

## MyBestLandDeals.com Due Diligence Sheet

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	59912
Lot Count:	Lot 1
Property Address:	La Mancha Way, Hot Springs Village, AR, 71909
County:	Garland
State:	Arkansas
Lot Number:	Lot 1
Legal Description:	Blk 2 Lot 1
Parcel Size:	0.27
Subdivision:	La Mancha
Approximate Dimensions:	
GPS Center Coordinates (Approximate):	34.67161
GPS Corner Coordinates (Approximate):	-92.98965
Google map link:	<a href="https://maps.app.goo.gl/XzschQxXaxDBkfzq9">https://maps.app.goo.gl/XzschQxXaxDBkfzq9</a>
Elevation:	Flat
Assessed Value:	\$200
Market Value:	\$2,052
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved Road
Is there a Structure (Yes or No (If Yes: Explain)	None
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Little Rock, AR - 1 hour drive
If No Address or 0 address: Closest Property with Numbered Address	854 Warren Watson Rd, Hot Springs Village, AR, 71909
Closest small town:	Hot Springs, Arkansas - 18 min
Nearby attractions:	Hot Springs National Park Garvan Woodland Gardens Magic Springs Theme and Water Park Oaklawn Racing Casino Resort The Gangster Museum of America Lake Ouachita Quapaw Baths and Spa The Maxwell Blade Theatre of Magic Hot Springs Mountain Tower Mid-America Science Museum
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	<a href="https://www.garlandcounty.org/149/Assessors-Office">https://www.garlandcounty.org/149/Assessors-Office</a>
Assessor Contact	501-622-3730
Treasurer Website	<a href="https://www.garlandcounty.org/185/Treasurers-Office">https://www.garlandcounty.org/185/Treasurers-Office</a>
Treasurer Contact	501-622-3650
Recorder/Clerk Website	<a href="https://www.garlandcounty.org/249/County-Clerk">https://www.garlandcounty.org/249/County-Clerk</a>
Recorder/Clerk Contact	501-622-3610
Zoning or Planning Department Website	<a href="https://www.cityhs.net/555/Planning-and-Zoning">https://www.cityhs.net/555/Planning-and-Zoning</a>
Zoning or Planning Department Contact	(501) 321-6872
County Environmental Health Department Website	<a href="https://www.garlandcounty.org/274/Environmental-Service">https://www.garlandcounty.org/274/Environmental-Service</a>
County Environmental Health Department Contact	501-624-3394
GIS Website	<a href="https://maps.cityhs.net/javascript/GCMap.html">https://maps.cityhs.net/javascript/GCMap.html</a>
CAD Website	<a href="https://www.actdatascout.com/RealProperty/ParcelView?countyIdYearRpid=5051202471228">https://www.actdatascout.com/RealProperty/ParcelView?countyIdYearRpid=5051202471228</a>
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
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$7.68
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.	
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	
How much is the annual HOA due?	\$49/mo HOA and it becomes \$110/mo if you build on the land
	<a href="https://www.explorethevillage.com/images/protective_covenants_12-16-20.pdf">https://www.explorethevillage.com/images/protective_covenants_12-16-20.pdf</a>
	<a href="https://www.explorethevillage.com/images/members/governing/Rules%20and%20Regulations_Board_Ap">https://www.explorethevillage.com/images/members/governing/Rules%20and%20Regulations_Board_Ap</a>
	<a href="https://www.explorethevillage.com/images/18FEES_2021_VERSION_2_memo.pdf">https://www.explorethevillage.com/images/18FEES_2021_VERSION_2_memo.pdf</a>
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	Residential Vacant
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 Residential
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	No
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	No
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	None
Is there any time limit to build?	12 months
Is there a County or City Impact fee required to build and if so how much does this cost?	\$250
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	No

Is property in a Floodzone? (if yes add link to FEMA Website)	No
<a href="#">Link to FEMA website</a>	Link the document here
Is property wetland?	No
<a href="#">Link to Wetland website</a>	Link the document here
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)	Inside City Limits
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Has Waterline
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Has Sewerline
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Yes
How much will it cost (setup cost) to have power connection?	<a href="https://www.entergy-arkansas.com/#:~:text=Entergy%20Arkansas,We%20power%20life.&amp;text=Don't%20">https://www.entergy-arkansas.com/#:~:text=Entergy%20Arkansas,We%20power%20life.&amp;text=Don't%20</a>
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Natural Gas
For waste....	
Will the county or city pick up the trash?	POA
DISCLAIMER	
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