

DUE DILIGENCE REPORT



Property Details

Owner Name(s):	HOPSON INVESTMENTS LLC
Assessor's Parcel Number:	8300-00-00B-418-0-000-00
Property Address:	White Oak Lane, Park Hill, OK 74451
County, State:	Cherokee County, OK
Subdivision:	LAKE TEN KILLER HARBOR
Lot Number:	418
Legal Description:	LT 418 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:	735 feet
Flood Zone / Wetlands:	No
Notes:	

Property Location / Access

Google Map Link:	https://maps.app.goo.gl/HkucsDGqqkDks1K79
GPS Coordinates (Center):	35.65063, -95.02617

DUE DILIGENCE REPORT



GPS Coordinates (4 corners):	35.65084, -95.02633 NW 35.65084, -95.0261 NE 35.65071, -95.0261 SE 35.65069, -95.02634 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

DUE DILIGENCE REPORT



Annual Property Taxes: \$23.00

Notes: The values updated above are for the year 2025 and tax amount is for the year 2024.

Zoning & Restriction Information

Zoning / Property Use Code: NO ZONING AS PER COUNTY
Per POA, RESIDENTIAL

What can be built on the property? Please review the CC&Rs thoroughly prior to commencing any construction.

Time limit to build? Per POA, building permit is good for six months.

Is camping allowed? Per County, there are no such restrictions.
Per POA, Yes

Camping restrictions if any: Camping and RVs are permitted on the property for living; however, all units must be well-maintained, approved by the Architectural Control Committee.

Are RV's allowed? Per County, there are no such restrictions.
Per POA, Yes

RV restrictions if any: Camping and RVs are permitted on the property for living; however, all units must be well-maintained, approved by the Architectural Control Committee.

Are mobile homes allowed? Per County, there are no such restrictions.
Per POA, Yes

Mobile home restrictions if any: Mobile homes are allowed, but they must follow the required setback. They must be approved in writing by the Architectural Control Committee.

Are tiny homes allowed? Per County, there are no such restrictions.
Per POA, the minimum size requirement is 600 square feet floor area for the main residence.

Tiny home restrictions if any: N/A

DUE DILIGENCE REPORT



Are short term vacation rentals allowed?	Per County, there are no such restrictions. Per POA, No	
Vacation rental restrictions if any:	N/A	
Is property part of an HOA or POA?	Yes, https://tenkillerharbor.com/	
HOA or POA dues, if any:	No Dues owed on the property Annual Fee: \$112.49	
Subdivision CC&R Availability:	See attached CC&R's	
CC&R Information:	N/A	
Deed Availability:	Deed on file	
Deed Information:	Book I Page: 1446 579	
Notes:	This parcel is OUTSIDE the city limits. The information above is based on county restrictions. It is necessary to review the CC&Rs thoroughly prior to commencing any construction for further information.	

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).	

DUE DILIGENCE REPORT



Waste?	Would have to contact Cherokee County Transfer Station or Lake Tenkiller Landfill (918-575-8747).	
Notes:	As per USW Water & Sewer, water and sewer is available.	
County Contact Information		
County Website:	https://cherokee.okcounties.org/about	
Assessor Website:	https://app.datacrosspoint.com/properties/Cherokee	
Treasurer Website:	https://oktaxrolls.com/county/Cherokee	
Recorder Website:	https://okcountyrecords.com/	
GIS Website:	http://www.mapview-cherokee.com/	
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	