



Due Diligence Report

OK-Cherokee-8310-00-00C-073-0-000-00

Property Details

Owner Name	DANIEL SUTPHIN
Owner Address	2414 N OSWEGO AVE, TULSA, OK 741153124
Assessor's Parcel Number	8310-00-00C-073-0-000-00

Property Facts

Address	024116, South Cherokee, OK 74451
County	Cherokee
State	OK
Subdivision/Block/Lot	LAKE TENKILLER HARBOR/C/73
Legal Description (unofficial)	LAKE TEN HARBOR BLK C LT 73 BLK C
T R S	T-14N, R-21E, S-25
Parcel Size	0.12
Number of Parcels	1
Google Map Link	https://www.google.com/maps/search/?api=1&query=35.657745361328125,-95.02401733398438
Property Record	https://www.datascoutpro.com/RealProperty/RealViewPreview/?countyIdYearRpid=401432024174304

GPS Coordinates

	Degrees, Minutes, Seconds	Decimal Degrees	Elevation FT
Center	35°39'27.88"N,95°1'26.46"W	35.657745,-95.024017	722
NE	35°39'28.14"N,95°1'25.86"W	35.657816,-95.023851	719
SE	35°39'27.64"N,95°1'25.87"W	35.657679,-95.023853	728
SW	35°39'27.64"N,95°1'27.09"W	35.657677,-95.024191	717
NW	35°39'28.14"N,95°1'27.07"W	35.657817,-95.024187	710

Last Transfer Info

Deed Type	Quit Claim Deed
Deed Transfer Date	5/25/2012
Deed Record Location	BK : 1039, PG: 834

County Website Information

County Website	https://www.cherokee-ok.us/	
Treasurer	https://oktaxrolls.com/county/Cherokee	(918) 456-3321
Recorder/Clerk	https://publicrecords.netronline.com/state/OK/county/cherokee	(918) 456-3171
Planning/Zoning	https://www.countyzoning.org/ok-cherokee-county/	(918) 456-0691
GIS Website	https://app.regrid.com/us/ok/cherokee/south-cherokee#p=/us/ok/cherokee/south-cherokee/147597&t=property	
Assessor	https://okcountyrecords.com/search/cherokee	918-456-3321

Property Tax Information

Assessed Property Value	\$193
Back Taxes Owed	\$143.58
Tax Liens	\$0
Annual Property Taxes	\$18

Actual Property Details/Information

Access Road	S Maple Dr
Road Surface	Dirt
Road Maintenance	County
Elevation (ft)	Low: 710 ft. / High: 728 ft
Terrain Type	Flat, Treed.
Closest Highways	US HWY 64, RT 82
Closest Major Cities	Arkansas, Russellville, Conway
Nearby Attractions	Cherokee Landing State Park, Cherokee Casino Tahlequah, Greenleaf State Park, Sequoyah State Park, Fort Smith National Historic Site, River Country Water Park



County Details

Zoning	Vacant -Residential Lot
Property Use Code	Res
What Can Be Built	House
What Can You Do On/Near Property	Reside
Camping/Notes	The use of camping shelters, such as pickup campers, camping trailers, motor homes, tents, and other camping shelters, is allowed for temporary dwelling on all lots here. These camping shelters must be in good repair and subject to the approval of the Architectural Control Committee.
RVs/Notes	The use of camping shelters, such as pickup campers, camping trailers, motor homes, tents, and other camping shelters, is allowed for temporary dwelling on all lots here. These camping shelters must be in good repair and subject to the approval of the Architectural Control Committee.
Mobile Home/Notes	On any lot covered by these regulations, a private residential structure with a minimum floor area of 100 square feet is allowed, when used in conjunction with a mobile home, travel trailer, or motor home. The minimum floor area requirements for residential structures mentioned above do not include porches, stoops, open or closed carports, patios, and garages.
Water	Contact Health Department of the State of Oklahoma (405) 426-8000 The sanitary plumbing materials, assembly, and installation must comply with the health department of the State of Oklahoma and local authorities.
Sewer/Septic	Sewage and effluent can only be disposed of into waste disposal tanks installed by the undersigned, and only with their written consent. Additionally, only one dwelling can be served by a single water or sewer connection.
Electric	Contact Phoenix Services LLC (918) 822-2355
Gas	Contact Liberty Propane Company (918) 457-5488

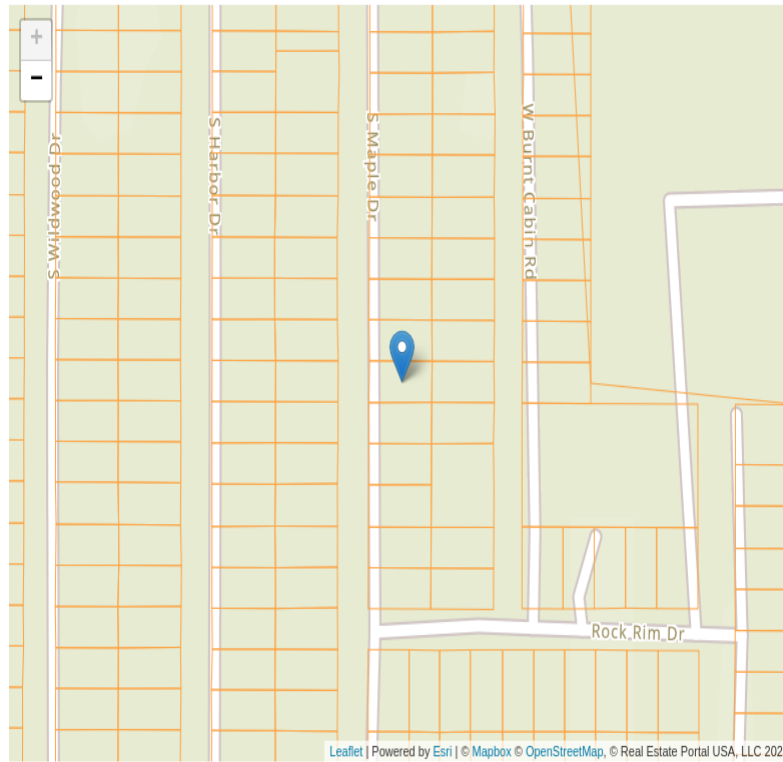
Waste	Garbage and trash collection service shall be provided or made available by Lake Tenkiller Harbor Owners Association, locating garbage containers in central locations throughout the subdivision.
HOA/Fees	Kindly see notes.
Notes	"Please be aware that taxes for the years 2021, 2022, and 2023 are currently due."
Notes	Please note that in order to access the assessor and property information website, a ten-dollar subscription fee is required.
Notes	Subject to the remaining provisions of this paragraph, the following assessment fees are hereby established for each lot in Lake Tenkiller Harbor Subdivision: (i) \$92.65 per year for owners of one or two lots (ii) \$111.85 per year for owners of three lots (iii) \$150.05 per year for owners of four or more lots The term "owner" includes purchasers of lots in Lake Tenkiller Harbor Subdivision.
Notes	Subject to the remaining provisions of this paragraph, an assessment is hereby made as follows: - \$4.00 per month for owners of one or two lots in Lake Tenkiller Harbor Subdivision - \$5.00 per month for owners of three lots in Lake Tenkiller Harbor Subdivision - \$7.00 per month for owners of four or more lots in Lake Tenkiller Harbor Subdivision The word "owner" in this sentence includes the purchaser of a lot in Lake Tenkiller Harbor Subdivision.
Notes	Please see the attached covenant for detailed restrictions.



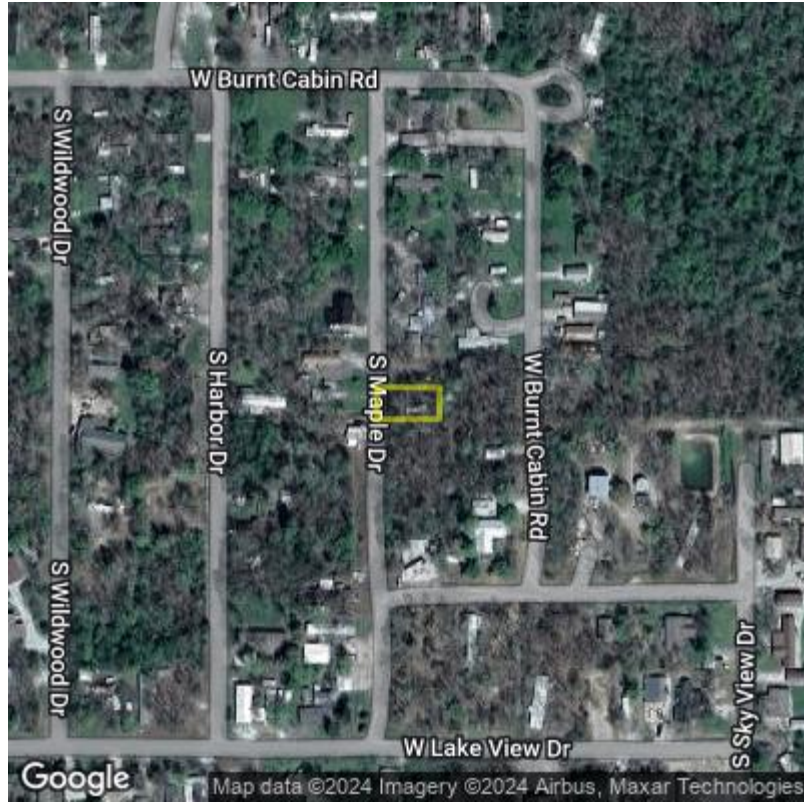
Notes	<p>Lake Tenkiller Harbor Property Owners Association Starting from March 1, 2023, the dues amounts will be added to your portal based on the number of lots you own at the time of posting. The total dues amount will include assessment and road fees combined. Road fees are calculated at \$10 per lot owned, up to a maximum of 4 lots, and then added to the total of your assessment fees.</p> <p>- ques assessment $592.65 \times 10 = 5101.92 + 510$ Road Fee - $5111.92 - 1 \text{ lot } \\$92.65 \times 10 - 101.92 + 20$ Road Fee - $121.92 - 2 \text{ lots } \\$111.85 \times 10 = 153.04 + 30$ Road Fee $153.04 - 3 \text{ lots } - \\$150.05 \times 10 = 5165.06 \div \\40 Road Fee $\\$205.06 - 4 + \text{Lots}$</p>
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Photos

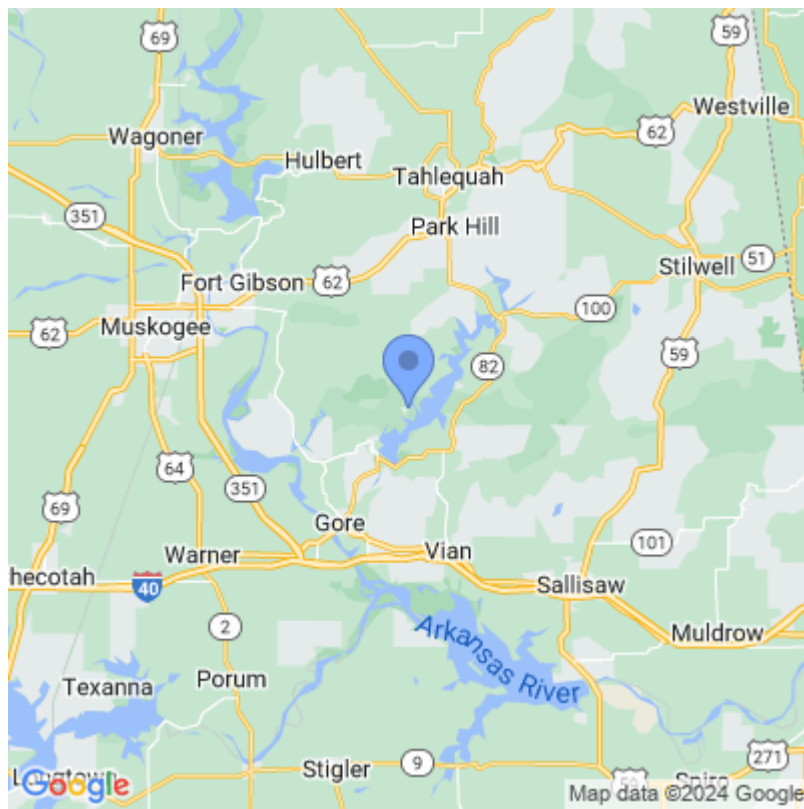
Nearby Property
Bounds



Close Up



Main Roads
Overview



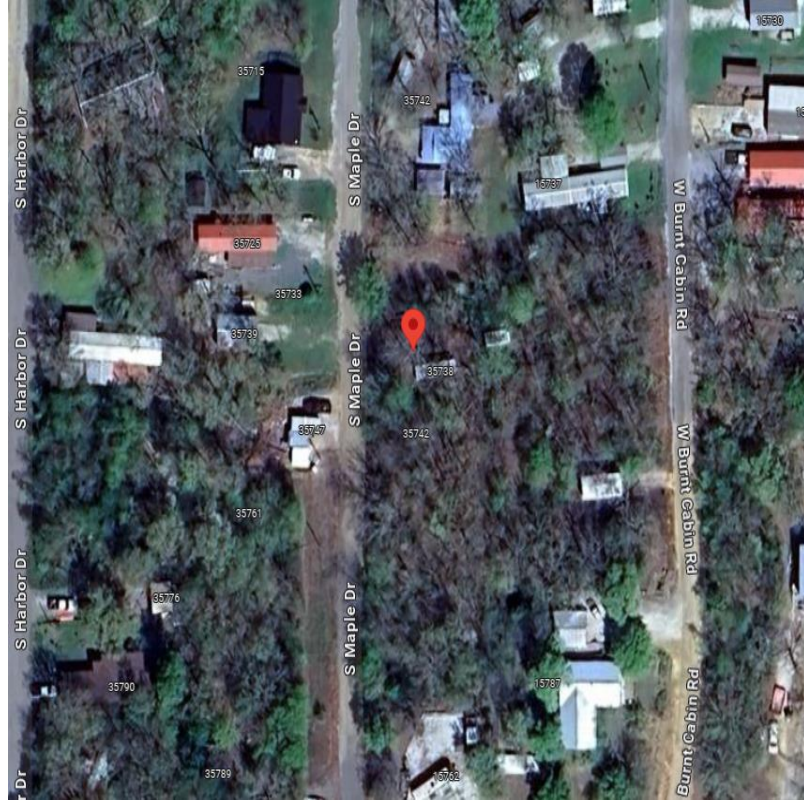
Terrain



GIS



Street



Aerial

