

Due Diligence Report

Metrix Investment

AR-Sharp-304-00099-000

Property Details

State	Arkansas
County	Sharp
APN	304-00099-000
Owner Name	Ciocoli Costel
Owner Address	225 W Decatur Ave, Clovis, CA 93611
Property Address	Dakota Dr
Subdivision	Sequoyah
Legal Description	Lot 27, Block 4, Sequoyah
Section, Township, Range	16-19N-5W
Acreage	0.25
Deed Transfer Date	6/5/2023
Deed Type	LWD (Limited Warranty Deed)
Deed Location	Book:2023, Page:11883
Property Record Link	https://www.arcountydata.com/parcel_sponsor.asp?parcelid=304-00099-000&county=Sharp&AISGIS=Sharp
Approximate Dimensions	44.73ft x 174.89ft x 90.16ft x 156.19ft

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Property Coordinates

Google Map Link	https://goo.gl/maps/c2MHQFwCDD8FxidW6
Center	36°17'47.5"N 91°31'04.0"W
Northwest	36°17'48.47"N 91°31'03.63"W
Northeast	36°17'48.30"N 91°31'03.14"W
Southeast	36°17'46.71"N 91°31'03.95"W
Southwest	36°17'47.26"N 91°31'04.81"W

Property Tax

Back Taxes and Year Owe	\$0.00
Tax Liens and Year Owe	\$0.00
Annual Taxes	\$20.42
Assessed Value	\$500.00

Additional Property Details

Access Road	Dakota Dr
Road Type	Paved Road
Elevation	614ft
Terrain Type	Wooded
Closest Highway	HWY 412
Closest Major City	Memphis

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Attractions	Grand Gulf State Park, Depot Museum, Mammoth Spring State Park
Closest Small Town	Cherokee Village
Nearby Schools (High school and Elementary)	Highland High School, Highland Middle School, Highland Elementary School
Nearby Grocery Stores	Walmart Supercenter, Dollar General, Harps Food Stores
Nearby Gas Station	Citgo, Murphy USA, Casey's

Zoning

Property Use Code	SFR
Zoning Type	Single Family 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
What type of homes are allowed?	Stick Built
What is the minimum building size?	400sq ft

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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?	No HOA or POA how ever there is a SID that is paid. Contact Number about SID: 870-257-2468
Is there a time limit to build?	The time limit to build is 1 year.
Are there any zoning restrictions or covenants?	See attached document.
Is water already connected to the property? If not, what type of water system is required?	Cherokee Village water works provides water. Contact No.870-257-3508
Is there electricity on the property?	There is no electricity on the property However there are power lines at the front of the property.
Is there a sewer or septic installed? If not, which is required?	A septic system is needed. Contact Jonathan and he will provide the list of certified people who installs the septics. Contact No.870-994-7364
Do you have any details on companies you use to set up utilities in the area?	Entergy 800-368-3749
What type of gas does this area service?	Propane
Does the county or city pick up waste/trash?	The city provides waste management 870-994-7000

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Property Setbacks

Front	25ft
Sides	5ft
Rear	25ft

County Website Details

Assessor Website	https://www.arcountydata.com/county.asp?county=Sharp
Treasurer Website	https://propertytax.ark.org/sharp
Recorder/Clerk Website	https://sharpcounty.arkansas.gov/officials/detail/county-circuit-clerk
Planning and Zoning Website	https://sharpcounty.arkansas.gov/services/detail/planning
GIS Website	https://app.regrid.com/us/ar/sharp#b=admin
Assessor Contact Number	(870) 994-7327
Treasurer Contact Number	(870) 994-7334
Recorder/Clerk Contact	(870) 994-7361
Planning and Zoning Contact Number	(870) 994-7361