

How to purchase property directly from SID

The Cherokee Village Suburban Improvement District ("CVSID") is offering the sale of property located inside their boundaries outlined in the brackets below.

Individual lot sales pricing

Prices based upon the appraised land value as recorded in ARCountydata.com:

- \$1-\$2500 = \$200.00* plus delinquent taxes and assessments
- \$2501-\$5000 = \$1,000* plus delinquent taxes and assessments
- \$5001- \$10,000 = \$1,900* plus delinquent taxes and assessments
- \$10,001 - \$20,000 = \$4,000* plus delinquent taxes and assessments
- \$20,001 - \$30,000 = \$6,000* plus delinquent taxes and assessments
- \$30,001 - \$40,000 = \$7,000* plus delinquent taxes and assessments
- \$40,001 - \$50,000 = \$8,000* plus delinquent taxes and assessments

Bulk lot sales pricing

Prices based upon the appraised land value of \$1-\$2500 appraised land value as recorded in the ARCountydata.com:

- 1-9 lots = \$200.00 *plus delinquent taxes and assessments
- 10-100 lots = \$150.00 *plus delinquent taxes and assessments
- 101-200 lots = \$100.00 *plus delinquent taxes and assessments
- 201-500 lots = \$75.00 *plus delinquent taxes and assessments
- 501-unlimited = \$50.00 *plus delinquent taxes and assessments

*This sale price includes the fee for processing the deed, revenue stamp, and recording fees associated with the transfer to the buyer.

You will need:

1. The lot, block, subdivision and/or the parcel number of the property you want to purchase.
2. You will need to complete the offer and acceptance form
3. Provide a valid photo ID
4. Certified funds (certified check or money order) for the price of offer agreement.

Once those items are received, the CVSID office will process the deed including the revenue stamp and recording in the county clerk's office. A deed would be available for pickup in the CVSID's office with property ownership cards within 30 days of the CVSID being able to redeem the property from the appropriate governmental authorities. **In the event the CVSID is unable to redeem the property from the appropriate governmental authorities using the amount listed in the purchase price, the contract shall be void and of no effect. In no event shall the CVSID be required to expend more than the purchase price in order to redeem such property from the appropriate governmental authorities and pay for the expenses associated with the revenue stamps and recording.

This policy was approved by CV SID Commissioners on August 21, 2023:

Signatures for CVSID's Acceptance

Ron Page 8/21/2023
CVSID Commissioner/Date

[Signature] 8/21/23
CVSID Commissioner/Date

[Signature] 8/25/23
CVSID Commissioner/Date

[Signature]
CVSID Commissioner/Date

Susan M. Yelt 8/21/2023
CVSID Commissioner/Date