



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	0000-33-05N-03E-0-001-00
Lot Count:	1
Account # or GEO #:	440001699
Property Address:	110th St, Stratford, OK 74872
If No Address or 0 address: Closest Property with Numbered Address	50443 110th St, Stratford, OK 74872
County:	McClain
State:	OK
Lot Number:	Did not indicate in the legal description
Legal Description:	N NW NW
Parcel Size:	20
Subdivision:	No
Approximate Dimensions:	1,321.54 ft North 635.21 ft West 640.11 ft East 1,314.32 ft South
GPS Center Coordinates (Approximate):	34.86843, -96.99913
GPS Corner Coordinates (Approximate):	34.86754477325984, -96.99691476537406 34.867578069106145, -97.00130548365777 34.86930592627067, -97.00128930594592 34.869305981185576, -96.99687409829353
Google map link:	https://maps.app.goo.gl/wypUo99Z79VjNh8A6
Elevation:	-3277.6 feet
Market Value:	\$83,126
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Gravel - https://drive.google.com/file/d/1ZJm_lzL3Qzh8Qq_5jac4FUiDkwKKSH95/view?usp=sharing
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None

Property miscellaneous images	
YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Oklahoma City, OK - 1 hr 7 min (65.7 miles)
Closest small town:	Byars, OK - 6 min (3.6 miles)
Nearby attractions:	Spider Bug - 38 min (30.9 miles) Wacker Park - 27 min (19.8 miles) The Toy & Action Figure Museum - 26 min (19.3 miles) Pauls Valley City Lake - 24 min (17.7 miles) Frontier City - 1 hr 12 min (73.9 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	405 527 3520
Treasurer Website	Link
Treasurer Contact	405-527-3261
Recorder/Clerk Website	Link
Recorder/Clerk Contact	1-888-212-8460
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	405-527-6574
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(405) 527-6541
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	DATA
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)	No
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$114.00
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.	None
Is property part of an HOA (Home Owners Association) or any communities? (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?	No
County Operator Details who Confirmed the Information:	
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	County has no Zoning
Terrain type? (Is it flat /slope/etc)	Slightly Slope
Property use code?	Vacant Residential
Is the land cleared? (Yes/No)	Few bushes and trees in the area
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 dwellings Mobile homes
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)	Camping is allowed
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	Yes
Note's on RV's (jot down notes whatever the county has to say)	RV is allowed

Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is 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)	No restrictions
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	No restrictions
What are the setbacks of the lot?	No restrictions
What is the minimum lot size to build on the property?	No restrictions
Is there any time limit to build?	1 year for building permit
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 in order to build?	West part of the property is in a flood zone area
Any other restrictions?	None
Is property in a Floodzone? (if yes add link to FEMA Website)	West part of the property is in a flood zone area - Zone A Regulatory floodway. The rest of the property is Zone X minimum flood zone hazard
Link to FEMA website	See image below
Is property wetland?	There is a creek in the west part of the property
Link to Wetland website	Link the document here
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside city limit? Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) IF Outside City: It considered under County, means water can be built through deep well (You need to confirm it)	County

Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Water is not available in the area
If YES... (Put the company name and the phone number of the provider)	Rogers Water Well Pump Services - +14057834466
If it's in the area (Put the street name where the main water line is located.)	None
If NO: (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where the property is located.)	Would need to dig a well
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Private company
Please ask the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	Slate's Septic Services - +14058729390
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install a septic system
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	N/A
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Available in the area
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Oklahoma Gas & Electric - Mustang Power Plant - +14052729741
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas
For waste.... Will the county or city pick up the trash?	Private company
If YES... Get the details of the company name and contact information that service in the area... NOTE: If NO, (Ask if it's the responsibility of the property owner.)	B & S Sanitation - +15802350233
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	
DISCLAIMER	

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.