

Sasser Appraisals, Inc.
P.O. Box 442
Perkins, OK 74059-3904
405.880.0490

08/29/2024

Re: Property: 206 W 6th Ave
Stillwater, OK 74074

Client:
File No.:

Pursuant to your request, I have measured the above mentioned commercial building in Stillwater, OK.

My measurements indicate the structure 15,298 sf of gross building area. The building sketch has been attached.

The square footage amount breaks down as follows:

1st Level	5,653 sf
2nd Level	3,904 sf
Basement	5,741 sf

Please feel free to contact me if you have any questions or if you need any additional information.

Sincerely,



Robert Sasser
Sasser Appraisals, Inc.
Certified Residential Appraiser #11663CRA (OK)

Assessor Information

8/26/2024

www.countyassessor.info
Payne County Records [OK]

Owner Information
Stillwater Old Library, LLC
2820 S Utica Ave
Tulsa, OK 74114-4207

Property Address
206 W 6th Ave

Building No. 1
Account Number 600026341

Sub Name: ORIG TOWN STILLWATER
Lot: 0008 Block: 0013
Area Name: STILLWATER
Section 00 Township: 000 Range: 000

Building Elements

Type Commercial
Style Office Building
Design N/A
Quality Good Interior Finish N/A
Condition N/A
Roof Hip Asphalt-Shingles
Exterior Wall Brick with Block Back-up N/A
Foundation Slab on Grade Fireplace N/A
Heat Warmed & Cooled Air Air N/A
Beds 0 Baths 0 Total Rooms 0
Garage N/A Garage SF 0
Porch Porch with Roof - 904 Porch SF 36
Basement Basement, Partition Finish - 803 Basement SF 5686
Year Built 1938 Eff Year Built 1981 Year Remodeled 0
Square Footage 9594

Taxable Market		Assessed Value
Land	\$236250	\$26932
Improved	\$527600	\$60146
Mobile	\$0	\$0
Total	\$763850	\$87078
Exemptions		\$0
School District	STWTF3	Net Assessed \$87078
School Levy	\$74.61	Estimated Taxes \$6496.89

Sales Information

Sale Date	Sale Price	Book/Page	S/SF
20050531	595000	1571/189	62.02
Grantor: NASALROAD, JEVON & LISA			
Sale Date	Sale Price	Book/Page	S/SF
20031231	460000	1475/268	47.95
Grantor: TMS, INC			
Sale Date	Sale Price	Book/Page	S/SF
19940801	0	1050/512	0
Grantor: CITY OF STILLWATER			

Land Information

Land Use: Urban Commercial

Lots	Acres	SF	Width	depth
0	0	8	0	0

Description SF

Mobile Home Information

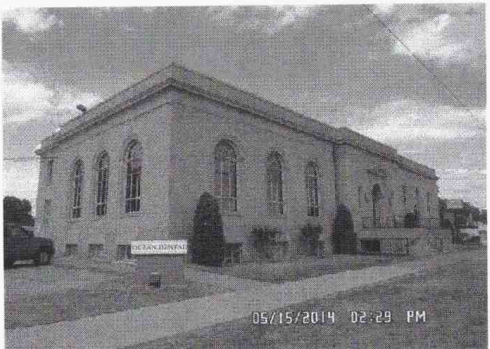
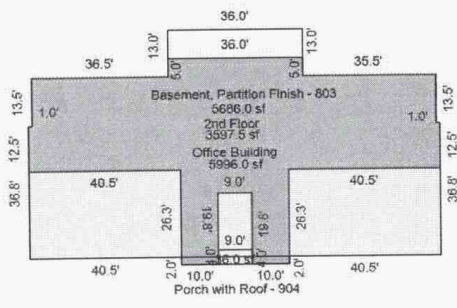
Serial No.
Make
Tag No. LxW x

Commercial Elements

Stories N/A Story Height 00 Perimeter 0000
Units 0 Rent 000
Class Description N/A

Miscellaneous Structures

Description	Yr/blt	LxW	Units
Paving, Concrete	1971	X	1100
Paving, Asphalt	1971	X	6720
Comm Yard Light 12'	1990	X	4
Office Building	0	X	5996
2nd Floor	0	X	3598
Basement, Partition Finish - 803	0	X	5686
Porch with Roof - 904	0	X	36
N/A	0		0
N/A	0		0
N/A	0		0



Legal Description

Orig Town Stillwater Blk 13 Lots 8-12 & College Ad

Subject Photo Page



Subject Front

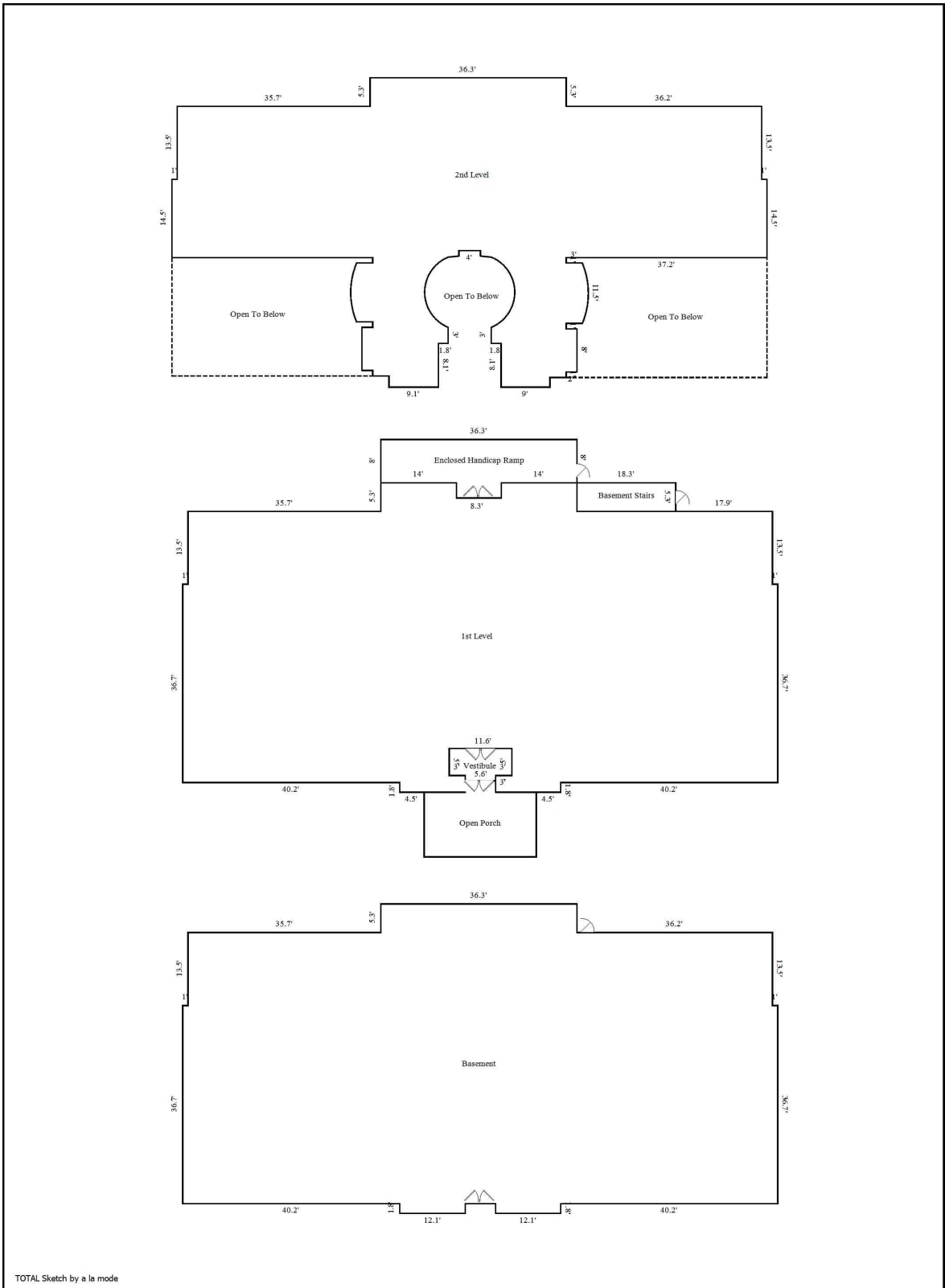
206 W 6th Ave
Sales Price
Gross Living Area 9,557
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Subject Rear

Subject Street

Above-Grade Building Sketch (Page - 1)

Borrower					
Property Address	206 W 6th Ave				
City	Stillwater	County	Payne	State	OK
				Zip Code	74074
Lender/Client					



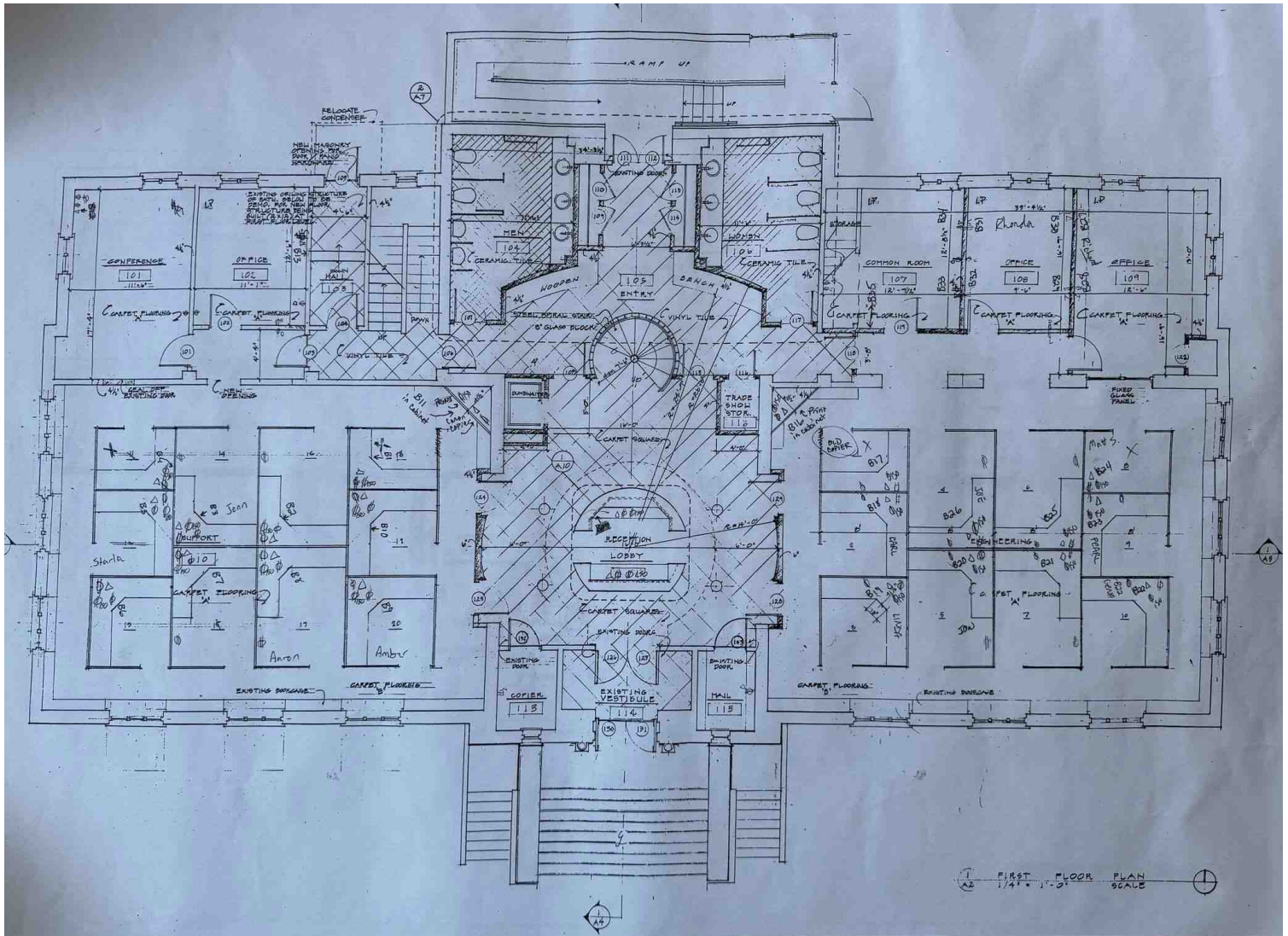
TOTAL Sketch by a la mode

Above-Grade Building Sketch (Page - 2)

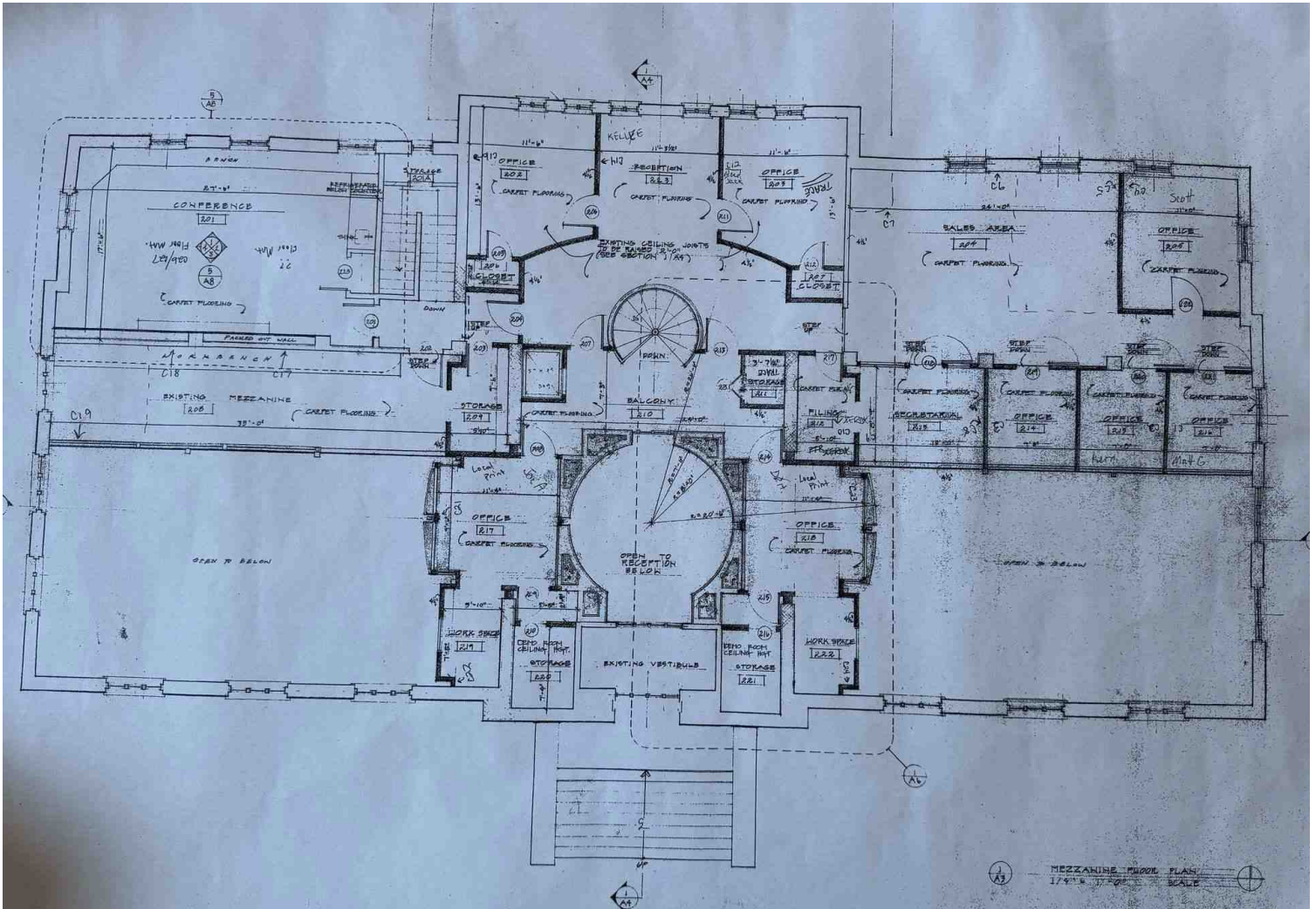
Borrower					
Property Address	206 W 6th Ave				
City	Stillwater	County	Payne	State	OK
Lender/Client				Zip Code	74074

Living Area	Calculation Details	
First Floor	5652.5 Sq ft	$14 \times 2.8 = 39.2$ $14 \times 2.8 = 39.2$ $12 \times 1.8 = 21.7$ $12.2 \times 1.8 = 21.9$ $36.3 \times 2.5 = 90.8$ $108.2 \times 13.5 = 1460.7$ $36.7 \times 49.2 = 1807.5$ $36.7 \times 49.4 = 1811.1$ $1.3 \times 3 = 3.9$ $30.4 \times 11.6 = 352.6$ $1.3 \times 3 = 3.9$
Second Floor	3904.3 Sq ft	$11.2 \times 3 = 33.6$ $8 \times 2 = 16$ $8 \times 2 = 16$ $10.9 \times 3 = 32.7$ $36.3 \times 5.3 = 192.4$ $108.2 \times 13.5 = 1460.7$ $110.2 \times 13.2 = 1454.6$ $9 \times 1.8 = 16.3$ $12 \times 6.3 = 75.9$ $13.8 \times 15.9 = 220.2$ $1.3 \times 51 = 66.4$ $2 \times 1 = 2$ $0.5 \times 2 \times 0.2 = 0.2$ $9.2 \times 2.1 = 19.2$ $12.2 \times 6 = 72.9$ $14 \times 15.9 = 221.8$ $1.3 \times 51.2 = 66.5$ $2 \times 1 = 2$ $0.5 \times 2 \times 0.2 = 0.2$ Negative Arc = 8.4 Arc = 40.8 Arc = 40.8 Negative Arc = 7.9
Total Living Area (Rounded):	9557 Sq ft	
Non-living Area		
Ramp	313.6 Sq ft	$8.3 \times 2.8 = 23.2$ $36.3 \times 8 = 290.4$
Vestibule	63.6 Sq ft	$11.6 \times 5 = 58$ $1 \times 5.6 = 5.6$
Open Porch	261.4 Sq ft	$20.8 \times 12 = 249.6$ $5.6 \times 2.1 = 11.8$
Stairwell	97 Sq ft	$5.3 \times 18.3 = 97$
Basement	5741 Sq ft	$36.3 \times 5.3 = 192.4$ $12 \times 1.8 = 21.7$ $12.2 \times 1.8 = 21.9$ $108.2 \times 13.5 = 1460.7$ $36.7 \times 110.2 = 4044.3$

Floorplan-Level 1



Floorplan-Level 2



Floorplan-Basement

