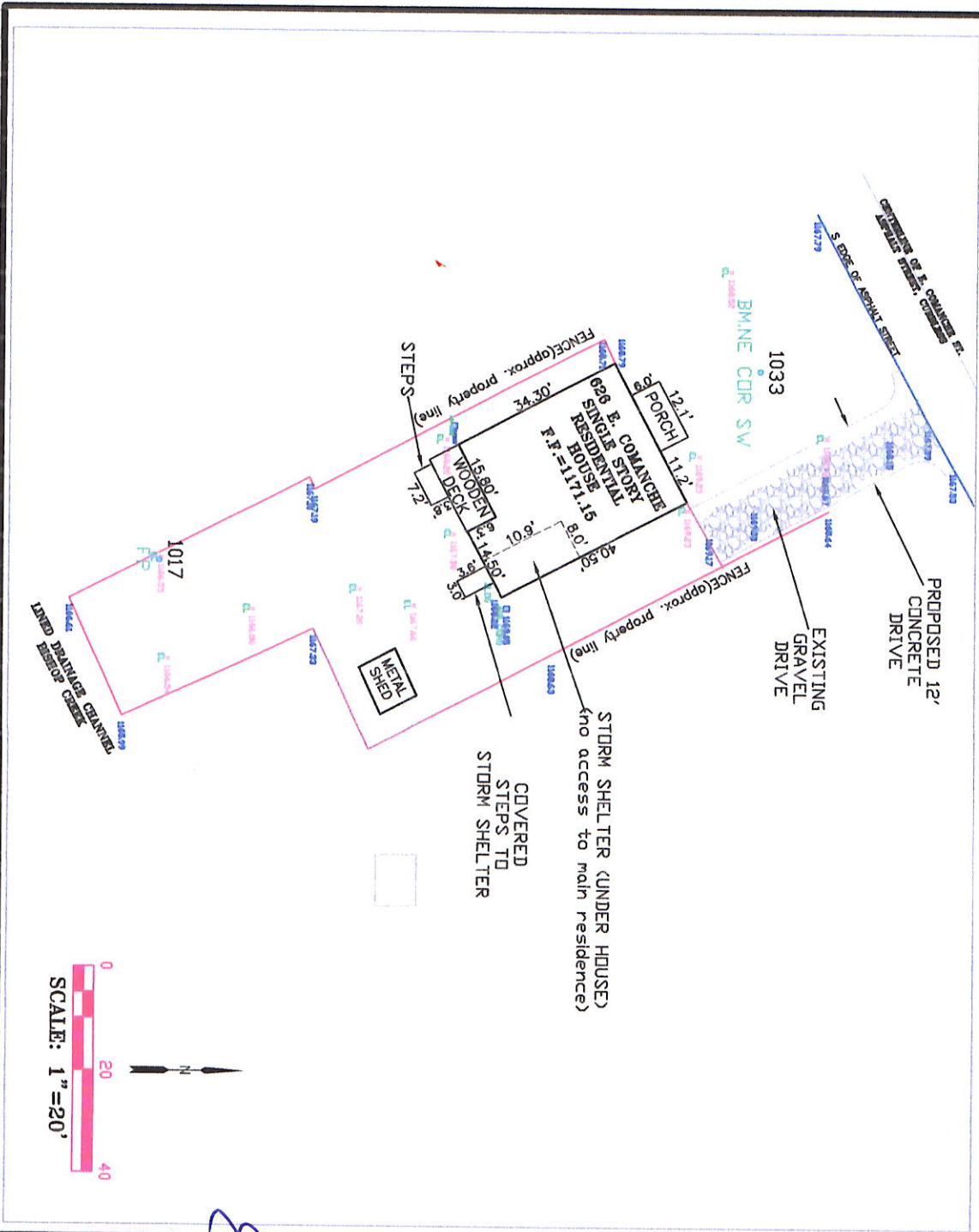


# 626 E. COMANCHE DR.



*Earl G. Keen*  
 04/16/2024



KEEN ENGINEERING  
 2104 SW 70TH ST  
 OKLAHOMA CITY, OK 73159  
 (405) 823-8240  
 CA 4367, EXP. 06-30-2024

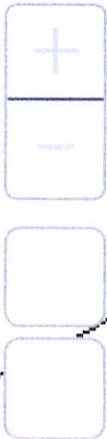
626 E. COMANCHE DR.

DRAWN BY: BGS CHECKED BY: BEK Date of Revision: 04/16/24  
 DATE: 04/12/24 SH. ET 1 OF 1



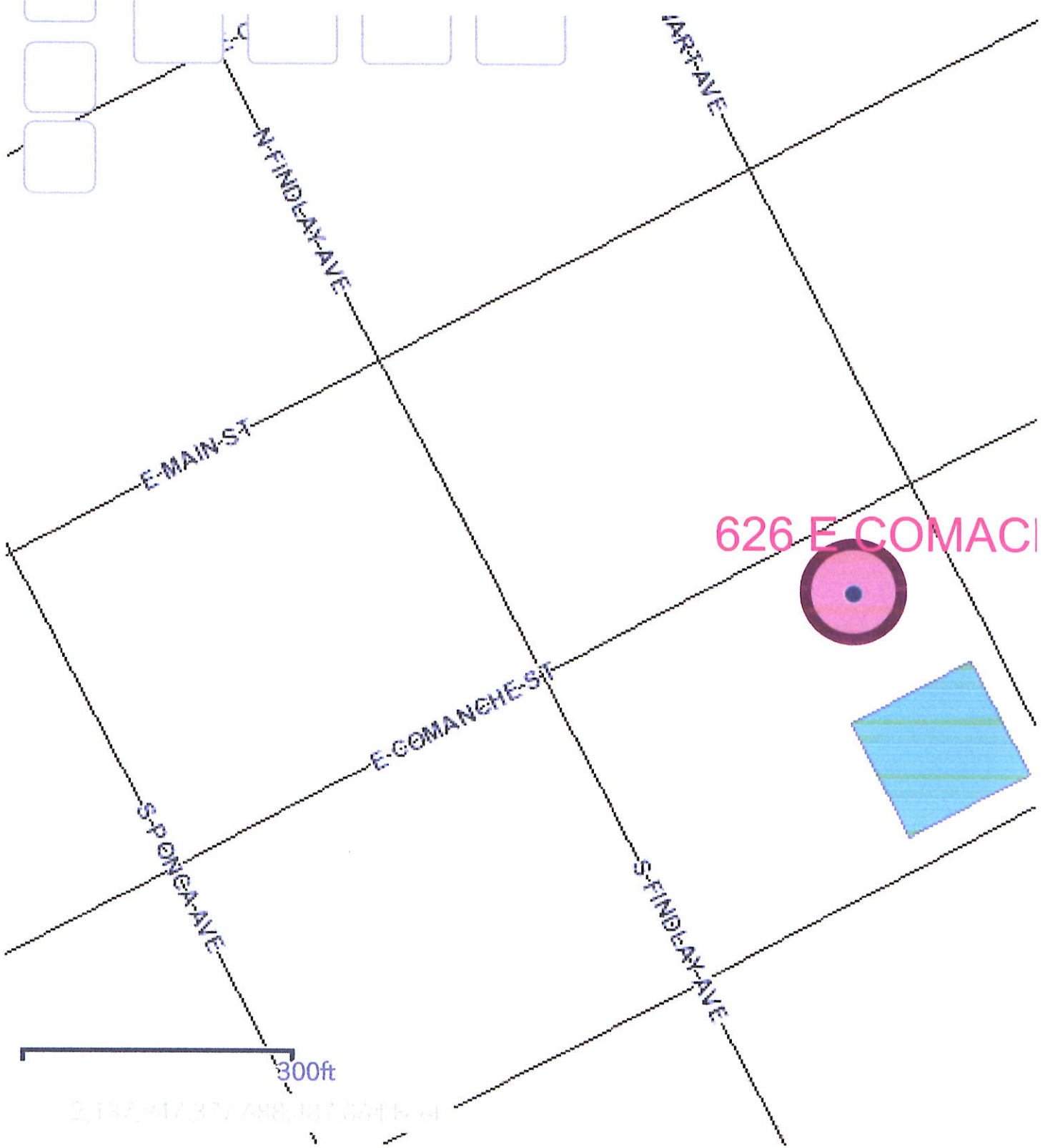
# Interactive Map

City of Norman, Oklahoma



▼ 626 E COMANCHE X 🔍

Show search results for 626 E C...



2,137,947.372, 498,037.351591

DIRECTIONS TO 626 E COMANCHE AVE.  
NORMAN, OK

Beginning at the intersection of East Main Street and Porter Avenue, go east on E Main Street to Findlay Avenue; then go south on Findlay Avenue to E Comanche Avenue; then go east on East Comanche to the destination, which is 626 East Comanche Avenue, on the right.

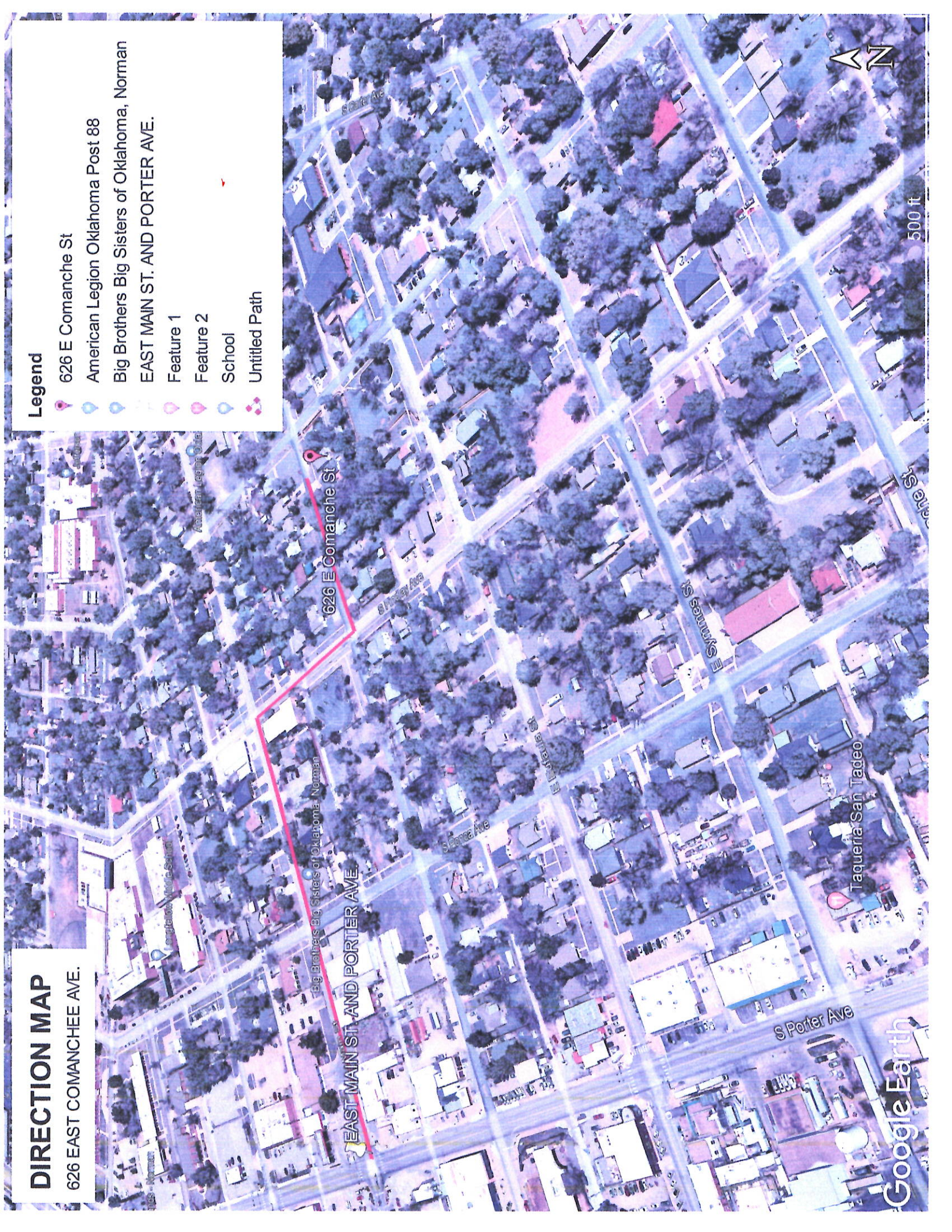


# DIRECTION MAP

626 EAST COMANCHE AVE.

## Legend

- 626 E Comanche St
- American Legion Oklahoma Post 88
- Big Brothers Big Sisters of Oklahoma, Norman
- EAST MAIN ST. AND PORTER AVE.
- Feature 1
- Feature 2
- School
- Untitled Path



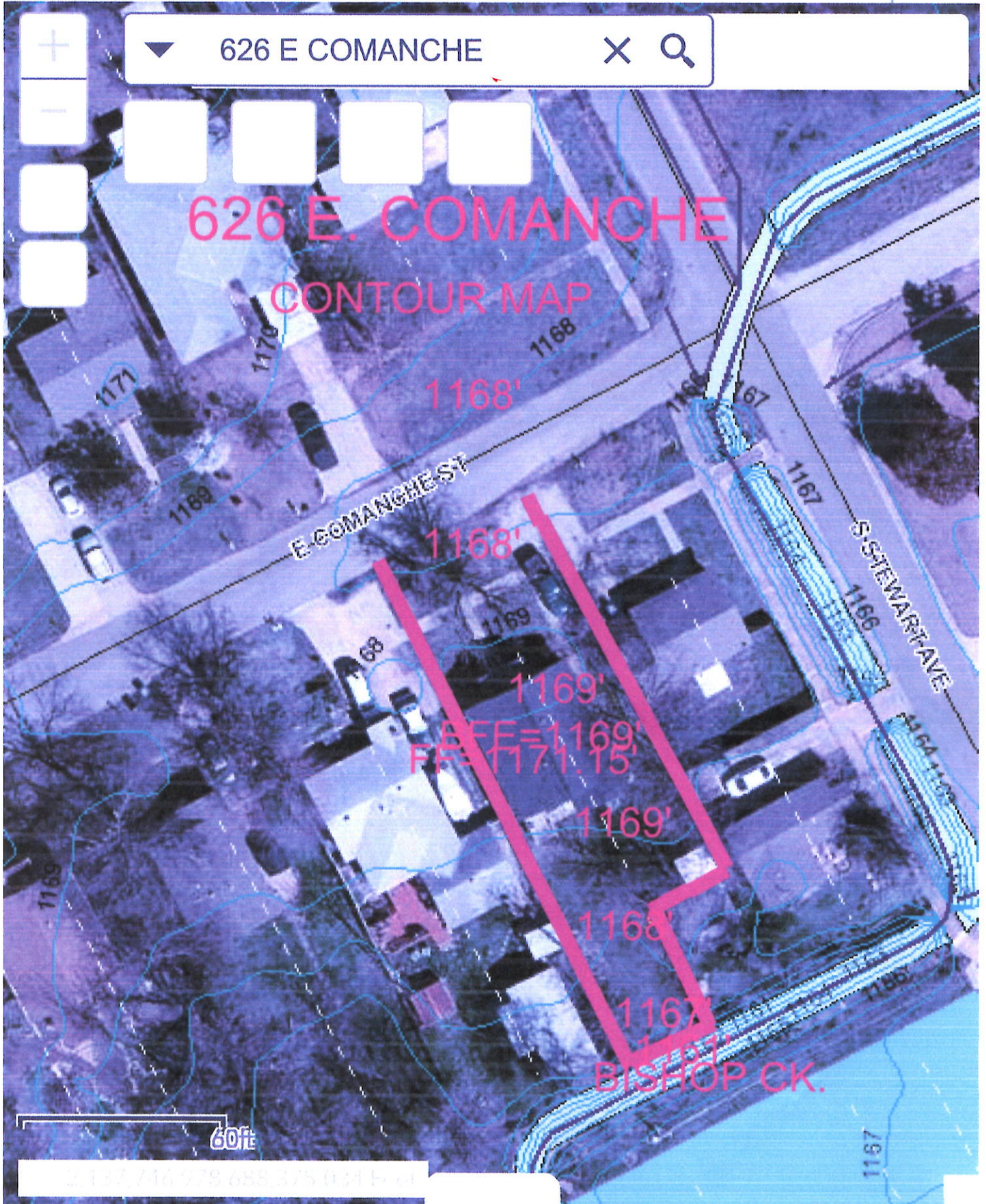




Legend

- 626 E Coman
- American Lei
- Norman Roof



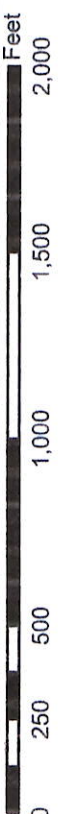
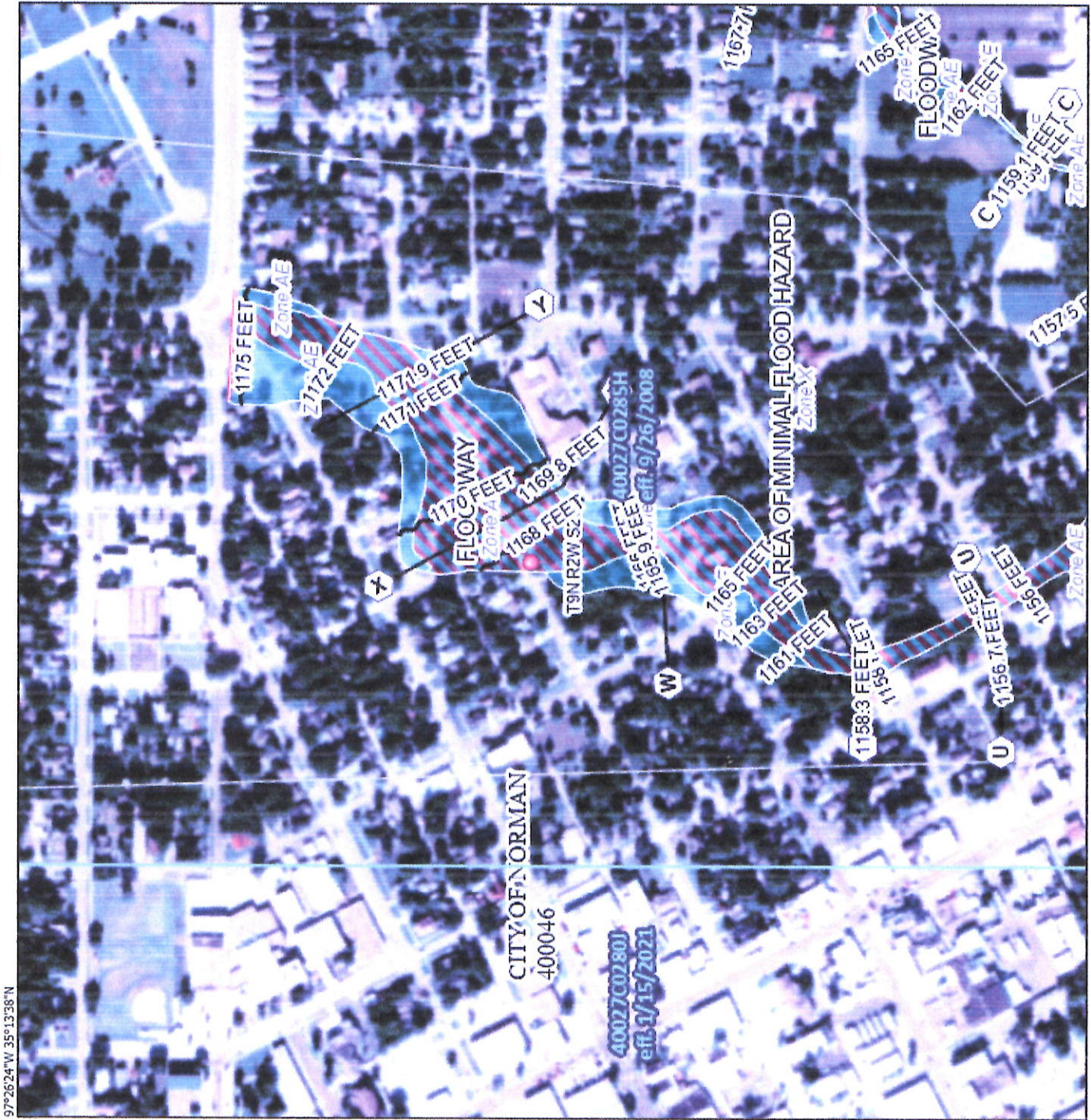




# National Flood Hazard Layer FIRMette



97°26'24"W 35°13'38"N



97°25'46"W 35°13'51"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

|  |   |
|--|---|
|  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99  |
|  | With BFE or Depth Zone AE, AO, AH, VE, AP   |
|  | Regulatory Floodway   |
|  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|  | Future Conditions 1% Annual Chance Flood Hazard Zone X  |
|  | Area with Reduced Flood Risk due to Levee. See Notes, Zone X  |
|  | Area with Flood Risk due to Levee Zone D  |
|  | NO SCREEN   |
|  | Area of Minimal Flood Hazard Zone X   |
|  | Effective LOMRS   |
|  | Area of Undetermined Flood Hazard Zone B  |
|  | Channel, Culvert, or Storm Sewer  |
|  | Levee, Dike, or Floodwall   |
|  | Cross Sections with 1% Annual Chance  |
|  | Water Surface Elevation   |
|  | Coastal Transect  |
|  | Base Flood Elevation Line (BFE)   |
|  | Limit of Study  |
|  | Jurisdiction Boundary   |
|  | Coastal Transect Baseline   |
|  | Profile Baseline  |
|  | Hydrographic Feature  |
|  | Digital Data Available  |
|  | No Digital Data Available   |
|  | Unmapped  |

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/16/2024 at 1:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





# Cleveland County Oklahoma Assessor's Office

## Cleveland County Oklahoma Assessor's Office

Account #: 24202 / Parcel ID: NC29AAAOT 49 **CURRENT** PROSPEROUS PROPERTIES LLC  
 14001 4010 NW 18th ST  
 626 E COMANCHE ST Oklahoma City OK 73107-3744

Current Market Value  
**\$76,540**

### KEY INFORMATION

Tax Year **2023**

Land Size **0.13000** Land Units **AC**

Class **Urban Reside** School District **NORMAN CITY 29**

Section **29** Township **9**

Range **2W** Account Type **Residential**

Legal Description **NORMAN OT N100` LOT 14 AND ALL LOT 13 BLK 49**

Mailing Address **PROSPEROUS PROPERTIES LLC, 4010 NW 18th ST, Oklahoma City, 73107-3744, 73107-3744**

### ASSESSMENT DETAILS

Market Value **\$76,540**

Taxable Value **\$74,040**

Land Value **\$10,000**

Gross Assessed Value **\$8,884**

Adjustments **\$1,000**

Net Assessed Value **\$7,884**

[View Taxes for R0024202](#)

### RESIDENTIAL

#### RESIDENTIAL BUILDING (1)

|                      |                     |                |                             |                     |                  |
|----------------------|---------------------|----------------|-----------------------------|---------------------|------------------|
| Type                 | <b>0001</b>         | Description    | <b>Conventional 1 Story</b> | Quality             | <b>Fair Plus</b> |
| Stories              | <b>1.0</b>          | Condition      | <b>Good</b>                 | Year Built          | <b>1930</b>      |
| Interior             | <b>Drywall</b>      | Exterior Walls | <b>Frame Siding</b>         | Full Baths          | <b>1</b>         |
| Additional Full Bath | <b>0</b>            | Half Baths     | <b>0</b>                    | Three Quarter Baths | <b>0</b>         |
| Total Bathrooms      | <b>1.00</b>         | Roof Type      | <b>Gable</b>                | Bedrooms            | <b>3</b>         |
| Roof Cover           | <b>Comp Shingle</b> | Foundation     | <b>Concrete Slab</b>        | Floor Cover         | <b>Allowance</b> |
| Cooling              | <b>Central H/A</b>  |                | Total Finished Area         | <b>1,104</b>        |                  |

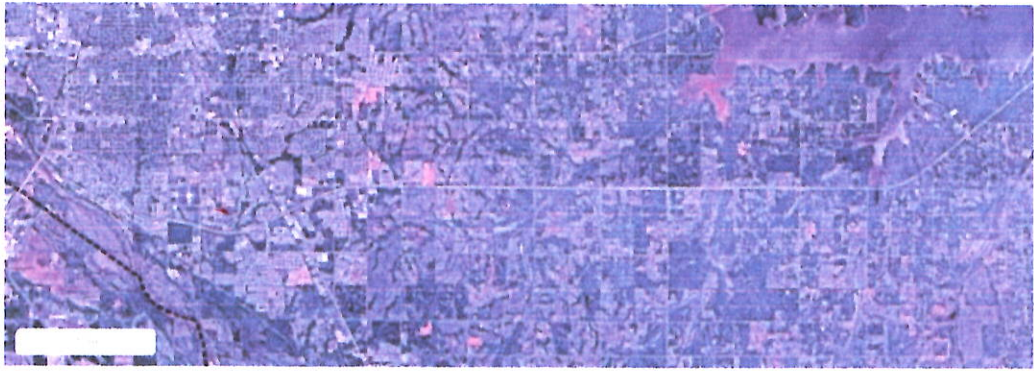
### SALES

| SALE DATE  | SALE PRICE | DEED BOOK | DEED PAGE | GRANTOR                      | GRANTEE                      | DEED TYPE |
|------------|------------|-----------|-----------|------------------------------|------------------------------|-----------|
| 07/26/2023 | \$112,000  | 6573      | 1238      | LAVALLEY, ALBERT J           | PROSPEROUS PROPERTIES LLC    | WD        |
| 04/29/2011 | \$89,500   | 4864      | 354       | HUNZICKER, W THOMAS-REV TRT  | LAVALLEY, ALBERT J           | WD        |
| 09/09/2005 | \$87,500   | 4062      | 1063      | SHARP, KERRENS R & KRISTEN R | HUNZICKER, W THOMAS-REV TRT  | WD        |
| 07/23/2002 | \$50,000   | 3449      | 1454      | RANDALL, JUDITH E            | SHARP, KERRENS R & KRISTEN R | WD        |
| 10/08/1998 | \$42,000   | 2992      | 1080      | LOPEZ, MANUEL FRANCO         | RANDALL, JUDITH E            | WD        |
| 09/01/1993 | \$25,000   | 2477      | 635       | SELLER                       | BUYER                        | WD        |

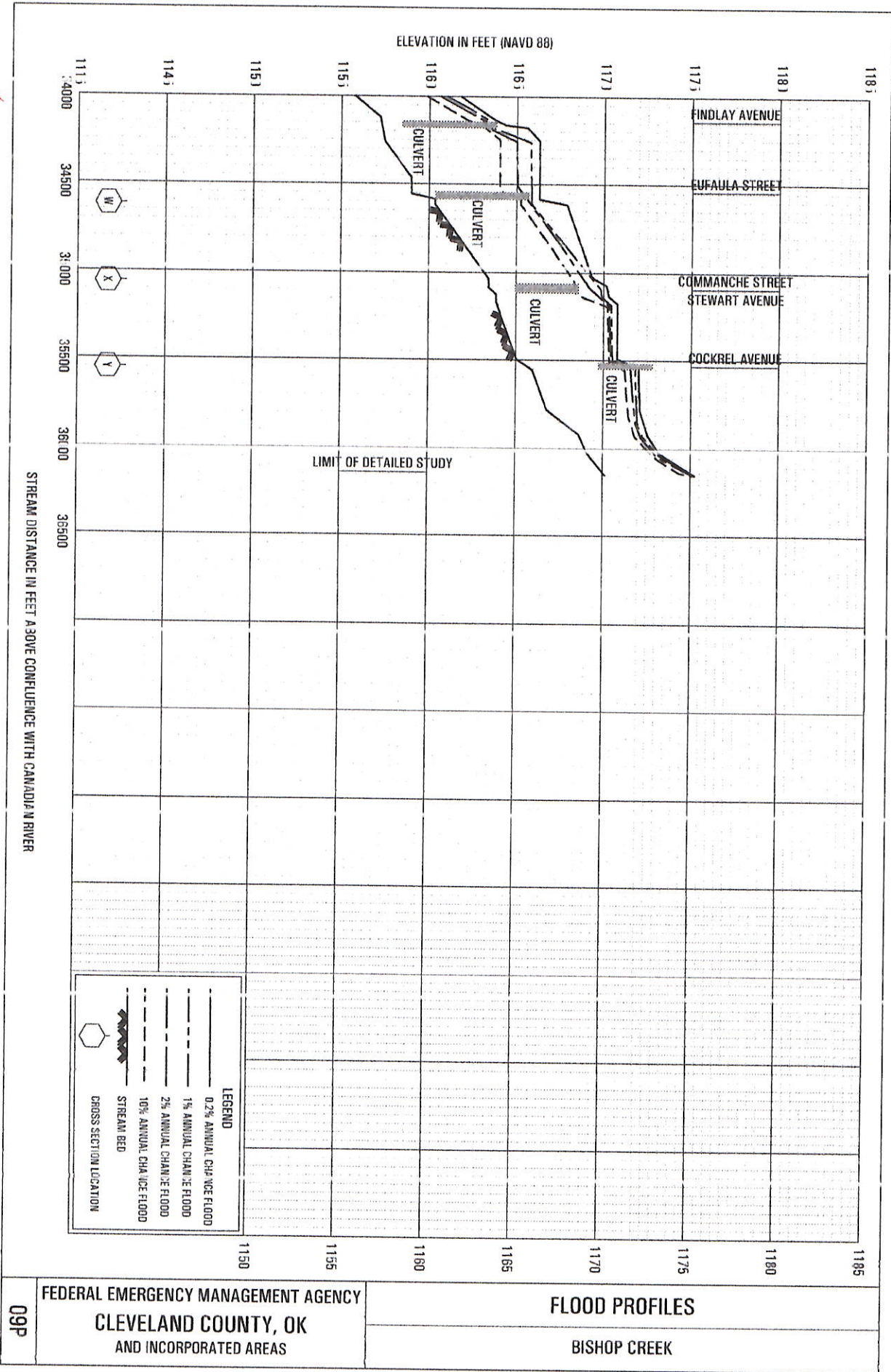
### LAND

| UNIT CODE | DESCRIPTION | USE CODE    | ACRES / LOTS | USE VALUE |
|-----------|-------------|-------------|--------------|-----------|
| S         | Site        | Residential | 1.00000      | \$10,000  |









FEDERAL EMERGENCY MANAGEMENT AGENCY  
 CLEVELAND COUNTY, OK  
 AND INCORPORATED AREAS

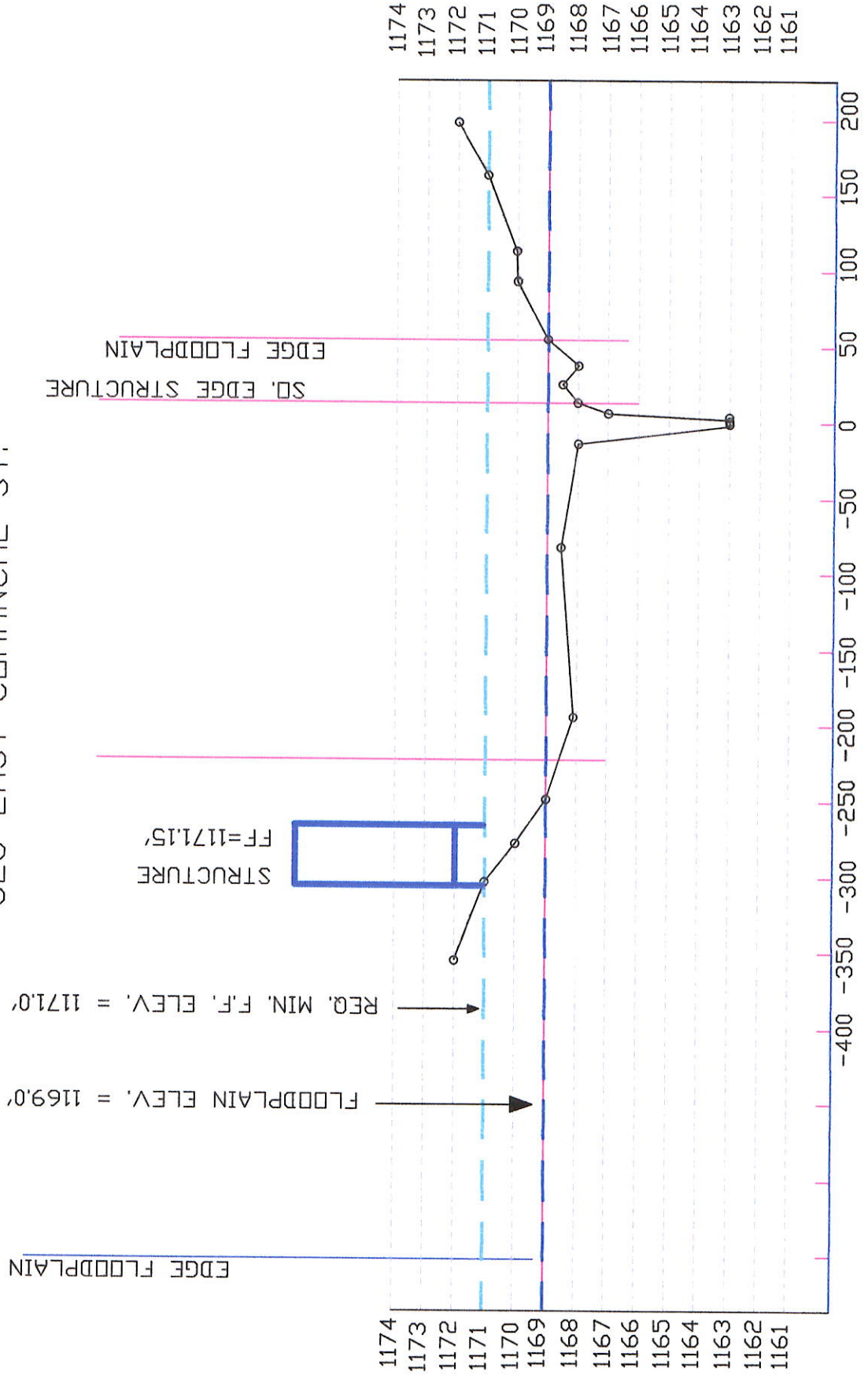
**FLOOD PROFILES**  
 BISHOP CREEK

09P



CROSS-SECTION OF STREAM  
AT C/L OF STRUCTURE

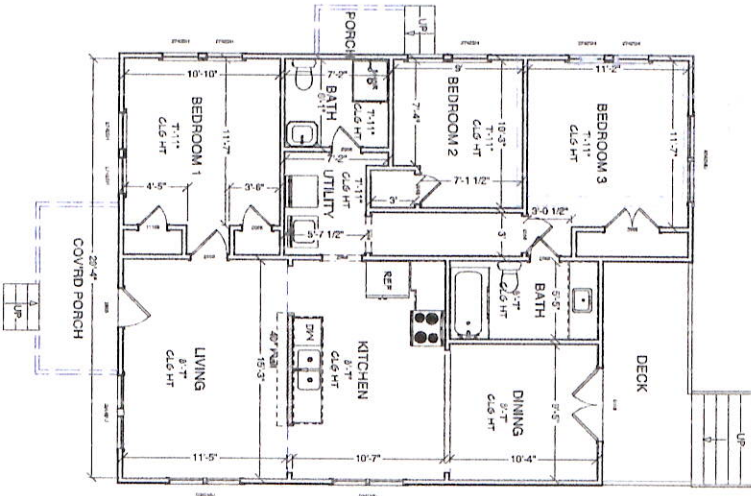
626 EAST COMANCHE ST.





**VERIFY ALL  
DIMENSIONS  
AND  
ROOF PITCHES**

To the best of my knowledge, these plans are drawn to comply with owners and architect's specifications and I've done my best to show them. All dimensions are in feet and inches. I shall verify all dimensions in a field sketch. SCOTT GUILLIAM is not responsible for any errors or omissions in the plans. The contractor is responsible for all construction and the safety of the construction.



A1.03

Plan View Floor 1 Proposed  
1/4" = 1'-0"

BUILDING CONTRACTOR/HOME OWNER  
TO REVIEW AND VERIFY ALL DIMENSIONS,  
SPECS. AND CONNECTIONS BEFORE  
CONSTRUCTION BEGINS.  
ELECTRICAL SYSTEM CODE: SEC. 2701  
MECHANICAL SYSTEM CODE: SEC. 2801  
PLUMBING SYSTEM CODE: SEC. 2901

A1.03

SHEET:

SCALE:

DATE:

9/8/23

626 E Comanche St.  
Norman, Oklahoma 73071

DRAWINGS PROVIDED BY:  
916 NW 39TH ST  
OKC, OK 73118  
405-627-7592

