



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	BROOKS, ERICK M	Listed on Tax Record
Assessor's Parcel Number:	0000-19-10N-24E-0-012-00 (Parcel ID) / 400017746 (RPID) (Assessor and GIS) / 0000-19-10N-24E-0-004-00 (MR)	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	Co Rd E1170, Keota, OK 74941	#, street name, city, state, zip (Use Assessor data if available - then Google)
County, State:	Le Flore County OK	County and State property is located in
Subdivision:	N/A	Is the property in a subdivision? Yes/No/Unknown
Lot Number:	7	What is the lot number (If applicable)
Legal Description:	SEC 19 TWP 10N RNG 24E PT LOT 7 BEG 330S &; 241.58E NW COR SE SE SW SW E88.42 N660 S45DGW 125.05 S571.58 POB B1078 P486	Listed on Tax Record
TRS:	T10N R24E SEC19	Township, Range & Section (If applicable)
Parcel Size:	1.25 Acres	What is the acre size? Listed on Tax Record
Terrain Type:	Wooded	What is the land like? (desert, plain, wooded, flat, slope, hill, mountain, etc.)
Lot Dimensions:	N/A (Undetermined)	Lot Dems, approximate in feet (N, E, S, W or Front, Sides, Rear from road) Please specify depending on shape of property. Use GIS / MapRight measure tool
Elevation:	148.9 m or 488.6 feet	What is the elevation of the property, in feet?
Flood Zone / Wetlands:	No FZ, minimal wetlands present in the area.	Is the property in a flood zone or wetlands? Yes, No, Unknown Fema FZ area
Notes:	See deed attached for complete legal description.	Anything you think is important to note?

Property Location / Access

Google Map Link:	https://goo.gl/maps/f6NmaUf8QYojEwDz6	Link to property from google maps
GPS Coordinates (Center):	35.32114, -94.80551 (General area)	Coordinates for this property
GPS Coordinates (4 corners):	N/A (Undetermined)	Coordinates from all 4 corners of this property (if more than 4 corners, list main points, no curves)
City or County Limits:	County	Is the property within the city or county limits? Use Google / MapRight
School District:	Keota Public Schools	What school district is the property located in?
Access To Property:	Yes, Co Rd E1170	Is there direct road access to property, if so what roads/streets?
Road Type:	Gravel	What are the roads like? (dirt, gravel, paved) Use GIS / Google Maps / Street View
Who Maintains Roads:	County	City, County, Private, HOA or Not Maintained?
Closest Highways:	US-59	Use google map
Closest Major City:	Fort Smith, Arkansas (38 min, 36.7 miles)	Use google map to get mileage/locations
Closest Small Town:	Cowlington, Oklahoma (5 min, 1.8 miles)	Use google map to get mileage/locations
Closest Gas Station:	Phillips 66, 201 Main St, Keota, OK 74941 (13 min, 10.3 miles)	Use google map to get mileage/locations
Nearby Attractions:	Park at West End, 115 Garrison Ave, Fort Smith, AR 72901 (37 min, 36.2 miles) Miss Laura's Visitor Center, 2 N B St, Fort Smith, AR 72901 (.38 min, 36.4 miles) Fort Smith National Historic Site, 301 Parker Ave, Fort Smith, AR 72901 (37 min, 36.3 miles)	Use Google Map to get mileage/locations (State parks, lakes, rivers, beaches, mountains, adventures, museums, theme parks, etc.)
Notes:	Property location is undermined and would require survey. Images attached are of the section the property is located in and for reference only.	Anything you think is important to note?

Property Tax Information		
Assessed Taxable Value:	\$291.00	Per Assessors' Website
Assessed Actual Value:	\$2,461.00	Per Assessors' Website (if different from assessed) or N/A
Back Taxes Owed? If so amount owed:	No	Yes/No & Amount if applicable Confirm with tax office via phone
Tax Liens? If so amount owed:	No	Yes/No & Amount if applicable Confirm with tax office via phone
Annual Property Taxes:	\$26.00	Yearly amount per county website
Notes:	N/A	Anything you think is important to note?
Zoning & Restriction Information		
Zoning / Property Use Code:	NO ZONING AS PER COUNTY	What is the property zoned for per County CC&R's HOA?
What can be built on the property?	Per County, there are no such restrictions.	Per County CC&R's HOA? Attach documents if available.
Time limit to build?	Per County, there are no such restrictions.	Find out time lines for building per County CC&R's HOA
Is camping allowed?	Per County, there are no such restrictions.	Is camping allowed per Zoning CC&R's HOA? Yes/No/Unknown
Camping restrictions if any:	N/A	Details on camping if allowed or N/A
Are RV's allowed?	Per County, there are no such restrictions.	Are RV's allowed per Zoning CC&R's HOA? Yes/No/Unknown
RV restrictions if any:	N/A	Details on RV's if allowed or N/A
Are mobile homes allowed?	Per County, there are no such restrictions.	Are mobile homes allowed per Zoning CC&R's HOA? Yes/No/Unknown
Mobile home restrictions if any:	N/A	Details on mobile homes if allowed or N/A
Are tiny homes allowed?	Per County, there are no such restrictions.	Are tiny homes allowed per Zoning CC&R's HOA? Yes/No/Unknown
Tiny home restrictions if any:	N/A	Details on tiny homes if allowed or N/A
Are short term vacation rentals allowed?	Per County, there are no such restrictions.	Are vacation rentals allowed per Zoning CC&R's HOA? Yes/No/Unknown
Vacation rental restrictions if any:	N/A	Details on rentals if allowed or N/A
Is property part of an HOA or POA?	No	Is the land part of an existing association? Yes/No/Unknown
HOA or POA dues, if any:	N/A	What are the dues / back dues owed, if any? Unknown / N/A
Subdivision CC&R Availability:	Unable to locate if any.	Copy of CC&R's (If available at no charge) Attach documents if available.
CC&R Information:	N/A	Reception / Book / Page #'s or Unknown / N/A
Deed Availability:	Deed is attached.	Copy of current deed (If available at no charge) Attach documents if available.
Deed Information:	Book/Page: 1078/ 486	Reception / Book / Page #'s or Unknown / N/A
Notes:	This parcel is OUTSIDE the city limits and county has no zoning. Unable to locate subdivision CC&R's if any, no deed restrictions mentioned.	Anything you think is important to note?

Utility Information		
Water?	Would have to contact Rural Water District Four +19187749869	What does the property call for - City or Well? Confirm with County / City / HOA
Sewer / Septic?	Would need to install a septic system.	What does the property call for - Sewer or Septic? Confirm with County / City / HOA
Electric?	Would have to contact Cookson Hills Electric Co-Op Inc +18003282368	Is there service available in the area? List contact info. Confirm with County / City / HOA
Gas?	Would have to contact MFA Oil Propane +19189663340 or Hopkins Propane +19189673311	Is there service available in the area? List contact info. Confirm with County / City / HOA
Waste?	Would have to contact Shelton's Trash Services +19184693498, Sue's Recycling and Sanitation +19187734007, Etc.	Is there service available in the area? List contact info. Confirm with County / City / HOA
Notes:	Water will be provided by Rural Water District four. Power poles visible on access road.	Anything you think is important to note?
County Contact Information		
County Website:	N/A	Website Link
Assessor Website:	http://leflorecountyassessor.org/	Website Link
Treasurer Website:	https://okcountytreasurers.com/leflorecountyassessor.org/	Website Link
Recorder Website:	https://okcountyrecords.com/search/leflorecountyassessor.org/	Website Link
GIS Website:	https://www.actdatascout.com/Map/Single	Website Link
Zoning Link:	N/A	From County Website
Phone number for Planning Dept:	N/A	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(918) 647-5738	Phone number per website
Phone number for Treasurer:	(918) 647-3525	Phone number per website
Phone number for Assessor:	(918)-647-3652, ext. 2250	Phone number per website
City Website:	N/A	Website (if within city limits or N/A)
Phone number for City:	N/A	Phone number per website (if within city limits or N/A)
Notes:	N/A	Anything you think is important to note?