

# DUE DILIGENCE REPORT



## Property Details

Owner Name(s):	HOPSON INVESTMENTS LLC
Assessor's Parcel Number:	8300-00-00B-419-0-000-00
Property Address:	White Oak Lane, Park Hill, OK 74451
County, State:	Cherokee County, OK
Subdivision:	LAKE TEN KILLER HARBOR
Lot Number:	419
Legal Description:	LT 419 LAKE TEN HARBOR BLK B
TRS:	T14N R21E SEC36
Parcel Size:	0.11 acres
Terrain Type:	Plain / Wooded
Lot Dimensions (approx):	98.4 feet North 48 feet East 98.4 feet South 48 feet West
Elevation:	741 feet
Flood Zone / Wetlands:	No
Notes:	

## Property Location / Access

Google Map Link:	<a href="https://maps.app.goo.gl/2wLyapkbEExHddoS7">https://maps.app.goo.gl/2wLyapkbEExHddoS7</a>
GPS Coordinates (Center):	35.65078, -95.02617
GPS Coordinates (4 corners):	35.65068, -95.02633 NW 35.65070, -95.0261 NE 35.65056, -95.0261 SE 35.65057, -95.02633 SW

City or County Limits:	County
School District:	Tahlequah Public Schools
Access To Property:	Yes, via White Oak Lane
Road Type:	Dirt
Who Maintains Roads:	County
Closest Highways:	OK-82
Closest Major City:	Tahlequah, Oklahoma (34 min, 21 miles)
Closest Small Town:	Park Hill, Oklahoma (24 min, 16.9 miles)
Closest Gas Station:	Quik stop, 445693 OK-10A, Gore, OK 74435 (8 min, 5.1 miles)
Nearby Attractions:	The Christmas Village, 15338 W Phillips Dr, Park Hill, OK 74451 (2 min, 0.5 mile) Greenleaf State Park, 12022 Greenleaf Rd, Braggs, OK 74423 (17 min, 12 miles) John Ross Museum, 22366 S 530 Rd, Park Hill, OK 74451 (24 min, 17.4 miles)
Notes:	N/A

### Property Tax Information

Assessed Taxable Value:	\$243.00
Assessed Actual Value:	\$1,250.00
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$23.00
Notes:	<b>The values updated above are for the year 2025 and tax amount is for the year 2024.</b>

### Zoning & Restriction Information

Zoning / Property Use Code:	<b>NO ZONING AS PER COUNTY Per POA, RESIDENTIAL</b>
What can be built on the property?	<b>Please review the CC&amp;Rs thoroughly prior to commencing any construction.</b>
Time limit to build?	<b>Per POA, building permit is good for six months.</b>

Is camping allowed?	Per County, there are no such restrictions. <b>Per POA, Yes</b>
Camping restrictions if any:	<b>Camping and RVs are permitted on the property for living; however, all units must be well-maintained, approved by the Architectural Control Committee.</b>
Are RV's allowed?	Per County, there are no such restrictions. <b>Per POA, Yes</b>
RV restrictions if any:	<b>Camping and RVs are permitted on the property for living; however, all units must be well-maintained, approved by the Architectural Control Committee.</b>
Are mobile homes allowed?	Per County, there are no such restrictions. <b>Per POA, Yes</b>
Mobile home restrictions if any:	<b>Mobile homes are allowed, but they must follow the required setback. They must be approved in writing by the Architectural Control Committee.</b>
Are tiny homes allowed?	Per County, there are no such restrictions. <b>Per POA, the minimum size requirement is 600 square feet floor area for the main residence.</b>
Tiny home restrictions if any:	N/A
Are short term vacation rentals allowed?	Per County, there are no such restrictions. <b>Per POA, No</b>
Vacation rental restrictions if any:	N/A
Is property part of an HOA or POA?	<b>Yes, <a href="https://tenkillerharbor.com/">https://tenkillerharbor.com/</a></b>
HOA or POA dues, if any:	No Dues owed on the property Annual Fee: \$112.49
Subdivision CC&R Availability:	<b>See attached CC&amp;R's</b>
CC&R Information:	N/A
Deed Availability:	Deed on file
Deed Information:	Book I Page: 1446   579
Notes:	<b>This parcel is OUTSIDE the city limits. The information above is based on county restrictions. It is necessary to review the CC&amp;Rs thoroughly prior to commencing any construction for further information.</b>

## Utility Information

Water?	Water is available. Would have to contact USW Water & Sewer (832-756-2143).
Sewer / Septic?	Sewer is available. Would have to contact USW Water & Sewer (832-756-2143).
Electric?	Would have to contact Lake Region Electric Cooperative (800-552-7658/918-772-2526).
Gas?	Would have to contact Froman Propane Co (918-479-5201) or Stevenson's Propane (918-868-2473).
Waste?	Would have to contact Cherokee County Transfer Station or Lake Tenkiller Landfill (918-575-8747).
Notes:	<b>As per USW Water &amp; Sewer, water and sewer is available.</b>

## County Contact Information

County Website:	<a href="https://cherokee.okcounties.org/about">https://cherokee.okcounties.org/about</a>
Assessor Website:	<a href="https://app.datacrosspoint.com/properties/Cherokee">https://app.datacrosspoint.com/properties/Cherokee</a>
Treasurer Website:	<a href="https://oktaxrolls.com/county/Cherokee">https://oktaxrolls.com/county/Cherokee</a>
Recorder Website:	<a href="https://okcountyrecords.com/">https://okcountyrecords.com/</a>
GIS Website:	<a href="http://www.mapview-cherokee.com/">http://www.mapview-cherokee.com/</a>
Zoning Link:	N/A
Phone number for Planning Dept:	N/A
Phone number for Recorder:	(918) 456-3171
Phone number for Treasurer:	(918) 456-3321
Phone number for Assessor:	(918) 456-3201
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A