

Due Diligence Report

Metrix Investment

AR-Fulton-290-17253-000

Property Details

State	Arkansas
County	Fulton
APN	290-17253-000
Owner Name	Ciocoli Costel
Owner Address	Po Box 840, Cherokee Village, AR 72525-0840
Property Address	Tehama Ln, Cherokee Village, AR 72529
Subdivision	Papago
Legal Description	5, 8, Papago
Section, Township, Range	N/A
Acreage	0.1
Deed Transfer Date	06-20-2022
Deed Type	Limited Warranty Deed
Deed Location	Book: 2022, Page: 4639
Property Record Link	https://www.arcountydata.com/parcel.asp?item=6E37A8&Page=1&countycode=FULTAX
Approximate Dimensions	Undetermined

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Property Coordinates

Google Map Link	https://goo.gl/maps/NtcAPbWqyevbPc2p7
Center	36°19'5.04"N, 91°36'7.04"W

Property Tax

Back Taxes and Year Owe	\$0.00
Tax Liens and Year Owe	\$0.00

Additional Property Details

Access Road	Tehama Ln
Road Type	Dirt Road
Elevation	Undetrmined.
Terrain Type	Wooded
Closest Highway	HWY 412
Closest Major City	Springfield
Attractions	Mammoth Spring State Park, Hackney Creek Covered Bridge, Depot Museum
Closest Small Town	Cherokee Village
Nearby Schools (High school and Elementary)	Highland Elementary School, Cherokee Elementary School, Highland Middle School
Nearby Grocery Stores	Harps Food Stores, Kozey's Country Market, Dollar General

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Nearby Gas Station	Citgo, Murphy USA, Casey's
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Zoning

Property Use Code	R1
Zoning Type	Residential
Is this Property Buildable	This lot is buildable.
Is there a Structure on the Property? If yes, what type?	There is no structure on the property.
What can be built on the Property?	Single family dwelling.
Are RVs Allowed? If yes, is a permit required?	No RVs allowed.
Is Camping Allowed? If yes, is a permit required?	No camping allowed.
Can you live in an RV while building? If yes, is a permit required?	You cannot live in an RV while building.
Are Manufactured Homes Allowed? If yes, is a permit required?	Manufactured homes are not allowed.
What type of homes are allowed?	Stick Built, Modular
What is the minimum building size?	1000sq ft
What is the maximum building height?	25ft
Is the property within a flood zone area? If so, what are the setbacks? Do you need a flood insurance permit?	This lot is not within the flood zone.
Is the property a part of an HOA or POA?	There is a SID for this property which is like an HOA. Cherokee Village Suburban Improvement District (cvsid.org)

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Is there a time limit to build?	The time limit to build is 1 year.
Are there any zoning restrictions or covenants?	See link for zoning details: Cherokee Village Suburban Improvement District (cvsid.org)
Is water already connected to the property? If not, what type of water system is required?	Cherokee Village provides water.
Is there electricity on the property?	There is no electricity on the property.
Is there a sewer or septic installed? If not, which is required?	A septic system is needed.
Do you have any details on companies you use to set up utilities in the area?	North Arkansas Electric Co-Op (870) 994-2191
What type of gas does this area service?	Propane
Does the county or city provide waste management services?	Waste Connections - Ash Flat provides services.

Property Setbacks

Front	20ft
Sides	5ft
Rear	15ft

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County Website Details

Assessor Website	Assessor Fulton County AR Government
Treasurer Website	Treasurer Fulton County AR Government
Recorder/Clerk Website	County & Circuit Clerk Fulton County AR Government
Planning and Zoning Website	Surveyor Fulton County AR Government
GIS Website	Fulton County - Regrid: Nationwide property data and mapping tools for everyone
Assessor Contact Number	(870) 895-3592
Treasurer Contact Number	(870) 895-3522
Recorder/Clerk Contact	(870) 895-3310
Planning and Zoning Contact Number	(870) 895-3600