

**AGENDA**  
**SAND SPRINGS PLANNING COMMISSION**  
**Regular Meeting**  
**February 9, 2026**  
**4:00 p.m.**  
**Sand Springs City Hall Council Room**  
**100 E. Broadway, Sand Springs, OK**

1. Call to Order

2. Roll Call

3. Consider Approval of Minutes of January 12, 2026

Commission will discuss and consider approving, denying, amending, revising or continuing of the minutes of the regular meeting of January 12, 2026.

4. Consider Approval of Minutes of January 27, 2026

Commission will discuss and consider approving, denying, amending, revising or continuing of the minutes of the Special meeting of January 27, 2026.

5. SSLC-757

STR 23-19N-11E

Commission will discuss and consider approving, denying, amending, revising or continuing of the application of Donald Pitts, on behalf of McRit Investments, LLC, requesting a combination of Lot 1, Block 1, Lot 2, Block 1 and Lot 3, Block 1, all in Rock Hill Resub Blk E Garden Heights. The purpose of the lot combination is for tax assessment purposes.

6. Director's Report

7. City Manager's Report

The City Manager will provide updates regarding recent and upcoming events and projects, including events of interest and the general operations of the City. This item is for informational purposes only and no action will be taken by the Planning Commission.

8. Adjournment

**IF YOU REQUIRE SPECIAL ACCOMMODATIONS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY THE CITY OF SAND SPRINGS AT 918-246-2575.**

This agenda was posted at 8:35 a.m/p.m. on February 4, 2026, on the Sand Springs website [www.sand Springsok.org](http://www.sand Springsok.org), and on the display board in Sand Springs City Hall, 100 E. Broadway, Sand Springs, OK by Cynthia Webster.  
Cynthia Webster

**PLANNING COMMISSION**  
**Regular Meeting Minutes**  
**January 12, 2026**  
**4:00 p.m.**  
**City Council Chambers**  
**100 E. Broadway, Sand Springs, OK**

**MEMBERS PRESENT:** Paul Shindel, Chairman 5-0  
Harold Neal, Vice-Chairman 4-1  
William Yemma, Secretary 4-1  
Erik Stuckey, 3-2  
Michael Dickerson, 4-1  
Len Gardner, 4-1

**MEMBERS ABSENT:** Tom Askew, 2-3

**STAFF PRESENT:** Mike Carter, City Manager  
Brad Bates, Asst. City Manager/Planning Director  
Cynthia Webster, Recording Secretary

The Sand Springs Planning Commission met in a regular session on Monday, January 12, 2026 in City Council Chambers, 100 E. Broadway, pursuant to the agenda filed with the City Clerk's office, posted on the display board located at Sand Springs City Hall, 100 E. Broadway, Sand Springs, Oklahoma, and posted on the City of Sand Springs website at [www.sandspringsok.gov](http://www.sandspringsok.gov) at 3:38 p.m., on January 8, 2026, by Cynthia Webster.

**1. Call to Order**

Chairman Paul Shindel called the meeting to order at the noted time of 4:00 p.m.

**2. Roll Call**

Chairman Shindel called for an individual roll call with members replying in the following manner: Mr. Stuckey, here; Mr. Gardner, here; Mr. Yemma, here, Chairman Shindel, here; Mr. Neal, here; Mr. Askew, no response; Mr. Dickerson, here.

Mr. Askew was noted as absent.

**3. Minutes of October 13, 2025**

Commissioners considered approving, denying, amending or revising of the minutes from the October 13, 2025 meeting.

Mr. Neal made a motion that the minutes of October 13, 2025, be approved as presented. Mr. Yemma seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Stuckey, aye; Mr. Gardner, aye; Mr. Yemma, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Dickerson, aye.

The motion carried 6-0-0.

**4. SSLC-754**

Commission is being asked to discuss and consider approving, denying, amending, revising, or continuing of the application of Ashley and Patrick Baker, to combine Lots 6 and 7, Block 41, Oak Ridge Second Addition with Lot 8, Block 41, Oak Ridge Second Addition. The lots are commonly known as 1010 and 1006 N. Garfield Ave. zoned RS-3 (Residential Single-Family High Density).

Assistant City Manager/Planning Director Brad Bates presented the staff report. The applicants own a home at 1010 N. Garfield Ave. Applicants also own the adjacent lot known as 1006 N. Garfield Ave. Applicants would like to combine the lots for additional yard space. Applicants will need to pave the driveway at 1006 N. Garfield if they plan to use it for vehicle/rv storage.

Mr. Neal made a motion to approve SSLC-754 as presented. Mr. Yemma seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Stuckey, aye; Mr. Gardner, aye; Mr. Yemma, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Dickerson, aye.

The motion carried 6-0-0.

**5. SSLC-755**

Commission is being asked to discuss and consider approving, denying, amending, revising, or continuing of the application of Joe and Becky Byers to combine Lot 12, Block 1, Shadow Creek with Lot 25; Block 1, Shadow Creek, zoned RS-2 (Residential Single-Family Medium Density). The applicants own a home at 1406 N. Old North Pl. The applicants also own Lot 25, Block 1, Shadow Creek which abuts their rear property line. Applicants would like to combine the lots for additional yard space.

Applicant Becky Byers was present for questions.

Mr. Stuckey made a motion to approve SSLC-755 as presented. Mr. Yemma seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Dickerson, aye; Mr. Neal, aye; Chairman Shindel, aye; Mr. Yemma, aye; Mr. Gardner, aye; Mr. Stuckey, aye.

The motion carried 6-0-0.

**6. SSLC-756**

Commission is being asked to discuss and consider approving, denying, amending, revising, or continuing of the application of Donald Pitts to combine Lot 1, Block 3, Cambridge Park with an adjacent parcel known as PRT S/2 SEC BEG NEC LT 2 BLK 1 CAMBRIDGE PARK TH N20 E25 N185.67 E387.27 SE206.41 TO NL CAMBRIDGE PARK TH W458.90 TO POB SEC 1 19 11 1.915ACS, zoned RE (Residential Estate). Applicant owns a home at 1119 N. Woodland Pl. and would like to combine his lot with the adjacent lot that he owns for tax assessment purposes.

Mr. Neal made a motion to approve SSLC-756 as presented. Mr. Yemma seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Stuckey, aye; Mr. Gardner, aye; Mr. Yemma, aye; Chairman Shindel, aye; Mr. Neal, aye; Mr. Dickerson, aye.

The motion carried 6-0-0.

**7. Sheffield Crossing at Sand Springs Phase II Amended**

Assistant City Manager/Planning Director Brad Bates presented the staff report. This Plat is an amended plat of Sheffield Crossing at Sand Springs Phase II. Lot 1, Block 2 of the originally approved plat is being modified to create two lots that will now be known as Lot 1 and 2 of Block 2, Sheffield Crossing at Sand Springs Phase II Amended, a resubdivision of Lot 1, Block 2, and Huskey Avenue.

The amended plat is also modifying a section of Huskey Avenue in the northwest portion of the original plat. That portion of land is being vacated and converted into a Mutual Access Easement and General Utility Easement. Additionally, a Mutual Access Easement and General Utility Easement is being dedicated via this plat along the west and south property lines of what will be known as Lot 1, Block 2. This is essentially the roadway that people see today and know as Huskey Avenue. However, that roadway is not a public road and was built as a temporary means of access until such time as a dedicated roadway is built. The mutual access easement will allow any future development to have a secondary, privately maintained means of access through their property.

The southwest property line is being expanded to the west to pick up a portion of land that was inadvertently omitted from the original plat. This expanded area will be part of what is proposed to be Lot 2, Block 2.

Lastly, the most southern General Utility Easement has been modified to make it follow a known stormwater line and be set off from that line 7.5' from the center of the line. This reduces the easement in this area of what will be known as Lot 2, Block 2 to create more usable space.

Mr. Stuckey made a motion to recommend approval to City Council the plat of Sheffield Crossing at Sand Springs Phase II Amended, a resubdivision of Lot 1, Block 2, and Huskey Avenue. Mr. Neal seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Dickerson, aye; Mr. Neal, aye; Chairman Shindel, aye; Mr. Yemma, aye; Mr. Gardner, aye; Mr. Stuckey, aye.

The motion carried 6-0-0.

**8. Director's Report**

Assistant City Manager/Planning Director Bates advised Commission of upcoming meeting dates for Planning Commission and City Council.

**9. City Manager's Report**

City Manager Mike Carter gave a brief summary of the upcoming meeting dates and answered general questions regarding location, times, security, and other meeting decorum.

**10. Adjournment**

There being no other items, the meeting was adjourned at the noted time of 4:49 p.m.

\_\_\_\_\_  
Date of Approval

\_\_\_\_\_  
William Yemma, Secretary

# PLANNING COMMISSION

## Special Meeting Minutes

January 27, 2026

6:00 p.m.

Charles Page High School Cafeteria  
500 N. Adams Rd., Sand Springs, OK

**MEMBERS PRESENT:** Paul Shindel, Chairman  
Harold Neal, Vice-Chairman  
William Yemma, Secretary  
Erik Stuckey  
Tom Askew  
Michael Dickerson  
Len Gardner

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Mike Carter, City Manager  
Brad Bates, Asst. City Manager/Planning Director  
David Weatherford, City Attorney  
Janice Almy, City Clerk  
Dawn Gilmartin, Asst. City Clerk  
Cynthia Webster, Recording Secretary

The Sand Springs Planning Commission met in a special session on Tuesday, January 27, 2026 in the Charles Page High School Cafeteria, 500 N. Adams Rd, Sand Springs OK, pursuant to the Special Meeting Notice filed with the City Clerk's office, posted on the display board located at Sand Springs City Hall, 100 E. Broadway, Sand Springs, Oklahoma, and posted on the City of Sand Springs website at [www.sandspringsok.gov](http://www.sandspringsok.gov) at 5:45 p.m., on January 22, 2026, by Cynthia Webster.

### 1. Call to Order

Chairman Paul Shindel called the meeting to order at the noted time of 6:00 p.m.

Chairman Paul Shindel and Secretary Bill Yemma provided an overview of the Rules of Conduct and expectations from staff, applicant's representatives, and members of the public.

### 2. Roll Call

Chairman Shindel called for an individual roll call with members replying in the following manner: Mr. Stuckey, here; Mr. Gardner, here; Mr. Yemma, here; Chairman Shindel, here; Mr. Neal, here; Mr. Askew, here; Mr. Dickerson, here.

### 3. SSZ-517

Commission was asked to discuss and consider approving, denying, amending, revising, or continuing of and make a recommendation to City Council, regarding the application of Lou Reynolds, on behalf of Alan Ringle, to rezone 826+ acres from AG (Agriculture) to IL (Industrial Light) and PUD-039. The property is legally known as being 826+ acres

located in Sections 2,3-20N-11E and 33,34,35-21N-11E, commonly known as being at approximately 56<sup>th</sup> St. North and Hwy 97 in Osage County, Oklahoma.

**4. PUD-039**

Commission was asked to consider approving, denying, amending, revising, or continuing of and make a recommendation to City Council, regarding the application of Lou Reynolds, on behalf of Alan Ringle, to allow PUD-039 for the development of a data center project and related uses on 826+ acres legally known as being located in Sections 2,3-20N-11E and 33,34,35-21N-11E, commonly known as being at approximately 56<sup>th</sup> St. North and Hwy 97 in Osage County, Oklahoma.

**5. SSCPA-007**

Commission was asked to consider approving, denying, amending, revising, or continuing of and make a recommendation to City Council, regarding the application of Lou Reynolds, on behalf of Alan Ringle, to amend the Sand Springs Comprehensive Plan Map from a residential designation to an Industrial Light designation, with an overlay known as PUD-039. The property is legally known as being 826+ acres located in Sections 2,3-20N-11E and 33,34,35-21N-11E, commonly known as being at approximately 56<sup>th</sup> St. North and Hwy 97 in Osage County, Oklahoma, zoned AG (Agriculture).

Assistant City Manager/Planning Director Brad Bates presented the staff reports and advised that he would be speaking to the three items on the agenda in one presentation, but the items would be voted on separately.

Assistant City Manager/Planning Director Bates provided an overview of the three applications and their components as well as recent changes that were made as a result of an informational meeting held on January 20, 2026 at Charles Page High School. Discussion topics included traffic studies and counts; mechanical, plumbing, and electrical requirements and needs; noise analysis; air quality and emissions; water and wastewater; and components of the PUD, among others.

After discussion between the Planning Commission and Mr. Bates, the applicant's attorney, Lou Reynolds, introduced himself and his design team. The design team included Kate Franko from Google, Jeff Eigenbrood from White Rose Partners, the following representatives from Kimley Horn: Brent Massey, Civil Engineer, Project Lead; Casey Reimann, Mechanical, Plumbing, and Electrical Engineer; Tad Hardy, Engineer-Noise Analysis; Amanda Miller, Biologist-Environment Professional; from PSO was Rodrigo Rojas as well as Independent Consultants, Tom Meshek, Engineer-Civil, Traffic and James Sipes, Air Quality.

Extended discussion was held among the Planning Commission and the design team regarding traffic, electrical, water and wastewater, emissions, landscaping, setbacks, lighting, signage, construction materials, noise, and other related topics.

It was noted for the record that Mr. Yemma stepped out at 7:05 p.m. and returned at 7:09 p.m.

It was noted for the record that Mr. Gardner stepped out at 7:10 p.m. and returned at 7:15 p.m.

Chairman Shindel declared the public hearing open at 7:51 p.m.

Michael Paton, of Tulsa Land Legacy, spoke regarding the conservation easement on the subject property. Brief discussion was held between the Planning Commission and City Attorney David Weatherford.

Chairman Shindel stated he would then be calling speakers who signed in to speak.

The following citizens spoke in opposition to the proposed project:

(Located in the City of Sand Springs unless otherwise noted)

Brian Ingram, 5519 N. State Hwy 97  
Charley Pearson, 13154 Rock School Rd., Skiatook, OK  
Jonathan Sims, 5575 N. State Hwy 97  
Suzanne Stowe, 5385 N. State Hwy 97  
Annette Kennedy, 8362 N. 68<sup>th</sup> W. Ave., Sperry, OK  
Jimmy Stevens, 1125 N. Main St  
Morgan Caywood, 508 N. Birch  
Bill Grant, 4526 N. State Hwy 97  
Phil Nollan, 2401 Rock Creek Rd  
Kevin Case, 4906 S. Bahama  
Kyle Schmidt, 5032 N. State Hwy 97  
Justin Couffer, 5148 N. Antler Ridge Rd  
Heather Vest, 90 Old Towne Rd  
Angie Grant, 4526 N. State Hwy 97  
Mike Bennett, 9486 Rock School Rd., Skiatook, OK  
Kenneth Blevins, 5194 N. State Hwy 97  
Julie Dunbar, on behalf of Jordan Green, 13421 Overlook Dr  
Rachel Summers, 8489 N. 100<sup>th</sup> W. Ave., Skiatook, OK  
Todd Autry, 4332 S. Woodland Ave  
Darren Blanchard, (no address provided) Mounds, OK  
Chandra Ingram, 5519 N. State Hwy 97

The following citizen spoke in support of the proposed project:

Sarah Gray, 10511 S. Olmsted St. (city not provided)

Chairman Shindel closed the public hearing at 9:03 p.m.

Extended discussion was held among the Planning Commissioners and the project team.

Mr. Neal introduced himself to the public and stated he was making a motion to deny SSZ-517. The motion died for lack of a second.

Mr. Gardner made a motion to recommend approval to City Council regarding SSZ-517. Mr. Dickerson seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows:

Mr. Stuckey, aye; Mr. Gardner, aye; Mr. Yemma, aye; Chairman Shindel, aye; Mr. Neal, nay; Mr. Askew, aye; Mr. Dickerson, aye.

The motion carried 6-1-0.

Mr. Stuckey made a motion to recommend approval to City Council regarding PUD-039. Mr. Yemma seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows: Mr. Dickerson, aye; Mr. Askew, aye; Mr. Neal, nay, Chairman Shindel, aye; Mr. Yemma, aye; Mr. Gardner, aye; Mr. Stuckey, aye.

The motion carried 6-1-0.

Mr. Yemma made a motion to recommend approval to City Council regarding SSCPA-007. Mr. Garnder seconded the motion.

With no further discussion, Chairman Shindel called for the vote recorded as follows:

Mr. Stuckey, aye; Mr. Gardner, aye; Mr. Yemma, aye; Chairman Shindel, aye; Mr. Neal, nay; Mr. Askew, aye; Mr. Dickerson, aye.

The motion carried 6-1-0.

## 6. Adjournment

There being no other items, the meeting was adjourned at the noted time of 9:30 p.m.

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Date of Approval

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William Yemma, Secretary



# CITY OF SAND SPRINGS

100 E. Broadway St. • P.O. Box 338 • Sand Springs, Oklahoma 74063  
Phone: 918.246.2500 • sandspringsok.org

**TO:** Planning Commission

**FROM:** Brad Bates, Assistant City Manager/Planning Director

**DATE:** February 9, 2026

**SUBJECT:** **SSLC-757 – Donald Pitts-** Lot combination to combine Lot 1, Block 1, with Lot 2, Block 1 and Lot 3, Block 1, all located in Rock Hill Resub Blk E Garden Heights in Section 23, Township 19 North, Range 11 East.

The applicant would like to combine three vacant lots in an undeveloped area just east of Rawson Rd, and what would be approximately 32<sup>nd</sup> or 33<sup>rd</sup> St. The applicant is not intending on developing the lots and desires to leave them in their natural state.

Public Works has reviewed and offered the following:

“PW has no comments regarding this application. Regarding access, it looks like from the Rock Hill plat filed back in 1930, that the intent was to grant ROW to connect the roads when the property to the north got platted, and this would provide access to Block 1, Lots 1-4 on the east side. But apparently, that never happened.”

Should development ever be desired, the applicant would have to determine an access point or obtain a private access easement from another property owner.

The lots were purchased at a tax sale and the lot combination is for tax assessment purposes.

Planning staff recommends **APPROVAL** of Lot Combination SSLC-757.

**Attachments:**

Application

Lot Combination Exhibits

AVERY DR

E SADDLEROCK RD

S SUMMIT BLVD

S SUMMIT PL

S SADDLEROCK RD

E RAWSON PL

Subject Tract

E RAWSON RD

S RAWSON RD

E 34TH ST



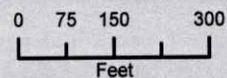
Vexcel Imaging

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: 2024



Subject Tract

SSLC-757



23 19-11



AVERY DR

AG

RS-2

E SADDLEROCK RD

S SUMMIT BLVD

S SUMMIT PL

S SADDLEROCK RD

E RAWSON PL

Subject Tract

E RAWSON RD

RS-2

AG

S RAWSON RD

E 34TH ST

**LEGEND**

 Sand Springs Corporate Limits

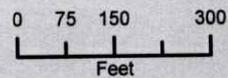


300' Radius



Subject Tract

SSLC-757



23 19-11





## General Information

Account Number	R62300912302310
Situs Address	SAND SPRINGS 74063
Owner Name	MCRIT INVESTMENTS LLC
Owner Mailing Address	1119 N WOODLAND PL SAND SPRINGS, OK 74063
Land Area	0.52 acres / 22,494 sq ft
Market Value	-
Last Year's Taxes	\$21.59
Legal Description	Subdivision: ROCK HILL RESUB BLK E GARDEN HGTS ADDN (62300) Legal: LT 1 BLK 1 Section: 23      Township: 19      Range: 11

## Tax Information

	2024	2025	2026
Fair Cash Value	\$1,538	\$1,538	-
Taxable Value	\$1,538	\$1,538	-
Assessment Ratio			
Gross Assessed	\$169	\$169	-
Exemptions	\$0	\$0	-
Net Assessed	\$169	\$169	-
Tax Rate	SS-2A	SS-2A	SS-2A
Tax Rate Mills	127.610000	127.730000	127.730000
Estimated Taxes	\$22	\$22	-
Notice of Value Date (if changed from prev yr)	3/29/2022	-	-

## Values

	2024	2025	2026
Land Value	\$1,538	\$1,538	-
Improvement Value	\$0	\$0	-
Fair Cash (Market) Value	\$1,538	\$1,538	-

## Exemptions

	2024	2025	2026
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
100% Disabled Veteran	-	-	-

## Current Improvements

There are no current improvements for this account.

## Recent Sales

Sale Date	Grantor	Grantee	Sale Price	Doc Type	Book-Page/Doc #
6/9/2015	TULSA COUNTY TREASURER	MCRIT INVESTMENTS LLC	\$0	County Tax Deed	2015051351
5/7/1998			\$0	Affidavit Of Surviving Joint Tenant	2000183063 BK-06048PG-00073



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John A. Wright - Tulsa County Assessor  
Tulsa County Headquartes, 5th Floor | 218 W. 6th St. | Tulsa, Ok 74119  
Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: [assessor@tulsacounty.org](mailto:assessor@tulsacounty.org)  
Office Hours: 8:00 - 5:00 Monday-Friday (excluding holidays)



# Assessor

## General Information

Account Number	R62300912302320
Situs Address	
Owner Name	MCRIT INVESTMENTS LLC
Owner Mailing Address	1119 N WOODLAND PL SAND SPRINGS, OK 74063
Land Area	0.51 acres / 22,275 sq ft
Market Value	-
Last Year's Taxes	\$21.59
Legal Description	Subdivision: ROCK HILL RESUB BLK E GARDEN HGTS ADDN (62300) Legal: LT 2 BLK 1 Section: 23      Township: 19      Range: 11

## Tax Information

	2024	2025	2026
Fair Cash Value	\$1,538	\$1,538	-
Taxable Value	\$1,538	\$1,538	-
Assessment Ratio			
Gross Assessed	\$169	\$169	-
Exemptions	\$0	\$0	-
Net Assessed	\$169	\$169	-
Tax Rate	SS-2A	SS-2A	SS-2A
Tax Rate Mills	127.610000	127.730000	127.730000
Estimated Taxes	\$22	\$22	-
Notice of Value Date (if changed from prev yr)	3/29/2022	-	-

## Values

	2024	2025	2026
Land Value	\$1,538	\$1,538	-
Improvement Value	\$0	\$0	-
Fair Cash (Market) Value	\$1,538	\$1,538	-

## Exemptions

	2024	2025	2026
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
100% Disabled Veteran	-	-	-

## Current Improvements

There are no current improvements for this account.

## Recent Sales

Sale Date	Grantor	Grantee	Sale Price	Doc Type	Book-Page/Doc #
6/9/2015	TULSA COUNTY TREASURER	MCRIT INVESTMENTS LLC	\$0	County Tax Deed	2015051352



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John A. Wright - Tulsa County Assessor  
Tulsa County Headquartes, 5th Floor | 218 W. 6th St. | Tulsa, Ok 74119  
Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: [assessor@tulsacounty.org](mailto:assessor@tulsacounty.org)  
Office Hours: 8:00 - 5:00 Monday-Friday (excluding holidays)



# Assessor

## General Information

Account Number	R62300912302330
Situs Address	SAND SPRINGS 74063
Owner Name	MCRIT INVESTMENTS LLC
Owner Mailing Address	1119 N WOODLAND PL SAND SPRINGS, OK 74063
Land Area	0.42 acres / 18,252 sq ft
Market Value	-
Last Year's Taxes	\$19.93
Legal Description	Subdivision: ROCK HILL RESUB BLK E GARDEN HGTS ADDN (62300) Legal: <b>LT 3 BLK 1</b> Section: 23      Township: 19      Range: 11

## Tax Information

	2024	2025	2026
Fair Cash Value	\$1,420	\$1,420	-
Taxable Value	\$1,420	\$1,420	-
Assessment Ratio			
Gross Assessed	\$156	\$156	-
Exemptions	\$0	\$0	-
Net Assessed	\$156	\$156	-
Tax Rate	SS-2A	SS-2A	SS-2A
Tax Rate Mills	127.610000	127.730000	127.730000
Estimated Taxes	\$20	\$20	-
Notice of Value Date (if changed from prev yr)	3/29/2022	-	-

## Values

	2024	2025	2026
Land Value	\$1,420	\$1,420	-
Improvement Value	\$0	\$0	-
Fair Cash (Market) Value	\$1,420	\$1,420	-

## Exemptions

	2024	2025	2026
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
100% Disabled Veteran	-	-	-

## Current Improvements

There are no current improvements for this account.

## Recent Sales

Sale Date	Grantor	Grantee	Sale Price	Doc Type	Book-Page/Doc #
6/9/2015	TULSA COUNTY TREASURER	MCRIT INVESTMENTS LLC	\$0	County Tax Deed	2015051353



Vexcel Imaging US, Inc. © 2026 - 05/2025

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John A. Wright - Tulsa County Assessor  
Tulsa County Headquartes, 5th Floor | 218 W. 6th St. | Tulsa, Ok 74119  
Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: [assessor@tulsacounty.org](mailto:assessor@tulsacounty.org)  
Office Hours: 8:00 - 5:00 Monday-Friday (excluding holidays)



S-T-R: 23-19N-11E

Application No. SSL-757

Zoning: RS-2

**CITY OF SAND SPRINGS  
LOT COMBINATION AGREEMENT APPLICATION**

PROPERTY OWNER OF RECORD: MERIT INVESTMENTS / DONALD W. PITTS

ADJOINING  
3 LOTS

LEGAL DESCRIPTION: Lot 1 Blk 1 Subdivision ROCK HILL RESUB BLKE GARDEN HGTTS  
of 1<sup>st</sup> Lot Size: .516 ACRES  
(approximately)

LEGAL DESCRIPTION: Lot 2 & 3 Blk 1 Subdivision ROCK HILL RESUB BLKE  
of 2<sup>nd</sup> Lot Size: .511 ACRES X PLUS .419 ACRES  
(approximately) 1.446 TOTAL ACRES

The purpose of combining these lots is: ADJOINING PROPERTY CONSOLIDATION

If there is an existing structure or house, which lot is it on? NO

Name of street the lots are on: NA LOT 1-3 BLK 1 ROCK HILL BLKE GARDEN HGTTS

PROPOSED ADDRESS OF THE COMBINED LOT: UNKNOWN - NO STREET DESIGNATION LISTED FOR ACCESS.

I CERTIFY THAT THIS INFORMATION IS TRUE AND CORRECT.

Name: DONALD W. PITTS ( ) applicant (✓) owner

Address: 1119 N. WOODLAND PLACE

Phones: (h) \_\_\_\_\_ (cell) 817-845-9507 (w) NA

Email: DWPITTS53@GMAIL.COM

FOR DEPARTMENT USE

Date Received: 01/23/2026

ADDRESS FOR THE NEW SINGLE LOT SHOULD BE: —

Planning Commission Date: 02/09/2026 Action: \_\_\_\_\_