

Due Diligence Report

Metrix Investment

AR-Fulton-275-16608-000

Property Details

State	Arkansas
County	Fulton
APN	275-16608-000
Owner Name	Ciocoli Costel
Owner Address	225 W Decatur Ave, Clovis, CA 93611
Property Address	Quanah Dr, Cherokee Village, AR 72529
Subdivision	Pahvanto
Legal Description	Pahvanto, Lot 03, Block 06
Section, Township, Range	N/A
Acreage	0.47
Deed Transfer Date	09/22/2023
Deed Type	Limited Warranty Deed
Deed Location	Book:2023, Page:4239
Property Record Link	CIOCOI COSTEL -275-16608-000 - ARCountyData.com

Due Diligence Report

Property Coordinates

Google Map Link	https://maps.app.goo.gl/MfbfC8Zgg9NwUpfZ9
Center	36°16'54.85"N, 91°34'4.73"W

Property Tax

Tax Liens and Year Owe	\$0.00
Annual Taxes	\$20.50 (2022)
Assessed Value	\$2500

Additional Property Details

Access Road	Quanah Dr
Road Type	Dirt Road
Elevation	Undetermined
Terrain Type	Wooded
Closest Highway	HWY 175
Closest Major City	Little Rock
Attractions	Hackney Creek Covered Bridge, Mammoth Spring State Park, Grand Gulf State Park
Closest Small Town	Cherokee Village

Due Diligence Report

Nearby Schools (High school and Elementary)	Mrs. Melissa's Preschool, Highland Middle School, Highland High School
Nearby Grocery Stores	Kozey's Country Market, Walmart Supercenter, Our Neighborhood Fresh Market
Nearby Gas Station	Kwik Serve Valero, Citgo, State Line Plaza Fuel Center

Zoning

Zoning Code / Zoning Type	SFR- 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, 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.

Due Diligence Report

Is the property within the wetlands? If so, what portion?	No wetlands.
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)
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: https://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	25ft
Sides	7.5ft
Rear	25ft

Due Diligence Report

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

Overall Review

Notes:	The SID fee is \$90 Annually.
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