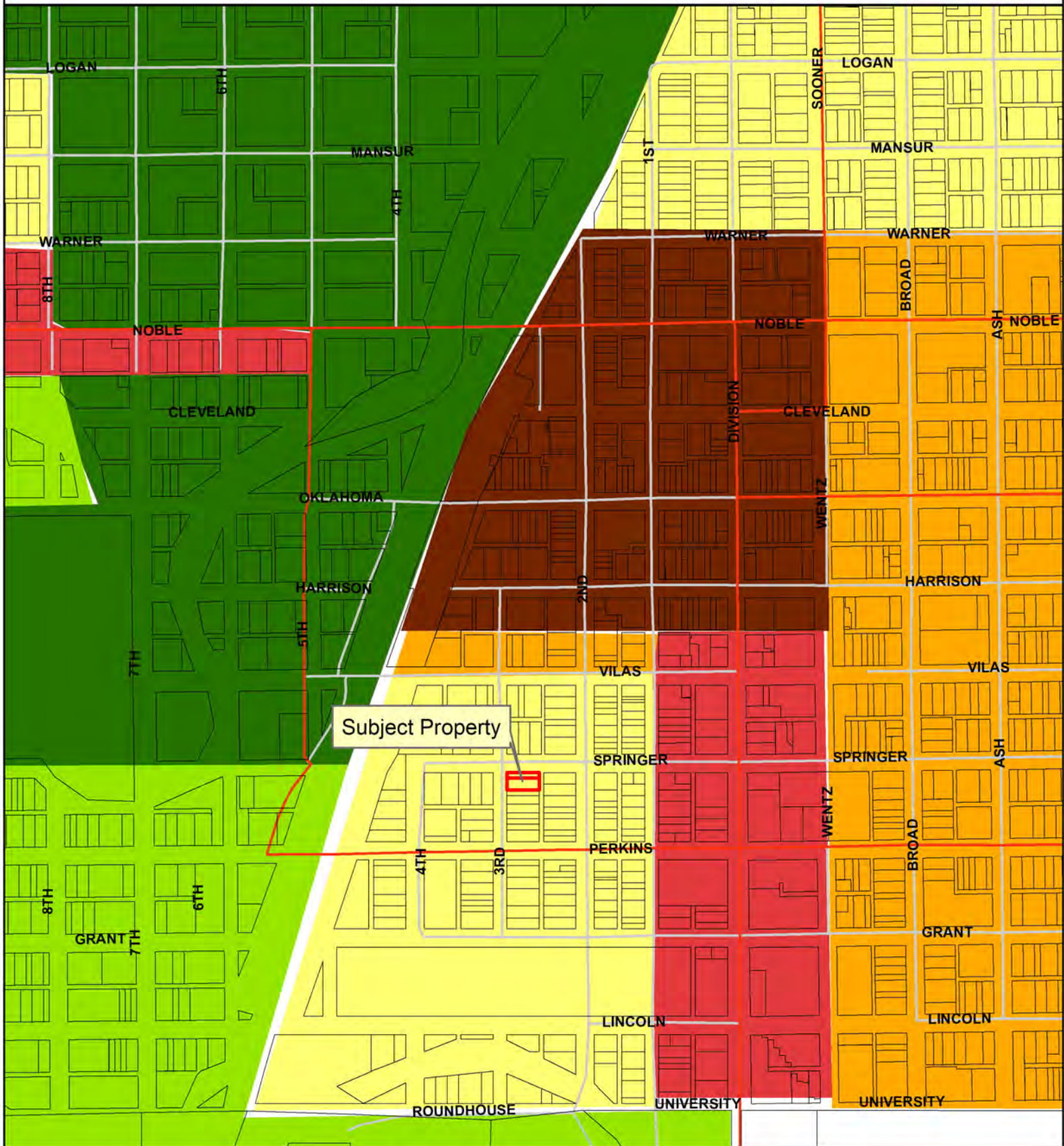


Planning Department
101 N. 2nd St. Guthrie OK 73044

Legend

 Subject Properties

Future Land Use Map



Planning Department
101 N. 2nd St. Guthrie OK 73044

Legend

comp plan land use
land use

- Single Family Residential
- Medium Density Residential
- Parks Recreation
- Ag Open Space

- Commercial
- Downtown

Commercial
Downtown
Parks Recreation
Ag Open Space

Zoning Map



Legend

- Subject Property
- R-1
- CBD
- C-2
- I-2



Planning Department
101 N. 2nd St. Guthrie OK 73044



LOGAN

Parcel Map and Account Listing

Data provided by TISHA HAMPTON County Assessor

Date 10/02/2020

Time 08:57:45

Map Image



Account List

Account	Current Owner	Legal Description
420050195 ParcelID 005100-075019-180000 Situs Sec/Twn/Rng 8-16N-2W Subdivision Guthrie Proper Block/Lot 0075 / 0019 Lot Size 1 Lots	GRAND 8 PROPERTIES LLC 2112 FOX FIRE ROAD EDMOND, OK 73003-0000 Book/Page 2747-0508	GUTHRIE PROPER W 38' LOTS 19-20 BLOCK 75
420035162 ParcelID 005100-069021-180000 Situs 00319 W VILAS Sec/Twn/Rng 8-16N-2W Subdivision Guthrie Proper Block/Lot 0069 / 0021 Lot Size 1 Lots	JD REAL ESTATE, LLC 2301 W. NEWTON PLACE TULSA, OK 74127-0000 Book/Page 2818-0679	GUTHRIE PROPER LOT 21 BLOCK 69
420001559 ParcelID 005100-073020-180000 Situs 00408 S 2ND Sec/Twn/Rng 8-16N-2W Subdivision Guthrie Proper Block/Lot 0073 / 0020 Lot Size 2 Lots	HAMPTON, SCOTT C. 408 S. 2ND STREET GUTHRIE, OK 73044-0000 Book/Page 2876-0624	GUTHRIE PROPER LOTS 20-21 BLOCK 73



LOGAN

Parcel Map and Account Listing

Data provided by TISHA HAMPTON County Assessor

Date 10/02/2020

Time 08:57:45

Account List

Page : 2

Account	420001564	Current Owner	Legal Description
ParcelID	005100-074005-180000	HARDEMON, GENE & CHRYLE & ASHON GL KAREEM JOHNSON, JAMALL JOHNSON & NEHEMIAH HARDEMON 414 S 2ND GUTHRIE OK 73044-000C Book/Page 2561-0042	GUTHRIE PROPER LOTS 5 & 6 BLOCK 74
Situs	00409 S 2ND		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0074 / 0005		
Lot Size	2 Lots		
Account	420001479	Current Owner	Legal Description
ParcelID	005100-068001-180000	ROPER, JAMES O.	GUTHRIE PROPER LOT 1 BLOCK 68
Situs	00401 W VILAS	401 W. VILAS GUTHRIE OK 73044-000C Book/Page	
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0068 / 0001		
Lot Size	1 Lots		
Account	420001480	Current Owner	Legal Description
ParcelID	005100-068002-180000	LADD, LAUREN ROBERT &	GUTHRIE PROPER LOT 2-3 BLOCK 68
Situs	00405 W VILAS	MICHELLE RENE LADD 419 W. VILAS GUTHRIE OK 73044-000C Book/Page 1786-0247	
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0068 / 0002		
Lot Size	2 Lots		
Account	420001485	Current Owner	Legal Description
ParcelID	005100-068022-180000	CHEATWOOD, WILLIAM R. II	GUTHRIE PROPER LOTS 22 & 23 BLOCK 68
Situs	00418 W SPRINGER	418 W. SPRINGER GUTHRIE OK 73044 Book/Page 2167-0242	
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0068 / 0022		
Lot Size	2 Lots		
Account	420001486	Current Owner	Legal Description
ParcelID	005100-068024-180000	OKLAHOMA GAS & ELECTRIC CO.	GUTHRIE PROPER LOTS 24-26 BLOCK 68
Situs		P.O. BOX 321 OKLAHOMA CITY OK 73101-000C Book/Page	
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0068 / 0024		
Lot Size	3 Lots		
Account	420001487	Current Owner	Legal Description
ParcelID	005100-068027-180000	DUTTON, ELLEN IRENE, TRUSTEE OF THE ELLEN IRENE DUTTON REV. TRUST	GUTHRIE PROPER LOTS 27-30 BLOCK 68
Situs	00321 S 3RD	17313 NE 178TH LUTHER, OK 73054-000C Book/Page 2728-0437	
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0068 / 0027		
Lot Size	4 Lots		
Account	420001491	Current Owner	Legal Description
ParcelID	005100-069005-180000	ROBINSON, BETHRINE	GUTHRIE PROPER LOTS 5 & 6 BLOCK 69
Situs	00309 S 2ND	423 S. BROAD GUTHRIE, OK 73044-000C Book/Page 1491-0646	
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0069 / 0005		
Lot Size	2 Lots		
Account	420001492	Current Owner	Legal Description
ParcelID	005100-069007-180000	DUCHARME, BETTY SUE	GUTHRIE PROPER LOT 7 BLOCK 69
Situs	00313 S 2ND	C/O FIRST CAPITOL NEIGHBORHOOD SOLUTIONS 6315 LAKESIDE DRIVE GUTHRIE, OK 73044-000C Book/Page 2365-0478	
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0069 / 0007		
Lot Size	1 Lots		
Account	420001468	Current Owner	Legal Description
ParcelID	005100-069008-180000	POINDEXTER, TIMOTHY	GUTHRIE PROPER LOT 8 & 9 BLOCK 69
Situs	00317 S 2ND	317 S 2ND STREET GUTHRIE, OK 73044-000C Book/Page 2302-0170	
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0069 / 0008		
Lot Size	2 Lots		



LOGAN

Parcel Map and Account Listing

Data provided by TISHA HAMPTON County Assessor

Date 10/02/2020

Time 08:57:46

Account List

Page : 3

Account	420001493	Current Owner	Legal Description
ParcelID	005100-069010-180000	EXCELSIOR LIBRARY	GUTHRIE PROPER LOTS 10-12 BLOCK 69
Situs			
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0069 / 0010	GUTHRIE	OK 73044-000C
Lot Size	3 Lots	Book/Page	
Account	420001494	Current Owner	Legal Description
ParcelID	005100-069013-180000	KEMP, PEARLINE	GUTHRIE PROPER LOTS 13 & 14 BLOCK 69
Situs	00314 W SPRINGER	C/O ERNEST RAY SMITH	
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	314 W. SPRINGER	
Block/Lot	0069 / 0013	GUTHRIE	OK 73044-000C
Lot Size	2 Lots	Book/Page	1737-0112
Account	420001495	Current Owner	Legal Description
ParcelID	005100-069015-180000	PADGETT, JUSTIN NEIL	GUTHRIE PROPER LOTS 15 & 16 BLOCK 69
Situs	00320 W SPRINGER		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	320 W. SPRINGER	
Block/Lot	0069 / 0015	GUTHRIE	OK 73044-000C
Lot Size	2 Lots	Book/Page	2966-0139
Account	420001496	Current Owner	Legal Description
ParcelID	005100-069017-180000	GOWER, HERMAN L	GUTHRIE PROPER LOTS 17 & 18 BLOCK 69
Situs	00324 W SPRINGER		
Sec/Twn/Rng	8-16N-2W	% NELIA HAYNES	
Subdivision	Guthrie Proper	5716 N EVERST AVE	
Block/Lot	0069 / 0017	OKLAHOMA CITY,	OK 73111-000C
Lot Size	2 Lots	Book/Page	
Account	420001497	Current Owner	Legal Description
ParcelID	005100-069019-180000	HOBSON, DANA WARD & MARY S.	GUTHRIE PROPER LOTS 19 & 20 BLOCK 69
Situs	00323 W VILAS		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	508 CRIPPLE CREEK DR.	
Block/Lot	0069 / 0019	NORMAN	OK 73071-7004
Lot Size	2 Lots	Book/Page	2560-0395
Account	420001498	Current Owner	Legal Description
ParcelID	005100-069022-180000	VAUGHN, VIRGINIA, TRUSTEE OF THE TRUS	GUTHRIE PROPER LOT 22 - 24 BLOCK 69
Situs	00315 W VILAS	AGREEMENT OF VIRGINIA VAUGHN	
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	2301 W. MEWTON PLACE	
Block/Lot	0069 / 0022	TULSA,	OK 74127-000C
Lot Size	3 Lots	Book/Page	2775-0418
Account	420001509	Current Owner	Legal Description
ParcelID	005100-070013-180000	BOWEN, LORYNE	GUTHRIE PROPER LOT 13 BLOCK 70
Situs	00324 S 2ND		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	P O BOX 41111	
Block/Lot	0070 / 0013	WASHINGTON	DC 20018-
Lot Size	1 Lots	Book/Page	2096-0219
Account	420001510	Current Owner	Legal Description
ParcelID	005100-070014-180000	HART, LUTHER BRIAN	GUTHRIE PROPER LOT 14 & 15 BLOCK 70
Situs	00322 S 2ND		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	322 S. 2ND	
Block/Lot	0070 / 0014	GUTHRIE	OK 73044
Lot Size	2 Lots	Book/Page	2159-0466
Account	420001511	Current Owner	Legal Description
ParcelID	005100-070015-180000	HART, LUTHER	GUTHRIE PROPER LOT 15 BLOCK 70
Situs	00320 S 2ND		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	322 S. 2ND STREET	
Block/Lot	0070 / 0015	GUTHRIE,	OK 73044-000C
Lot Size	1 Lots	Book/Page	2828-0385



LOGAN

Parcel Map and Account Listing

Data provided by TISHA HAMPTON County Assessor

Date 10/02/2020

Time 08:57:46

Account List

Account	420001554	Current Owner	Legal Description
ParcelID	005100-073013-180000	BUSTAMANTE, PETER GREGORY	GUTHRIE PROPER LOTS 13 & 14 BLOCK 73
Situs	00424 S 2ND		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	1705 NW 35TH STREET	
Block/Lot	0073 / 0013	OKLAHOMA CITY, OK 73118-0000	
Lot Size	2 Lots	Book/Page 2874-0685	
Account	420001555	Current Owner	Legal Description
ParcelID	005100-073015-180000	FIRST BAPTIST CHURCH	GUTHRIE PROPER LOTS 15 & 16 BLOCK 73
Situs			
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0073 / 0015	GUTHRIE, OK 73044-0000	
Lot Size	2 Lots	Book/Page	
Account	420001556	Current Owner	Legal Description
ParcelID	005100-073017-180000	BLUE, MABEL	GUTHRIE PROPER LOT 17 BLOCK 73
Situs	00416 S 2ND		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	C/O CLOIS BLUE	
Block/Lot	0073 / 0017	2402 E CREST LN	
Lot Size	1 Lots	GUTHRIE OK 73044-0000	
		Book/Page 1318-0496	
Account	420001557	Current Owner	Legal Description
ParcelID	005100-073018-180000	HARDEMON, CHRYLE & GENE	GUTHRIE PROPER LOT 18 BLOCK 73
Situs	00414 S 2ND		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	414 S 2ND	
Block/Lot	0073 / 0018	GUTHRIE OK 73044-0000	
Lot Size	1 Lots	Book/Page 2595-0046	
Account	420001558	Current Owner	Legal Description
ParcelID	005100-073019-180000	SANTOS, PABLO & LETICIA	GUTHRIE PROPER LOT 19 BLOCK 73
Situs	00410 S 2ND		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	510 E HARRISON AVE. #1	
Block/Lot	0073 / 0019	GUTHRIE OK 73044-0000	
Lot Size	1 Lots	Book/Page 2760-0523	
Account	420001561	Current Owner	Legal Description
ParcelID	005100-073024-180000	SOBOTKA, STACIE KAY	GUTHRIE PROPER LOT 22-24 BLOCK 73
Situs	00402 S 2ND		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	526 DUSTY ACRES COURT	
Block/Lot	0073 / 0024	ENCINITAS, CA 92024-0000	
Lot Size	3 Lots	Book/Page 2820-0741	
Account	420001562	Current Owner	Legal Description
ParcelID	005100-074001-180000	OLIVER, DONALD LEE, JR.	GUTHRIE PROPER LOTS 1 & 2 BLOCK 74
Situs	00401 S 2ND		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	5118 N SHARTEL	
Block/Lot	0074 / 0001	OKLAHOMA CITY OK 73118-0000	
Lot Size	2 Lots	Book/Page 2808-0629	
Account	420001563	Current Owner	Legal Description
ParcelID	005100-074003-180000	WRIGHT, CHARLES W. & LINDA L.	GUTHRIE PROPER LOTS 3 & 4 BLOCK 74
Situs	00407 S 2ND		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	407 S. 2ND STREET	
Block/Lot	0074 / 0003	GUTHRIE, OK 73044-0000	
Lot Size	2 Lots	Book/Page 2810-0076	
Account	420001565	Current Owner	Legal Description
ParcelID	005100-074007-180000	SIMMONS, BETTY J. (1/2) & CRYSTAL ANGLIN (1/2)	GUTHRIE PROPER LOT 7 BLOCK 74
Situs	00413 S 2ND		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	5526 WILLIAMS DRIVE	
Block/Lot	0074 / 0007	JACKSON, MS 39209-0000	
Lot Size	1 Lots	Book/Page 2540-0537	



LOGAN

Parcel Map and Account Listing

Data provided by TISHA HAMPTON County Assessor

Date 10/02/2020

Time 08:57:47

Account List

Account	420001566	Current Owner	Legal Description
ParcelID	005100-074008-180000	HARDEMON, GENE & CHRYLE & ASHON GL KAREEM JOHNSON, JAMALL JOHNSON & NEHEMIAH HARDEMON 414 S 2ND GUTHRIE OK 73044-000C Book/Page 2561-0042	GUTHRIE PROPER LOT 8 BLOCK 74
Situs	00415 S 2ND		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0074 / 0008		
Lot Size	1 Lots		
Account	420001567	Current Owner	Legal Description
ParcelID	005100-074009-180000	HARDEMON, CHRYLE & GENE 414 S 2ND ST GUTHRIE OK 73044-000C Book/Page 2881-0321	GUTHRIE PROPER LOTS 9 & 10 BLOCK 74
Situs	00417 S 2ND		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0074 / 0009		
Lot Size	2 Lots		
Account	420001568	Current Owner	Legal Description
ParcelID	005100-074011-180000	CHILDERS, CLYDE A. & JANICE E. 2379 BASSWOOD DR. AUGUSTA GA 30906 Book/Page 1190-0089	GUTHRIE PROPER LOT 11 BLOCK 74
Situs	00419 S 2ND		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0074 / 0011		
Lot Size	1 Lots		
Account	420001569	Current Owner	Legal Description
ParcelID	005100-074012-180000	LADD, LAUREN ROBERT & MICHELLE RENE LADD 419 W. VILAS GUTHRIE OK 73044-000C Book/Page 1657-0455	GUTHRIE PROPER LOT 12 BLOCK 74
Situs	00423 S 2ND		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0074 / 0012		
Lot Size	1 Lots		
Account	420001571	Current Owner	Legal Description
ParcelID	005100-074013-180000	BLUE, T. B. C/O ADDIE TUBBS 2402 CREST ST. GUTHRIE OK 73044-000C Book/Page	GUTHRIE PROPER LOTS 13 & 14 BLOCK 74
Situs	00424 S 3RD		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0074 / 0013		
Lot Size	2 Lots		
Account	420001573	Current Owner	Legal Description
ParcelID	005100-074015-180000	GILSTRAP, CLAYTON G & BURLEY E C/O ANDREW GILSTRAP 1306 E PERKINS GUTHRIE, OK 73044-000C Book/Page 1401-0666	GUTHRIE PROPER LOT 15 BLOCK 74
Situs	00420 S 3RD		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0074 / 0015		
Lot Size	1 Lots		
Account	420001572	Current Owner	Legal Description
ParcelID	005100-074016-180000	GILSTRAP, CLAYTON G & BURLEY E C/O ANDREW GILSTRAP 1306 E PERKINS GUTHRIE, OK 73044-000C Book/Page 1401-0666	GUTHRIE PROPER LOT 16 BLOCK 74
Situs	00416 S 3RD		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0074 / 0016		
Lot Size	1 Lots		
Account	420001574	Current Owner	Legal Description
ParcelID	005100-074017-180000	WILLIAMS, FLOSSIE LEE 10909 N. LINCOLN OKLAHOMA CITY OK 73114-000C Book/Page	GUTHRIE PROPER LOT 17 BLOCK 74
Situs	00416 S 3RD		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0074 / 0017		
Lot Size	1 Lots		
Account	420001575	Current Owner	Legal Description
ParcelID	005100-074018-180000	ROBINETTE, ANTHONY 1521 W WALNUT ST EL RENO OK 73036-000C Book/Page 2729-0343	GUTHRIE PROPER LOT 18 & S2 19 BLOCK 74
Situs	00414 S 3RD		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0074 / 0018		
Lot Size	2 Lots		



LOGAN

Parcel Map and Account Listing

Data provided by TISHA HAMPTON County Assessor

Date 10/02/2020

Time 08:57:48

Account List

Account	420001576	Current Owner	Legal Description
ParcelID	005100-074020-180000	PETTY, SENORA	GUTHRIE PROPER N 1/2 OF 19 & ALL OF 20 BLOCK 74
Situs	00412 S 3RD		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	412 S. 3RD	
Block/Lot	0074 / 0020	GUTHRIE	OK 73044
Lot Size	2 Lots	Book/Page 2143-0550	
Account	420001577	Current Owner	Legal Description
ParcelID	005100-074021-180000	LADD, LAUREN ROBERT &	GUTHRIE PROPER S 22 1/2' OF 21 BLOCK 74
Situs	00408 S 3RD		
Sec/Twn/Rng	8-16N-2W	MICHELLE RENE LADD	
Subdivision	Guthrie Proper	419 W. VILAS	
Block/Lot	0074 / 0021	GUTHRIE	OK 73044-000C
Lot Size	2 Lots	Book/Page 1657-0455	
Account	420001578	Current Owner	Legal Description
ParcelID	005100-074022-180000	COLEMAN, CHARLEY L. & SHELIA Y. JONES	GUTHRIE PROPER N 1.5' OF 21 ALL OF 22-23 BLOCK 74
Situs			
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	619 N. WENTZ	
Block/Lot	0074 / 0022	GUTHRIE	OK 73044-000C
Lot Size	3 Lots	Book/Page 2969-0205	
Account	420001580	Current Owner	Legal Description
ParcelID	005100-074024-180000	COLEMAN, CHARLEY L. & SHELIA J. JONES	GUTHRIE PROPER LOT 24 BLOCK 74
Situs	00402 S 3RD		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	619 N. WENTZ	
Block/Lot	0074 / 0024	GUTHRIE,	OK 73044-000C
Lot Size	1 Lots	Book/Page 2856-0017	
Account	420001581	Current Owner	Legal Description
ParcelID	005100-075001-180000	MENDOZA, MA E CARRASCO	GUTHRIE PROPER LOTS 1 & 2 BLOCK 75
Situs	00401 W SPRINGER		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	401 W. SPRINGER AVE.	
Block/Lot	0075 / 0001	GUTHRIE	OK 73044-000C
Lot Size	2 Lots	Book/Page 2558-0193	
Account	420001582	Current Owner	Legal Description
ParcelID	005100-075003-180000	BASS, ROBIN	GUTHRIE PROPER LOTS 3 & 4 BLOCK 75
Situs	00409 W SPRINGER		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	409 W. SPRINGER	
Block/Lot	0075 / 0003	GUTHRIE	OK 73044-
Lot Size	2 Lots	Book/Page 2082-0414	
Account	420001583	Current Owner	Legal Description
ParcelID	005100-075005-180000	OWENS, KERRY L. & VIRGIE STEPHANIE *	GUTHRIE PROPER LOTS 5 & 6 BLOCK 75
Situs	00411 W SPRINGER		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	1410 E LINCOLN	
Block/Lot	0075 / 0005	GUTHRIE	OK 73044-000C
Lot Size	2 Lots	Book/Page 2722-0177	
Account	420001584	Current Owner	Legal Description
ParcelID	005100-075007-180000	OKLAHOMA GAS & ELECTRIC	GUTHRIE PROPER LOTS 7-9 BLOCK 75
Situs			
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	P.O. BOX 321	
Block/Lot	0075 / 0007	OKLAHOMA CITY	OK 73101-000C
Lot Size	3 Lots	Book/Page	
Account	420001585	Current Owner	Legal Description
ParcelID	005100-075010-180000	BOWERS, SHANE A. & MARISSA J.	GUTHRIE PROPER LOTS 10, 11 & 12 BLOCK 75
Situs			
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper	930 E COUNTY RD 74	
Block/Lot	0075 / 0010	GUTHRIE,	OK 73044-000C
Lot Size	3 Lots	Book/Page 2554-0469	



LOGAN

Parcel Map and Account Listing

Data provided by TISHA HAMPTON County Assessor

Date 10/02/2020

Time 08:57:48

Account List

Account	420001586	Current Owner	Legal Description
ParcelID	005100-075013-180000	NEPHEW, WAYNE E. C/O 222 VIKING DR. GUTHRIE OK 73044- Book/Page 1851-0324	GUTHRIE PROPER LOTS 13-17 BLOCK 75
Situs	00416 S 4TH		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0075 / 0013		
Lot Size	5 Lots		
Account	420001588	Current Owner	Legal Description
ParcelID	005100-075019-180000	GRAND 8 PROPERTIES LLC 2112 FOX FIRE ROAD EDMOND, OK 73003-0000 Book/Page 2747-0508	GUTHRIE PROPER E 102' LOTS 19 & 20 BLOCK 75
Situs			
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0075 / 0019		
Lot Size	1 Lots		
Account	420001589	Current Owner	Legal Description
ParcelID	005100-075021-180000	GUTHRIE, LARRY J., TRUSTEE LARRY J. GUTHRIE LIVING TRUST 2521 BERRY FARM COURT NORMAN OK 73072-0000 Book/Page 2518-0505	GUTHRIE PROPER LOTS 21 & 22 BLOCK 75
Situs	00417 S 3RD		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0075 / 0021		
Lot Size	2 Lots		
Account	420001590	Current Owner	Legal Description
ParcelID	005100-075023-180000	MEREDITH, CARL & NOHEMY TAUTIMER 1580 E RT 66 #130 FLAGSTAFF AZ 86001-0000 Book/Page 2638-0430	GUTHRIE PROPER LOTS 23 & 24 BLOCK 75
Situs	00415 S 3RD		
Sec/Twn/Rng	8-16N-2W		
Subdivision	Guthrie Proper		
Block/Lot	0075 / 0023		
Lot Size	2 Lots		