

MyBestLandDeals.com Due Diligence Sheet

LAND DATA

QUESTION/S	DATA
APN / Parcel #:	01-001500
Lot Count:	1
Property Address:	0 Rachellen Ave, Hubbard, OH 44425
County:	Trumbull
State:	Ohio
Legal Description:	548 100.46F LA BELLE GRO RACHELLEN
Parcel Size:	0.36 ac
Subdivision:	NA
Approximate Dimensions:	80 x 190
Google map link:	https://maps.app.goo.gl/D5iSV7bZYaMMaekB6
Elevation:	981'
Assessed Value:	\$350
Market Value:	\$9,000
Access to the property? (Dirt/ Paved/ Plated but not built/ No Roads (Land Lock) or Other)	Plated but not built yet
Is there a Structure (Yes or No (If Yes: Explain)	No

ADDITIONAL LAND INFO

QUESTION/S	DATA
Closest major city:	Youngstown OH (6 miles)
If No Address or 0 address: Closest Property with Numbered Address	6527 Rachellen Ave SE, Hubbard, OH 44425
Closest small town:	Hubbard OH (2.4 miles)
Nearby attractions:	<p>Golf Course Name,Address,Distance from 0 Rachellen Ave SE</p> <p>Youngstown Country Club,1403 Country Club Dr, Youngstown, OH 44505,8 miles</p> <p>Parto's Big on Golf Learning Center,2231 Coitsville Hubbard Rd, Youngstown, OH 44505,6 miles</p> <p>Deer Creek Golf Course,841 Lane Rd, Hubbard, OH 44425,4 miles</p> <p>Pine Lakes Golf Club,6233 West Liberty St, Hubbard, OH 44425,3 miles</p> <p>Business Name,Type,Address,Distance from 0 Rachellen Ave SE</p> <p>Francesco's Pizzeria,Pizza Restaurant,617 W Liberty St, Hubbard,2 miles</p> <p>Wings Express Reloaded,Chicken Wings Spot,119 N Main St, Hubbard,2 miles</p> <p>Eagle Grille & Tavern,American Restaurant,29 N Main St, Hubbard,2 miles</p> <p>Michael's Bar & Grill,Bar & Grill,862 N Main St, Hubbard,2 miles</p> <p>Shop & Save Express,Shopping,368 N Main St, Hubbard, 2 miles</p> <p>Pennsylvania Hill,Furniture Store,6971 Southern Blvd Ste B, Youngstown, OH,6 miles</p>

COUNTY DATA

QUESTION/S	DATA
Assessor Website	https://beacon.schneidercorp.com/Application.aspx?
Assessor Contact	Trumbull County Auditor
Treasurer Website	http://treasurer.co.trumbull.oh.us/
Treasurer Contact	County Administration Building, 2nd Floor Ave SE
Recorder/Clerk Website	https://www.co.trumbull.oh.us/recorder/
Recorder/Clerk Contact	160 High Street N.W.
Zoning or Planning Department Website	http://planning.co.trumbull.oh.us/Plats&Zoning.html
Zoning or Planning Department Contact	185 E. Market Street NE, Suite A ,Warren, Ohio 44481
County Environmental Health Department Website	http://www.tchhd.org/tchhd_environmental.html
County Environmental Health Department Contact	194 W. Main St., Cortland, OH 44410
GIS Website	https://beacon.schneidercorp.com/Application.aspx?AppID=112181&verID=262553?PageTypeID=43?ogelD=11611&Q=1018724901&KeyValue=01-001500

TAX DATA

QUESTION/S	DATA
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just	Delinquent
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what	\$20.19
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$8.28
Are there any tax liens for this property? If yes, how much is the amount owed? (From what year to what year?	No
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	No
How much is the annual HOA due?	NA
Are there any HOA dues? If yes, how much is the total amount owed?	NA
County Operator Details who Confirmed the Information:	Trumbull County Auditor 160 High Street Warren, OH 44481

ZONING DATA

QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential Vacant Land
Terrain type? (Is it flat /slope/etc.)	Flat
Property use code?	500
Is the land cleared? (Yes/No)	No
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

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)	No Parking walk in only
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No Access at this time

UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside city limit?	Inside City Limits
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	None (Raw Land)
How much will it cost (setup cost) to have water connection?	Variance Needed
Does the property currently have Sewer or septic? (Confirm if Sewer or Septic is on Site: Select either: Sewer,	None (Raw Land)
How much will it cost (setup cost) to have sewer connection or septic installed?	Variance Needed
Does the property currently have electricity connected? (Yes, No or Do Not Know)	None (Raw Land)
How much will it cost (setup cost) to have power connection?	Variance Needed
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Tank Gas
For waste....	Township collects trash

DISCLAIMER

Buyers are responsible for confirming all information themselves before buying. This information is not guaranteed. M WhiteCube LLC (MyBestLandDeals.com) is not responsible for any incorrect information in this document