

The City of <h1 style="font-size: 2em; margin: 0;">Stillwater</h1> OKLAHOMA	Application for RESIDENTIAL SHORT-TERM RENTAL
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Property Owner: Bruce Wilkinson Mailing Address: 3808 Brooks Ridge
Rogers AR 72758

Owner Contact Information: Phone: 479-366-7695 Email: bruce.invent@gmail.com

Property Management Contact Name: Mark Weiser
 Phone: 405 269-4029 Email: amwillcok@gmail.com

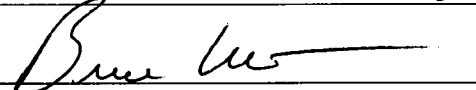
Property Street Address: 1215 S. Chester St.

Zoning Classification: Res Number of Bedrooms Offered for Rent: 3

URL for an advertisement of the rental. StillwaterOSUhomes.com

Required documents to be submitted with the residential short-term rental application.

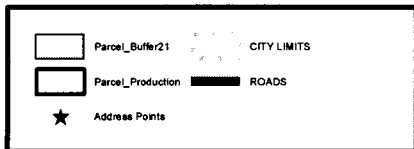
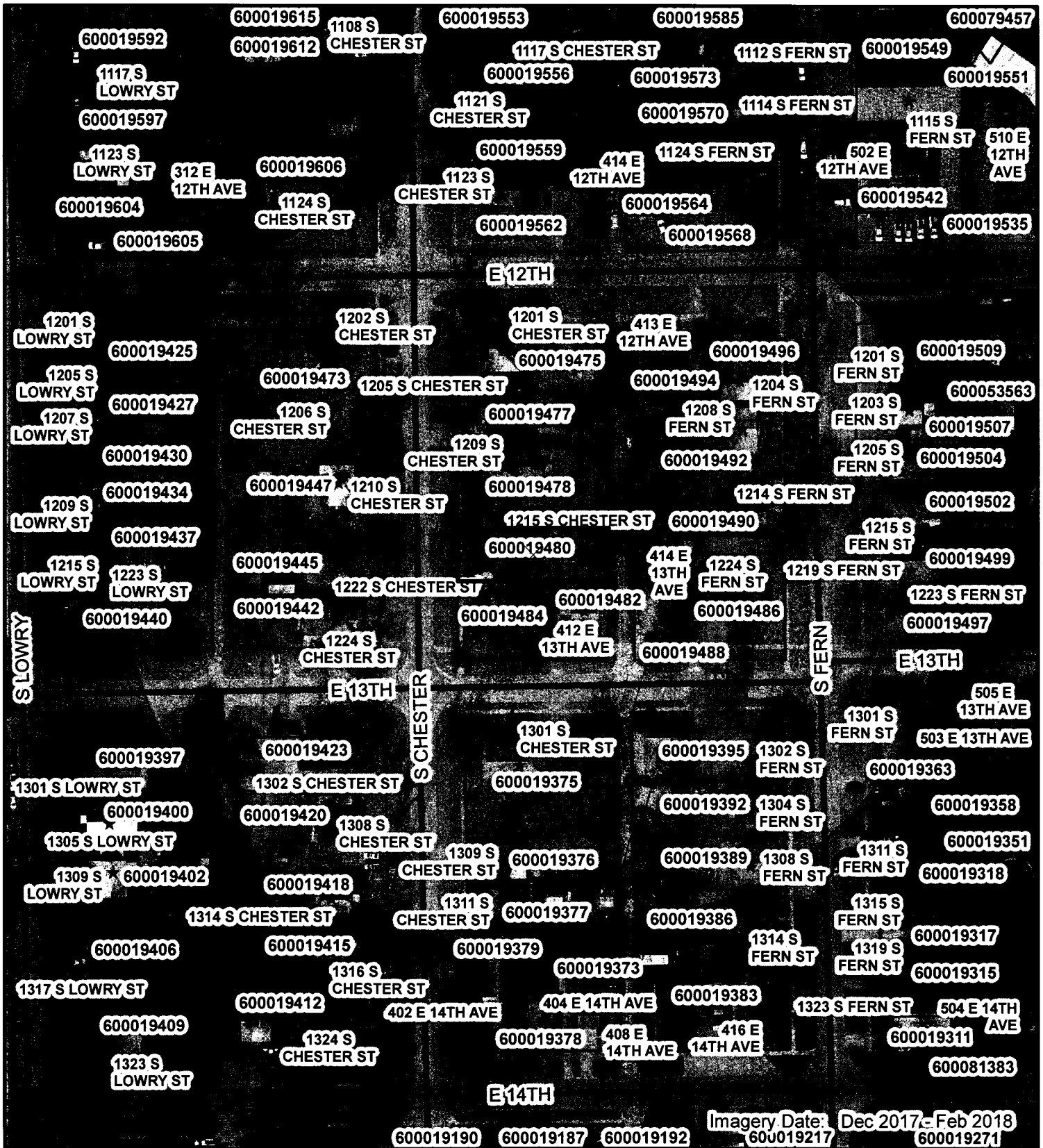
SUBMITTED BY APPLICANT	DOCUMENT	VERIFIED BY CITY
	Completed Application form	✓
	Typewritten list & electronic/digital data capable of being reproduced as mailing labels, certified by the Payne County Assessor, licensed abstractor, attorney, engineer or architect, of all property owners within 300 feet of the subject property. List shall be prepared no more than 30 days prior to submission.	✓
	Initial application fee of \$100.00. NOTE: Licenses expire January 31 of each year or upon change of ownership. The annual renewal fee is \$10.00.	✓
	Completed Notarized Affidavit form verifying working smoke detectors, working carbon monoxide detector, and functioning fire extinguisher.	✓
	Floorplan depicting the location of: <ul style="list-style-type: none"> • Rooms provided for rent • Smoke detectors • Carbon monoxide detector • Fire extinguishers 	✓
	Proof of Ownership by either a recorded deed, a recorded homestead exemption, or a screenshot of the ownership record from the Payne County Assessor (Payne County Assessor website)	✓
	Sales Tax Permit issued by State of Oklahoma or evidence tax collection is done by a rental agent. Evidenced by either a completed and executed contract or notarized statement from the rental agent.	✓

APPLICANT SIGNATURE:  DATE: 1/29/20

Date Application Received: <u>1-30-2020</u>	Application # <u>STR-0041</u>	Received by: <u>JK</u>
30-Day Objection Period: <u>3-2-20</u>	Objection Filed: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	PC Hearing Date: <u>3-24-20</u>
Approval Date: _____	Denial Date: _____	

PARCEL ID	OWNER	MAILING ADDRESS	CITY	STATE	ZIP CODE	SITUS
600019606	Rains, Alvin S & Lynda Lu	1124 S Chester St	Stillwater	OK	74074	1124 S Chester SStStillwater, OK 74074
600019568	Wilkinson, Bruce	3808 Brooks Rdg	Rogers	AR	72758	1124 S Fern SStStillwater, OK 74074
600019564	Perkins, Mary E & Cart, Lexi I	414 E 12th Ave	Stillwater	OK	74074	414 E 12th AveStStillwater, OK 74074
600019562	Pitts, David W	3902 Woodland Trails Dr	Stillwater	OK	74074	1123 S Chester SStStillwater, OK 74074
600019509	Hornberger, Kenneth W & B Yvonne	PO Box 761	Stillwater	OK	74076	1201 S Fern SStStillwater, OK 74074
600019507	Fain, Otis & Karen Family Trust	112 E Mohawk Ave	Stillwater	OK	74075	1203 S Fern SStStillwater, OK 74074
600019504	Fain, Otis & Karen Family Trust	112 E Mohawk Ave	Stillwater	OK	74075	1205 S Fern SStStillwater, OK 74074
600019502	Huerta, Steven	1215 S Fern St	Stillwater	OK	74074	1215 S Fern SStStillwater, OK 74074
600019499	Wittman, Ronnie G & Stella R Co- TTEE	1411 E Broadway St	Cushing	OK	74023	1219 S Fern SStStillwater, OK 74074
600019497	Burge, Wendell G & Martha S	409 Ridgewood Rd	Stillwater	OK	74074	1223 S Fern SStStillwater, OK 74074
600019496	Maple Avenue Property, LLC	3969 Gaspar Dr	Dallas	TX	75220	1204 S Fern SStStillwater, OK 74074
600019494	Dudek, Thomas J & Linda M TTEE	402 Holly Ave	Yukon	OK	73099	413 E 12th AveStStillwater, OK 74074
600019492	Kelley, Randy	1208 S Fern St	Stillwater	OK	74074	1208 S Fern SStStillwater, OK 74074
600019490	Davis, Darrell & Harting, Barbara (B&S)	1214 S Fern St	Stillwater	OK	74074	1214 S Fern SStStillwater, OK 74074
600019488	Nilmi, Danielle N & Kendra M	322 E Stumbo Ave	Perkins	OK	74059	414 E 13th AveStStillwater, OK 74074
600019486	Shuck, Neida L & John M TTEE	620 Ridgeway Dr	Enid	OK	73701	1224 S Fern SStStillwater, OK 74074
600019484	Attell Properties, Inc	1020 S Lowry St	Stillwater	OK	74074	1223 S Chester SStStillwater, OK 74074
600019482	Murray, Jay C TTEE	2905 Quail Ridge St	Stillwater	OK	74074	412 E 13th AveStStillwater, OK 74074
600019480	Wilkinson, Bruce	3808 Brooks Rdg	Rogers	AR	72758	1215 S Chester SStStillwater, OK 74074
600019478	Crosby Properties, LLC	5919 W 44th St	Stillwater	OK	74074	1209 S Chester SStStillwater, OK 74074
600019477	Hendon, Daniel R & Cassandra A	1205 S Chester St	Stillwater	OK	74074	1205 S Chester SStStillwater, OK 74074
600019475	Corbett, Tracy	707 E 13th Ave	Stillwater	OK	74074	1201 S Chester SStStillwater, OK 74074
600019363	Sigrist, Roger A	1301 S Fern St	Stillwater	OK	74074	1301 S Fern SStStillwater, OK 74074
600019397	Johnson, Carolyn Sue	1301 S Lowry St	Stillwater	OK	74074	1301 S Lowry SStStillwater, OK 74074
600019400	Grider, Matthew	1305 S Lowry St	Stillwater	OK	74074	1305 S Lowry SStStillwater, OK 74074
600019423	Blackmon, Jerrett J & Averi L	3704 W 47th St	Stillwater	OK	74074	1302 S Chester SStStillwater, OK 74074
600019420	Action Cabinets, Inc d/b/a J & T Rentals	3716 Spyglass Rd	Oklahoma City	OK	73120	1308 S Chester SStStillwater, OK 74074
600019418	Jones, Holly Day	1314 S Chester St	Stillwater	OK	74074	1314 S Chester SStStillwater, OK 74074
600019375	Moguel, Victoria E & Moguel, Lisa M	2829 S Lakeline Blvd, Unit 1038	Cedar Park	TX	78613	1301 S Chester SStStillwater, OK 74074
600019376	O'Brien, Caroline K	389 Livingston Dr	Raeford	NC	28376	1309 S Chester SStStillwater, OK 74074
600019377	Lackey, Todd D & Gladriel J	1311 S Chester St	Stillwater	OK	74074	1311 S Chester SStStillwater, OK 74074
600019386	Docs Classy Kats, LLC	4616 S Western Rd	Stillwater	OK	74074	1314 S Fern SStStillwater, OK 74074
600019389	Lewis, Richard J TTEE	PO Box 1033	Stillwater	OK	74076	1308 S Fern SStStillwater, OK 74074
600019392	Lane Homes, LLC	1101 W Lakeview Rd	Stillwater	OK	74075	1304 S Fern SStStillwater, OK 74074
600019395	Tran, Kim Anh Thi	1712 E Sunrise Ave	Stillwater	OK	74075	1302 S Fern SStStillwater, OK 74074
600019440	Smiddy, Wilda A TTEE	1223 S Lowry St	Stillwater	OK	74074	1223 S Lowry SStStillwater, OK 74074
600019437	Clayton, James & Sandra	606 Avenue I	Bovina	TX	79009	1215 S Lowry SStStillwater, OK 74074
600019434	Webber Homes, LLC	1124 W Knapp Ave	Stillwater	OK	74075	1209 S Lowry SStStillwater, OK 74074
600019430	Ritter, Doyle W & Janice L	1501 N Redlands Rd	Stillwater	OK	74075	1207 S Lowry SStStillwater, OK 74074
600019427	Lute, Larry A & Helen M (TOD)	7407 N Wayne Ave	Kansas City	MO	64118	1205 S Lowry SStStillwater, OK 74074
600019425	Ritter, Doyle W & Janice L	1501 N Redlands Rd	Stillwater	OK	74075	1201 S Lowry SStStillwater, OK 74074
600019473	DGDG, LLC	13700 Lost Creek Dr	Edmond	OK	73013	1202 S Chester SStStillwater, OK 74074
600019447	Movie Properties, LLC	14023 Kimberley Ln	Houston	TX	77079	1210 S Chester SStStillwater, OK 74074
600019445	Blackmon, Jerrett J & Averi L	3704 W 47th St	Stillwater	OK	74074	1222 S Chester SStStillwater, OK 74074
600019442	Shores, John Michael & Menghini, Michael Joseph	2014 W 41st Ave	Kansas City	KS	66103	1224 S Chester SStStillwater, OK 74074

1215 S Chester St - 300 FT Buffer Map



Note:
 This map is for assessment purposes only and is not intended for use in making conveyances or for preparing legal descriptions.

AFFIDAVIT CONCERNING SMOKE, CARBON MONOXIDE DETECTORS AND FIRE EXTINGUISHER


I Bruce Wilkinson being the owner of premises 1215 S. CHESTER St., situated in Stillwater, Oklahoma swear that the following statements are true:

(A) FIRE EXTINGUISHER: The premises named above is equipped with a working fire extinguisher.

(B) SMOKE DETECTORS: The premises named above is equipped with smoke detection equipment in working order that is capable of sensing visible or invisible smoke particles, is installed in accordance with the manufacturer's instructions and in the immediate vicinity of each bedroom, and is capable of providing an alarm suitable to warn occupants when such equipment is activated. The smoke detector(s) are:

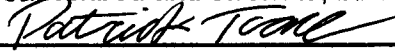
Hard-wired with battery backup

(C) CARBON MONOXIDE DETECTOR: The premises named above is equipped with carbon monoxide detection equipment in working order that is capable of sensing carbon monoxide present is installed in accordance with the manufacturer's instructions, and is capable of providing an alarm suitable to warn occupants when such equipment is activated. The carbon monoxide detector is: Hard-wired with battery backup

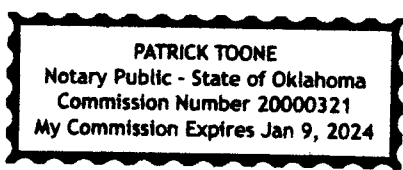


Owner

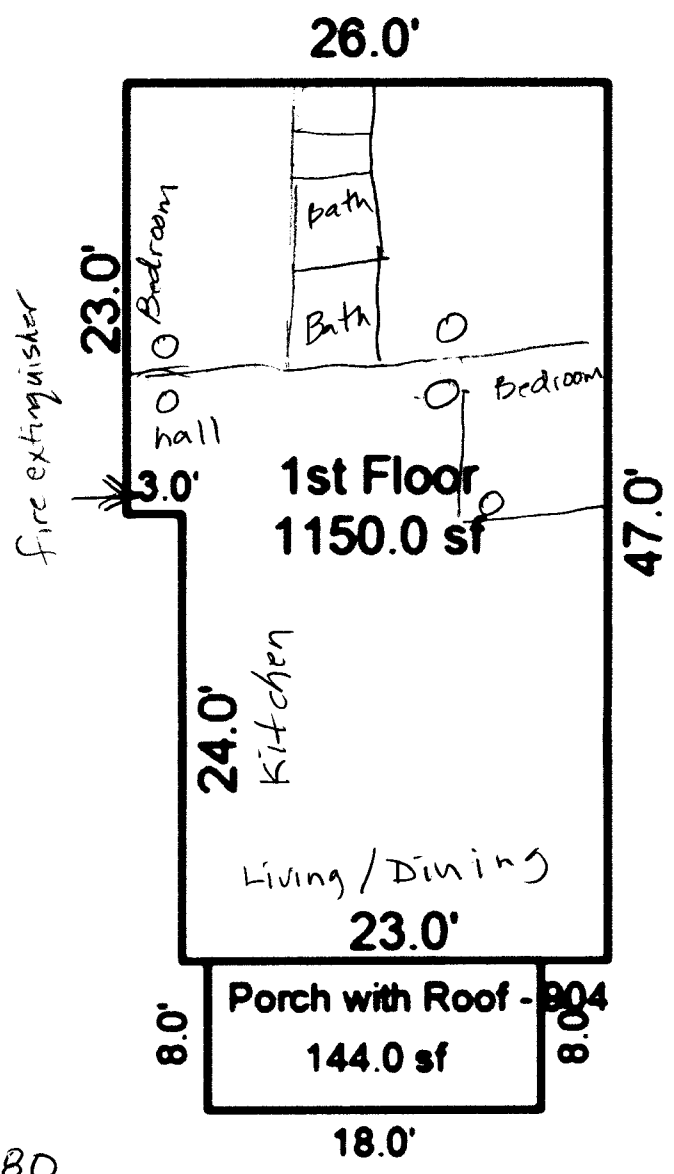
Subscribed and sworn to, before me, this 29th day of January, 2020.



Notary Public/ Commissioner of the Superior Court My Commission expires: January 9, 2024

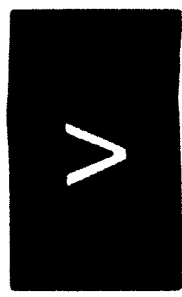
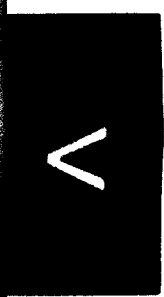


All rooms for rent

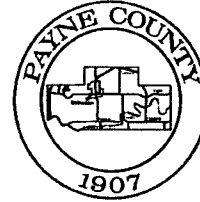


600019480

1215 S. Chester St.
Stillwater, OK



James C Cowan
Payne County Assessor



CERTIFICATE OF OWNERSHIP

PAYNE COUNTY ASSESSOR'S OFFICE does hereby certify that every effort is made to produce and publish the most current and accurate ownership information possible. The ownership information reflects the tax roll of record owners per instruments filed in the Payne County Clerk's Office. Said ownership is located within the Three Hundred feet of the following described property, to-wit:

Lots Sixteen (16) and Seventeen (17) in Block Fifteen (15), **LOWRY'S SECOND ADDITION** to the City of Stillwater, Payne County, Oklahoma, according to the recorded plat thereof.

1215 S Chester St – Parcel ID #600019480

Attached you will find the current year's tax roll list of ownership that is within the Three Hundred feet of described legal. The ownership information includes the owner's name, mailing address, legal description and situs address of the property if available.

The Payne County Assessor's Office believes this information to be true and correct at the time of Certification; however, no liability is or can be assumed by the undersigned with reference to the interpretation or validity of an instrument. This report is finished and accepted with the specific understanding above set forth.

Dated this 24th day of January, 2020.

PAYNE COUNTY ASSESSOR'S OFFICE

BY: 
Wanda S. Hughes, Mapping Department

RETURNED AT COUNTER

Return to:
OCTS
601 S. Husband
Stillwater, OK 74074
File # 2018-0851



1-2018-008773 Book: 2464 pg: 85
7/12/2018 10:21 AM pgs: 85 - 85
Fees: \$13.00 Doc: \$180.00
Glenna Craig, Payne County Clerk
Payne County - State of Oklahoma

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT George Stephenson and Francanna Stephenson, husband and wife, and Robert Stephenson and Suzanne Stephenson, husband and wife, party/parties of the first part, in consideration of the sum of Ten and no/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do/does hereby grant, bargain, sell and convey unto

Bruce Wilkinson
3808 BROOKS RIDGE
ROGERS, AR 72758

party/parties of the second part, the following described real property and premises situated in Payne County, State of Oklahoma, to-wit:

Lots Sixteen (16) and Seventeen (17), Block Fifteen (15), LOWRY'S SECOND ADDITION to the City of Stillwater, Payne County, Oklahoma, according to the recorded plat thereof.

together with all 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 party/parties of the second part, his/her/their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature, EXCEPT SUBJECT to easements, restrictions, covenants, zoning ordinances, and mineral reservations of record.

Signed and delivered this 11 day of July, 2018.

George Stephenson

Francanna Stephenson

Robert Stephenson

Suzanne Stephenson

ACKNOWLEDGMENT-OKLAHOMA FORM

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

Before me, a Notary Public in and for said County and State, on this 11 day of July, 2018, personally appeared George Stephenson and Francanna Stephenson, husband and wife, and Robert Stephenson and Suzanne Stephenson, husband and wife, to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires:



Notary Public



Brian W
1/29/20

Hope's Rest- near Downtown and OSU, Stylish, Clean

Change listing ▼

Preview listing

View calendar

Listing details

Booking settings

Pricing

Availability

Local taxes and laws

Photos

Edit

Rooms and spaces

Edit

Bedrooms: 3

Bed: 4

Bathrooms: 2

Additional areas: 6

All areas are just for guests

Amenities

Edit



Essentials



Kitchen



Air conditioning



Heating

+ More

Accessibility

Edit

Title & description

Edit

Hope's Rest- near Downtown and OSU, Stylish, Clean

Add space

Add guest access

Add guest interaction

Add neighborhood overview

Add public transportations

Add additional notes

Custom Link

Edit

Your custom link is: <https://airbnb.com/h/stillwater-osu-hopes-rest>

Copy link

Property and guests

Edit

Accommodates: 6

Property type: Bungalow

Room type: Entire home/apt

Location

Edit

1215 South Chester Street, Stillwater, OK 74074, United States

Only the general area of this listing will be shown before guests book.

Guest resources

Edit

Only visible to guests with a reservation

Add wifi details

Add a house manual

Guidebook

Edit

Over 1 million hosts have already created guidebooks.

Listing status

Edit

Listed

Who can see and book your listing

Everyone on Airbnb.

Give feedback

Local tax collection

Taxes apply to your nightly price and fees for bookings.

Choose a tax collection option:

Default CURRENT

With this option we collect and remit a set of taxes on your behalf.

Custom

With this option you can add and remit your own taxes that we collect on your behalf.

Default tax collection

As a default, we already collect and remit occupancy taxes on your behalf based on the listing location:

- General Sales and Use Tax (Oklahoma)
- General Sales and Use Tax (Payne)
- General Sales and Use Tax (Stillwater)
- Accommodations Tax (Stillwater)

Your local laws

Take a moment to review the local laws that apply to your listing. We want to make sure you have everything you need to get off to a great start.

Most cities have rules covering homesharing, and the specific codes and ordinances can appear in many places (such as zoning, building, licensing or tax codes). In most places, you must register, get a permit, or obtain a license before you list your property or accept guests. You may also be responsible for collecting and remitting certain taxes. In some places, short-term rentals could be prohibited altogether.

Since you are responsible for your own decision to list or book, you should get comfortable with the applicable rules before listing on Airbnb. To get you started, we offer some helpful resources under "Your City Laws."

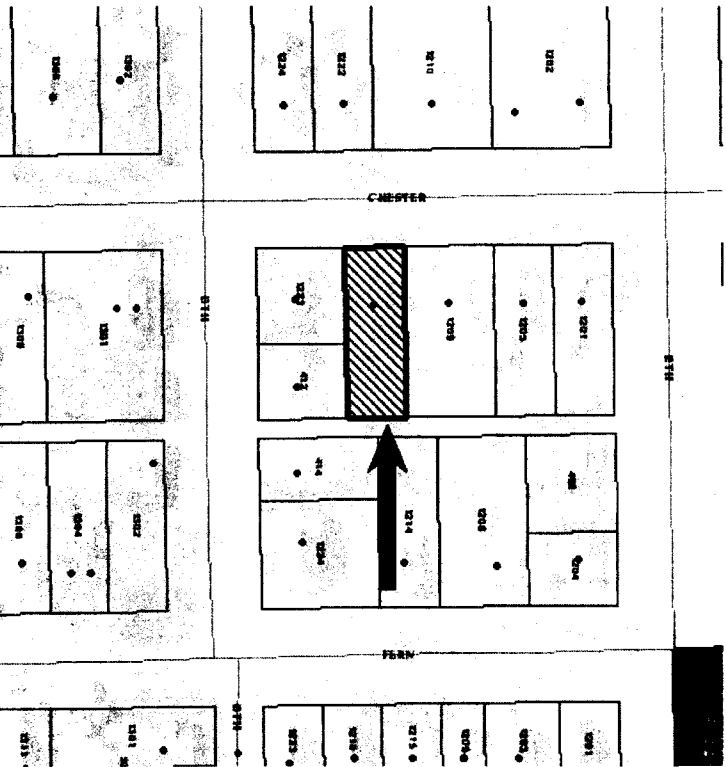
[Learn more about responsible hosting](#)

By accepting our Terms of Service and listing your space, you certify that you will follow applicable laws and regulations.

[Give feedback](#)



For more information
 City Clerk
 Municipal Building, 723 S Lewis, 1st Floor
 Stillwater, OK
 405-742-8243



Application for Short Term Rental

The City received an application for a residential short-term rental to be licensed in your neighborhood.
 The application was received on January 30, 2020.
 There is no requirement for a public hearing on the application unless an objection is filed.

Project Information
Application: To establish a residential short-term rental in the RSS Residential Single Family Small Lot zoning district.
Applicant: Bruce Wilkinson
Location: 1215 S. Chester Street
Application #: STR-0041