



COLDWELL BANKER | SELECT

CHUPPS AUCTION COMPANY

TERMS & CONDITIONS

1302 S Elwood Ave Tulsa, OK 74119

Wednesday May 6 4:01 PM

- Properties sold at auction are sold “As Is”, “Where Is” with no warranties expressed or implied. Properties are sold to the highest bidder with no Buyer contingencies allowed. Seller has the right to reject the high bid amount.
- High bidder is required by seller to put 10% of the purchase price, down at the time of sale, with the balance being due within 30 days at closing. The earnest money amount is **NON REFUNDABLE** unless the property fails to close due to fault of the seller. Earnest money may be paid by personal check with proper ID or cashiers check.
- All buyer inspections are to be done prior to the auction. They may be done at the public open house times or by appointment. Neither Coldwell Banker Select nor Chupps Auction inspects the property on the buyer’s behalf. Read the contract to determine the existence of any disclosures, exclusions, representations or disclaimers. Do not bid if you have not inspected the property. By bidding, you agree to all disclosures and auction terms and conditions. **DO NOT BID** if you have not registered (day of auction), received a Bidder’s Card and and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming the high bidder.
- Seller is not providing a survey of any kind. Buyer costs include but are not limited to; 5% Buyers Premium, Closing company fee \$350, Title opinion fee \$350, Title insurance fee TBD, Final abstracting \$250, Filing deed \$15, Federal & state name checks \$75 plus any other fees to buyer required to close the sale (all approximated). Any costs incurred by the Buyer to obtain financing are the sole responsibility of the Buyer.
- Square footage data is provided by the County Courthouse or appraiser and are considered an estimate.
- Upon closing, Buyer receives a deed and insurable title to each property as evidenced by the Title Insurance offered by the Closing Company.
- **ANY ANNOUNCEMENTS DAY OF SALE SUPERSEDE WRITTEN TERMS**

For further information or questions, contact

The Chupp Team

Justin 918-640-5024 - Dale 918-630-0495 - Maria 918-697-6589

Residential Client Full

1302 S Elwood Avenue Tulsa, OK 74119-3016

MLS#: **2611495**
 Status: **Active** 04/06/26
 Type: **House**

County: **Tulsa**
 School District: **Tulsa - Sch Dist (1)**
 Subdivision: **Childers Heights addn**
 Multiple Parcels: **No**

Census Tract: **19N-12E-11**
 TRS: **19N-12E-11**

List Price:
 LP/SQ:
 List Date:



General Information

Style: **Colonial** Size: **3750-4000 SqFt**
 Beds: **8** Acres: **0.21** SqFt: **3888/Court House**
 Baths: **3/1** Lt Sze-Sqft: **9,000** SqFt2:
 Dir Hse Faces: **E** SqFt3:
 Year Built: **1928/Court House** Under Const:
 Pool: **None** Handicap: **No**
 Mineral Rights: Storm Shelter: **None**
 Roof: **Asphalt / Fiberglass**
 Lot Description: **Corner Lot, Mature Trees**
 Legal: **Childers Heights Addn LT 1 BLK 8**
 Directions: **Take Riverside Dr. north to Denver, turn left on W 15th St, right on Elwood Ave, home on left.**

Remarks

Remarks: **Auction Property! Live onsite auction Wed May 6 4:02 PM Opening bid: \$100,000 Step into history with this rare and remarkable opportunity! Originally built as a boarding house in the early 1900s, this grand Colonial/Federal-style residence blends timeless character with incredible potential. Boasting 3,888 sq ft (ch) across three stories, this full-brick home (built in 1928) offers flexible living options - ideal for a multi-family investment, Airbnb, Bed & breakfast, or your own one-of-a-kind dream home. The main level is thoughtfully configured into two separate 1-bedroom apartments, while the upper floors feature five spacious bedrooms and a classic hall bath complete with a clawfoot tub and pedestal sink. A large basement provides ample storage or additional usable space. Outside, you'll find a privacy fence with a rolling gate, plus a separate fenced area that includes two storage buildings and three raised garden beds-perfect for those who enjoy gardening or outdoor living. Major updates include new roofing on the home, garage, and all storage buildings in 2023. Rich with history, charm, and endless possibilities- this is a truly unique property you won't want to miss!**

Listing Information

Counter Top Material: **Laminate**
 Garage: **2, Carport, Detached**
 Foundation: **Partial Basement**
 Exterior: **Full Brick**
 Floors: **Some Hardwood, Tile, Vinyl**
 Basement: **Partial, Unfinished, Walk-out**

Windows: **Wood**
 Patio/Deck: **Covered Porch**
 Fence: **Privacy**
 Exterior Features: **Gutters**
 Additional Bldgs: **Storage**
 Construction: **Wood Frame**

Features & Utilities

Water: **City** Hot Water: **Gas** Sewer: **City**
 Fireplaces: **0** Appliances Incl: **Range/Oven**
 Heating: **Gas/Electric/3+ Units, Central, Floor Furnac** Cooling: **3+ Units, Central AC, Window AC**
 Range Description: **Stove** Oven Description: **Single**
 Energy: **None**
 Interior: **9+ Ceilings**
 Utility Connect Avail: **Electric, Gas, Water**
 Appliance Connections: **Dryer-Gas, Hot Water Heater-Gas, Range-Gas, Washer Connection**

Room Features

Stories: **2.0** # of Liv Areas: **2**

Click on the arrow to view Additional Rooms

Room Type	Level	Description	Room Type	Level	Description
Kitchen	Level 1		Dining Room	Level 1	Formal
Living Room	Level 1	Formal	Utility Room	Basemen	
Master Bedroom	Level 1	Private Bath	Bedroom	Level 1	
Bedroom	Level 2		Bedroom	Level 2	
Master Bath	Level 1	Bathtub, Full Bath	Hall Bath	Level 1	Half Bath
Additional Room	Level 2		Additional Room	Level 2	

School Information

School District: **Tulsa - Sch Dist (1)** Grade School: **Council Oak**
 Middle/Jr High School: **Edison Prep.** High School: **Edison**

HOA Information

HOA: **No** HOA Fee: **/** Unit: % Interest:

Taxes

Taxes/Tax Yr/Tax ID: **\$3,624/2025/08250-92-11-00650** Homestead: **Yes**

Green Rating & Features

Green Certified: **No** Rating Org: Energy Star Rated: HERS Rated:

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OKLAHOMA REAL ESTATE COMMISSION

APPENDIX A. RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

Notice to Seller: Oklahoma Law (the "Residential Property Condition Disclosure Act," Title 60, O.S., § 831 et. seq.) requires Sellers of 1 and/or 2 residential dwelling units to complete this form. A Seller must complete, sign and date this disclosure form and deliver it or cause it to be delivered to a purchaser as soon as practicable, but in any event no later than before an offer is accepted by the Seller. If the Seller becomes aware of a defect after delivery of this statement, but before the Seller accepts an offer to purchase, the Seller must deliver or cause to be delivered an amended disclosure statement disclosing the newly discovered defect to the Purchaser. If the disclosure form or amendment is delivered to a Purchaser after an offer to purchase has been made by the Purchaser, the offer to purchase shall be accepted by the Seller only after a Purchaser has acknowledged receipt of this statement and confirmed the offer to purchase in writing.

Notice to Purchaser: The declarations and information contained in this disclosure statement are not warranties, express or implied of any kind, and are not a substitute for any inspections or warranties the Purchaser may wish to obtain. The information contained in this disclosure statement is not intended to be a part of any contract between the Purchaser and Seller. The information and statements contained in this disclosure statement are declarations and representations of the Seller and are not the representations of the real estate licensee.

"Defect" means a condition, malfunction, or problem that would have a materially adverse effect on the monetary value of the property, or that would impair the health or safety of future occupants of the property. 59 O.S. Section 832(9).

LOCATION OF SUBJECT PROPERTY 1302 S Elwood Ave, Tulsa, OK 74119

SELLER IS IS NOT OCCUPYING THE SUBJECT PROPERTY.

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Complete this form yourself. (4) If an item is not on the property, or will not be included in the sale, mark "None/Not Included." If you do not know the facts, mark "Do Not Know if Working." (5) The date of completion by you may not be more than 180 days prior to the date this form is received by a purchaser.

ARE THE ITEMS LISTED BELOW IN NORMAL WORKING ORDER?

Appliances/Systems/Services	Working	Not Working	Do Not Know if Working	None/ Not Included
Sprinkler System				<input checked="" type="checkbox"/>
Swimming Pool				<input checked="" type="checkbox"/>
Hot Tub/Spa				<input checked="" type="checkbox"/>
Water Heater <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar	<input checked="" type="checkbox"/>			
Water Purifier				<input checked="" type="checkbox"/>
Water Softener <input type="checkbox"/> Leased <input type="checkbox"/> Owned				<input checked="" type="checkbox"/>
Sump Pump				<input checked="" type="checkbox"/>
Plumbing	<input checked="" type="checkbox"/>			
Whirlpool Tub				<input checked="" type="checkbox"/>
Sewer System <input checked="" type="checkbox"/> Public <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon	X	ARD 12/05/2025	12/05/2025	ARD
Air Conditioning System <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Heat Pump	<input checked="" type="checkbox"/>			
Window Air Conditioner(s) ARD 12/05/2025 ARD 12/05/2025	<input checked="" type="checkbox"/>			
Attic Fan				<input checked="" type="checkbox"/>
Fireplaces				<input checked="" type="checkbox"/>
Heating System <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Heat Pump	<input checked="" type="checkbox"/>			
Humidifier				<input checked="" type="checkbox"/>
Ceiling Fans				<input checked="" type="checkbox"/>
Gas Supply <input checked="" type="checkbox"/> Public <input type="checkbox"/> Propane <input type="checkbox"/> Butane	<input checked="" type="checkbox"/>			
Propane Tank <input type="checkbox"/> Leased <input type="checkbox"/> Owned				<input checked="" type="checkbox"/>

Buyer's Initials _____ Seller's Initials ARD _____ Initials are for acknowledgment purposes only

Appliances/Systems/Services <small>(Continued from page 1)</small>	Working	Not Working	Do Not Know if Working	None/ Not Included
Electric Air Purifier				///
Garage Door Opener				///
Intercom				///
Central Vacuum				///
Security System <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Monitored <input type="checkbox"/> Financed				///
Smoke Detectors	✓			
Fire Suppression System Date of Last Inspection <u>Unknown</u>				///
Dishwasher				///
Electrical Wiring	✓			
Garbage Disposal	✓			
Gas Grill				///
Vent Hood				///
Microwave Oven				///
Built-in Oven/Range				///
Kitchen Stove	✓			
Trash Compactor				///
Built-In Icemaker				///
Solar Panels & Generators <input type="checkbox"/> Leased <input type="checkbox"/> Owned <input type="checkbox"/> Financed				///
Source of Household Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Well <input type="checkbox"/> Private/Rural District	✓			

IF YOU ANSWERED Not Working to any items on pages 1 and 2, please explain. Attach additional pages with your signature.

Zoning and Historical	
1. Property is zoned: (Check One) <input checked="" type="checkbox"/> residential <input type="checkbox"/> commercial <input type="checkbox"/> historical <input type="checkbox"/> office <input type="checkbox"/> agricultural <input type="checkbox"/> industrial <input type="checkbox"/> urban conservation <input type="checkbox"/> other <input type="checkbox"/> unknown <input type="checkbox"/> no zoning classification	
2. Is the property designated as historical or located in a registered historical district or historic preservation overlay district? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	

Flood and Water <small>ARD 12/08/2025 ARD 12/05/2025</small>	Yes	No
3. What is the flood zone status of the property? <u>Unknown</u>		
4. Are you aware if the property is located in a floodway as defined in the Oklahoma Floodplain Management Act?		///
5. Are you aware of any flood insurance requirements concerning the property?		///
6. Are you aware of any flood insurance on the property?		///
7. Are you aware of the property being damaged or affected by flood, storm run-off, sewer backup, draining or grading defects?		✓
8. Are you aware of any surface or ground water drainage systems which assist in draining the property, e.g. "French Drains?"		///
9. Are you aware of any occurrence of water in the heating and air conditioning duct system?		///
10. Are you aware of water seepage, leakage or other draining defects in any of the improvements on the property?	✓	

Buyer's Initials _____ Seller's Initials ARD _____ Initials are for acknowledgment purposes only

Additions/Alterations/Repairs		Yes	No
11. Are you aware of any additions being made without required permits?			<input checked="" type="checkbox"/>
12. Are you aware of any previous foundation repairs?			<input checked="" type="checkbox"/>
13. Are you aware of any alterations or repairs having been made to correct defects?			<input checked="" type="checkbox"/>
14. Are you aware of any defect or condition affecting the interior or exterior walls, ceilings, roof structure, slab/foundation, basement/storm cellar, floors, windows, doors, fences or garage?			<input checked="" type="checkbox"/>
15. Are you aware of the roof covering ever being repaired or replaced during your ownership of the property?	<input checked="" type="checkbox"/>		
16. Approximate age of roof covering, if known <u>2 year</u> number of layers, if known <u>1</u>			
17. Do you know of any current defects with the roof covering?			<input checked="" type="checkbox"/>
18. Are you aware of treatment for termite or wood-destroying organism infestation?			<input checked="" type="checkbox"/>
19. Are you aware of a termite bait system installed on the property? If yes, annual cost \$ _____			<input checked="" type="checkbox"/>
20. Are you aware of any damage caused by termites or wood-destroying organisms?			<input checked="" type="checkbox"/>
21. Are you aware of major fire, tornado, hail, earthquake or wind damage?			<input checked="" type="checkbox"/>
22. Have you ever received payment on an insurance claim for damages to residential property and/or any improvements which were not repaired?			<input checked="" type="checkbox"/>
23. Are you aware of defects pertaining to sewer, septic, lateral lines or aerobic system?			<input checked="" type="checkbox"/>

Environmental		Yes	No
24. Are you aware of the presence of asbestos?			<input checked="" type="checkbox"/>
25. Are you aware of the presence of radon gas?			<input checked="" type="checkbox"/>
26. Have you tested for radon gas?			<input checked="" type="checkbox"/>
27. Are you aware of the presence of lead-based paint?			<input checked="" type="checkbox"/>
28. Have you tested for lead-based paint?			<input checked="" type="checkbox"/>
29. Are you aware of any underground storage tanks on the property?			<input checked="" type="checkbox"/>
30. Are you aware of the presence of a landfill on the property?			<input checked="" type="checkbox"/>
31. Are you aware of the existence of hazardous or regulated materials and other conditions having an environmental impact?			<input checked="" type="checkbox"/>
32. Are you aware of the existence of prior manufacturing of methamphetamine?			<input checked="" type="checkbox"/>
33. Have you had the property inspected for mold?			<input checked="" type="checkbox"/>
34. Are you aware of any remedial treatment for mold on the property?			<input checked="" type="checkbox"/>
35. Are you aware of any condition on the property that would impair the health or safety of the occupants?			<input checked="" type="checkbox"/>
36. Are you aware of any wells located on the property?			<input checked="" type="checkbox"/>
37. Are you aware of any dams located on the property? If yes, are you responsible for the maintenance of that dam? <input type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/>

Property Shared in Common, Easements, Homeowner's Associations and Legal		Yes	No
38. Are you aware of features of the property shared in common with the adjoining landowners, such as fences, driveways, and roads whose use or responsibility has an effect on the property?	<input checked="" type="checkbox"/>		
39. Other than utility easements serving the property, are you aware of any easements or right-of-ways affecting the property?			<input checked="" type="checkbox"/>
40. Are you aware of encroachments affecting the property?			<input checked="" type="checkbox"/>
41. Are you aware of a mandatory homeowner's association? Amount of dues \$ _____ Special Assessment \$ _____ Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually Are there unpaid dues or assessments for the property? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, what is the amount? \$ _____ Manager's Name _____ Phone Number _____			<input checked="" type="checkbox"/>
42. Are you aware of any zoning, building code or setback requirement violations?			<input checked="" type="checkbox"/>

Buyer's Initials _____ Seller's Initials ARD _____ Initials are for acknowledgment purposes only

Property Shared in Common, Easements, Homeowner's Associations and Legal (Continued from page 3)		Yes	No
43. Are you aware of any notices from any government or government-sponsored agencies or any other entities affecting the property? <i>ARD 12/08/2025</i>		X	<input checked="" type="checkbox"/>
44. Are you aware of any surface leases, including but not limited to agricultural, commercial or oil and gas?			<input checked="" type="checkbox"/>
45. Are you aware of any filed litigation or lawsuits directly or indirectly affecting the property, including a foreclosure?			<input checked="" type="checkbox"/>
46. Is the property located in a fire district which requires payment? If yes, amount of fee \$ _____ Paid to Whom _____ Payable: (check one) <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually			<input checked="" type="checkbox"/>
47. Is the property located in a private utility district? Check applicable <input type="checkbox"/> Water <input type="checkbox"/> Garbage <input type="checkbox"/> Sewer <input type="checkbox"/> Other If other, explain _____ Initial membership fee \$ _____ Annual membership fee \$ _____ (if more than one utility attach additional pages)			<input checked="" type="checkbox"/>
Miscellaneous		Yes	No
48. Are you aware of other defect(s) affecting the property not disclosed above?			<input checked="" type="checkbox"/>
49. Are you aware of any other fees, leases, liens, dues or financed fixtures or improvements required on the property that you have not disclosed?			<input checked="" type="checkbox"/>

If you answered YES to any of the items on pages 2-4, list the item number(s) and explain. If needed, attach additional pages with your signature(s), date(s) and location of the subject property.

- #10 Leak @ carport area/side door. Fixed when roof replaced. Gutters need cleaned out.
- #38 Shared side and back fence with neighbors.
- #15 Roof replaced 2 years ago
- #43 ~~tax~~ Tax Lien to be paid at closing.

OK1a
ARD 12/08/2025 ARD 12/09/2025
 On the date this form is signed, the seller states that based on seller's **CURRENT ACTUAL KNOWLEDGE** of the property, the information contained above is true and accurate.

Are there any additional pages attached to this disclosure? YES NO If yes, how many? _____

Amber R Douglass _____ 12/05/2025 _____
 Seller's Signature Date Seller's Signature Date

A real estate licensee has no duty to the Seller or the Purchaser to conduct an independent inspection of the property and has no duty to independently verify the accuracy or completeness of any statement made by the Seller in the disclosure statement.

The Purchaser understands that the disclosures given by the Seller on this statement are not a warranty of condition. The Purchaser is urged to carefully inspect the property, and, if desired, to have the property inspected by a licensed expert. For specific uses, restrictions and flood zone status, contact the local planning, zoning and/or engineering department. The Purchaser acknowledges that the Purchaser has read and received a signed copy of this statement. This completed acknowledgement should accompany an offer to purchase on the property identified. This is to advise that this disclosure statement is not valid after 180 days from the date completed by the Seller.

 Purchaser's Signature Date Purchaser's Signature Date

The disclosure and disclaimer statement forms and the Oklahoma Residential Property Condition Disclosure Act information pamphlet are made available at the Oklahoma Real Estate Commission www.orec.ok.gov.

Buyer's Initials _____ Seller's Initials ARD _____ Initials are for acknowledgment purposes only

OKLAHOMA REAL ESTATE COMMISSION

This is a legally binding Contract; if not understood, seek advice from an attorney.

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 1302 South Elwood Avenue, Tulsa, OK 74119

Seller's Disclosure

- a. Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - i. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - ii. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- b. Records and reports available to the seller (check (i) or (ii) below):
 - i. Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - ii. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- c. Purchaser has received copies of all information listed above.
- d. Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- e. Purchaser has (check (i) or (ii) below):
 - i. received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - ii. waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- f.  Licensee has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Purchaser Date

Anber Douglas
Seller Date

Purchaser Date

Seller Date

Broker / Associate Date

Maria Chapp
Broker / Associate Date