



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	730027352, 730027353, 730027354
Ownership?	Yes
Lot Count:	3
Account # or GEO #:	730027352, 730027353, 730027354
Property Address:	East 232nd St S, Porter, OK 74454
If No Address or 0 address: Closest Property with Numbered Address	41673 E 233 St S, Porter, OK 74454
County:	Wagoner
State:	OK
Lot Number:	Lots 4,5,6
Legal Description:	CLARKSVILLE L4, L5, L6 BLK-19
Parcel Size:	0.96
Subdivision:	CLARKSVILLE
Approximate Dimensions:	139.73 feet North 301.45 feet East 139.73 feet South 301.45 feet West
GPS Center Coordinates (Approximate):	35.825900, -95.512600
GPS Corner Coordinates (Approximate):	35.826300, -95.512800 35.826300, -95.512300 35.825500, -95.512400 35.825500, -95.512800
Google map link:	https://maps.app.goo.gl/11tqnB34qTENMEv5A
Elevation:	559.5 feet
Market Value:	\$26,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	LOT 4 BLK - 19 has direct access to E 232nd St S LOT 6 BLK - 19 has direct access to E 233rd St S https://drive.google.com/file/d/1u1qag8un60H5zcfPUBSmysx8Ki4kDuGv/view?usp=sharing

If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	
YouTube Link:	https://youtu.be/MqNRJPIUWpM?si=yrEOY7J1Wuexvpoi

ADDITIONAL LAND INFO

QUESTION/S	
Closest major city:	Tulsa, OK - 43 min (39.6 miles)
Closest small town:	Porter, OK - 7 min (3.6 miles)
Nearby attractions:	Honor Heights Park - 20 min (11.5 miles) Blue Whale of Catoosa - 39 min (35.0 miles) Woodward Park and Gardens - 41 min (37.8 miles) Wagoner City Museum - 25 min (19.2 miles) Sequoyah State Park - 30 min (24.3 miles) Golden Driller Statue - 40 min (35.9 miles)

COUNTY DATA

QUESTION/S	
Assessor Website	Link
Assessor Contact	918-485-2367
Treasurer Website	Link
Treasurer Contact	918-485-2149
Recorder/Clerk Website	Link
Recorder/Clerk Contact	918-485-7700
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	918-485-8123
County Environmental Health Department Website	Link
County Environmental Health Department Contact	918-485-3022
GIS Website	Link
CAD Website	Link
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	
Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	

TAX DATA

QUESTION/S	
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	\$7.00
How much is the annual property tax? (Current Year if available, if not get the previous year)	
Are there any tax liens for this property? If yes, how much is the amount owed? (From what year to what year? Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.	No
Is the property part of an HOA (Homeowners Association) or any community? (Yes/No)	No
How much is the annual HOA due?	No
Are there any HOA dues? If yes, how much is the total amount owed?	-
County Operator Details who Confirmed the Information:	
ZONING DATA	
QUESTION/S	
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	AG - Agriculture
Terrain type? (Is it flat /slope/etc)	Level
Property use code?	Rural Residential
Is the land cleared? (Yes/No)	Not cleared
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	Single-family dwelling Homestead
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Can only camp if someone is building a structure in the property

Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Notes on RV's (jot down notes about whatever the county has to say)	Cannot live in RV but can use as storage
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is not allowed as per the county
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are restrictions.) Yes/No	Yes
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	20% MAXIMUM IMPERVIOUS COVERAGE OF NET LOT AREA
Are there any building height restrictions? (Yes/ No) How many feet... please take down notes from the county	40ft
What are the setbacks of the lot?	40ft front 35ft side 35ft rear
What is the minimum lot size to build on the property?	10 acres
Is there any time limit to build?	The building permit is good for a year
Is there a County or City Impact fee required to build and if so how much does this cost?	None
Is the property in a flood zone and if so what needs to be done to the lot to build?	Not in a floodzone area
Any other restrictions?	Link
Is the property in a Floodzone? (if yes add a link to FEMA Website)	Zone X - minimum floodzone hazzard
Link to FEMA website	See image below
Is property wetland?	Not on wetlands
Link to Wetland website	See image below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA

<p>Is the property located inside or outside the city limit?</p> <p>Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) If Outside City: It is considered under County, which means water can be built through a deep well (You need to confirm it)</p>	County
<p>Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)</p>	Not available in the area
<p>If YES... (Put the company name and the phone number of the provider)</p>	Latshaw Drilling Tulsa yard - +19183554380
<p>If it's in the area (Put the street name where the main water line is located.)</p>	N/A
<p>If NO: (Ask if we do we have to dig a well, or, if is there any utility company that provides water in the area where the property is located.)</p>	Would need to dig a well
<p>Does the property currently have a sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	Septic is needed
<p>If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)</p>	Private company
<p>Please ask for the details of the Company Name & the Contact information(Call and Confirm if it's the right company)</p>	A-1 Septic-Coweta - +19184862212
<p>If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?</p>	Would need to install a septic system
<p>If the septic system has to be installed, (Ask if we need to percolate the soil?)</p>	Might've been perked since there are residential structures nearby
<p>Does the property currently have electricity connected? (Yes, No, or Do Not Know)</p>	Available in the area
<p>What is the electric company name (Confirm If there is an electric company Service in the area - Select either City, Community, None, etc.)</p>	US Southwestern Power Administration - +19186872267
<p>What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)</p>	Oklahoma Natural Gas Co - +19184832148
<p>For waste.... Will the county or city pick up the trash?</p>	None
<p>If YES... Get the details of the company name and contact information of that service in the area...</p>	

NOTE: If NO, (Ask if it's the responsibility of the property owner.)	
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM THE OLM TEAM:	
DISCLAIMER	
<p>All information provided is based on preliminary research conducted by the Online Land Market team. The buyer is responsible for verifying all information with the County regarding what can and cannot be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or services on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.</p>	