

Due Dilligence Worksheet



Property Details

Assessor's Parcel Number:	0075-00-001-037-0-000-00	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	Brooken Mt Rd, Stigler, OK 74462	#, street name, city, state, zip (if applicable)
County, State:	Haskell County, OK	County and State property is located in
Subdivision:	EVERLASTING HILLS	Is the property in a subdivision?
Lot Number:	39	What is the lot number (If applicable)
Legal Description:	LOT:39 BLK:1 SUBD:EVERLASTING HILLS (6-9-18) SEC/TWN/RNG/MER:SEC 06 TWN 09N RNG 18E LOTS 39 EVERLASTING HILLS	Listed on Tax Record
TRS:	T09N R18E S06	Township, Range & Section (If applicable)
Parcel Size:	1.31 Acres	What is the acre size?
Terrain Type:	Wooded	What is the land like? (desert, plain, wooded, flat, slope, hill, mountain, etc.)
Elevation:	282.7 m or 927.5 feet	What is the elevation of the property?
Flood Zone / Wetlands:	Floodplain status under FEMA is UNKNOWN.	Is the property in a flood zone or wetlands? Yes, No, Unknown
Notes:	N/A	Anything you think is important to note?

Property Location / Access

Google Map Link:	https://goo.gl/maps/wNeJkPNSmpazfU7	Link to property from google maps
GPS Coordinates (Center):	35.277419, -95.434386	Coordinates for this property
GPS Coordinates (4 corners):	35.2787, -95.4332 NE 35.2773, -95.433 SE 35.2773, -95.4342 S1 35.2755, -95.4341 S2 35.2755, -95.4352 SW 35.2787, -95.4353 NW	Coordinates from all 4 corners of this property
Access To Property:	Yes, Brooken Mt Rd	Is there direct access to property, if so what roads/streets?
Road Type:	Paved	What are the roads like (dirt, paved, etc.)?
Who Maintains Roads:	County	City, County or not maintained?
Closest Highways:	OK-9	Use google map
Closest Major City:	Oklahoma City, Oklahoma (2 hr 10 min, 141 miles)	Use google map to get mileage/locations
Closest Small Town:	Longtown, Oklahoma (12 min, 7.7 miles)	Use google map to get mileage/locations
Closest Gas Station:	Shell, 11603 OK-9, Stigler, OK 74462 (8 min, 5.6 miles)	Use google map to get mileage/locations
Nearby Attractions:	Lake Eufaula State Park, 111563 OK-150, Checotah, OK 74426 (30 min (22.7 miles) Robbers Cave State Park (38 min, 30.1 miles) Honey Springs Battlefield, 423159 E 1030 Rd, Checotah, OK 74426 (39 min (33.2 miles)	Use google to get mileage/locations (State parks, lakes, river's, beaches, mountains, adventures, museums, theme parks, etc.)
Notes:	N/A	Anything you think is important to note?

Property Tax Information

Assessed Taxable Value:	\$7,538	Per Assesor's Website
Actual Property Value:	\$829	Per Assesor's Website (if different from assessed)
Back Taxes Owed? If so amount owed:	No	Yes/No & Amount if applicable
Tax Liens? If so amount owed:	No	Yes/No & Amount if applicable
Annual Property Taxes:	\$64.00	Yearly amount found from county website
Notes:	N/A	Anything you think is important to note?

Zoning & Restrictions

Zoning / Property Use Code:	County does not have any zoning within the county.	What is the property zoned for?
What can be built on the property?	The county has no restrictions on parcels located outside the city limits, as per their regulations.	Homes, buildings, barns, etc.
Time limit to build?	The county has no restrictions or limits for building permit on parcels located outside the city limits, as per their regulations.	Find out county time lines for building
Is camping allowed?	The county has no restrictions on parcels located outside the city limits, as per their regulations.	Is camping allowed? Yes/No
Camping restrictions if any:	N/A	Details on camping if allowed
Are RV's allowed?	The county has no restrictions on parcels located outside the city limits, as per their regulations.	Are RV's allowed? Yes/No
RV restrictions if any:	N/A	Details on RV's if allowed
Are mobile homes allowed?	The county has no restrictions on parcels located outside the city limits, as per their regulations.	Are mobile homes allowed? Yes/No
Mobile home restrictions if any:	N/A	Details on mobile homes if allowed
Is property part of an HOA or POA?	No information regarding HOA/POA was found for this subdivision.	Is the land part of an existing association?
HOA or POA dues, if any:	N/A	What are the dues?
Subdivision CC&R Availability:	The county clerk office has no records found for this subdivision, as per their information.	Copy of CC&R's (If available at no charge)
Deed Availability:	The county clerk office charges a fee of \$1 per page for obtaining a copy, and according to their policy, viewing the document online is also not available for free.	Copy of current deed (If available at no charge)
Deed Information:	Book/ Page: 967/676	Reception / Book / Page #'s
Notes:	As this lot is located outside the city limits, there are no zoning regulations applied by the county to parcels in this area.	Anything you think is important to note?
Utility Information		
Water?	Longtown Rural Water District (518) 432-3685 Longtown Rural Water District has informed that they need physical address to confirm. I provided them the nearest address: 576 Brooken Mt Rd - They do service there for water, No sewer there. Septic will be required.	What does the property call for - City or Well?
Sewer / Septic?	Septic will be required as per Longtown Rural	What does the property call for - Sewer or Septic?
Electric?	Cookson Hills Electric Cooperative (800) 328-2368	Is there service available in the area? List contact info.
Gas?	Possible providers in this area are: W E Allford Propane (+18002561712) Hopkins Propane (+19189673311)	Is there service available in the area? List contact info.
Waste?	Possible providers in this area are: WM - Muskogee Security Landfill (+19186827284) Herringshaw Waste Management & Recycling (+19186874133)	Is there service available in the area? List contact info.
Notes:	Longtown Rural Water District has informed that they need to review the matter and will provide a response on Monday.	Anything you think is important to note?

County Contact Information		
County Website:	https://www.haskellcad.org/(S(4x00ck24f42bet33rkufmys2))/search.aspx?clientid=haskellcad	Website Link
Assessor Website:	https://www.haskellcad.org/(S(4x00ck24f42bet33rkufmys2))/search.aspx?clientid=haskellcad	Website Link
Treasurer Website:	https://oktaxrolls.com/county/Haskell	Website Link
Recorder Website:	https://okcountyrecords.com/search/haskell	Website Link
GIS Website:	N/A	Website Link
Zoning Link:	https://www.stiglerok.net/contact	From County Website
Phone number for Planning Dept:	918.967.2164	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(918) 967-2884	Phone number per website
Phone number for Treasurer:	(918) 967-2441	Phone number per website
Phone number for Assessor:	(918) 967-2611	Phone number per website
Notes:	Unable to find any county websites.	Anything you think is important to note?

