

## MyBestLandDeals.com Due Diligence Sheet

### LAND DATA

QUESTION/S	DATA
APN / Parcel #:	73337
Lot Count:	Lot 13
Property Address:	Fondo Del Lago, Hot Springs Village, AR, 71909
County:	Garland
State:	Arkansas
Lot Number:	Lot 13
Legal Description:	BLK 6 LOT 13DAR""2
Parcel Size:	0.45
Subdivision:	CIUDAD
GPS Center Coordinates (Approximate):	34.6871
GPS Corner Coordinates (Approximate):	-93.00173
Google map link:	<a href="https://maps.app.goo.gl/amQeHJumcahUqG4A8">https://maps.app.goo.gl/amQeHJumcahUqG4A8</a>
Elevation:	40 ft
Assessed Value:	\$200
Market Value:	\$5,800
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved Road

### 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	Current
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$7.68
HOA Name?	Hot Springs Village
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Yes
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%20Bylaws%2012-16-2020.pdf">https://www.explorethevillage.com/images/members/governing/Rules%20and%20Bylaws%2012-16-2020.pdf</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 Dwellings
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
What are the setbacks of the lot?	front 25 feet; side ten feet; and rear ten feet.
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?	\$1,500
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
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Undeveloped (no utilites)
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	POA said they usually recommend lots with utility line. It's still undeveloped at this point because there's
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer,	Undeveloped (no utilites)
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City,	Undeveloped (no utilites)
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Undeveloped (no utilites)
For waste....	POA

### DISCLAIMER

**\*\*Buyers are responsible for confirming all information themselves before buying. This information is not guaranteed.**