

**MyBestLandDeals.com Due Diligence Sheet**

<b>LAND DATA</b>	
QUESTION/S	DATA
APN / Parcel #:	65327
Lot Count:	1
Account # or GEO #:	200-42950-045-000
Property Address:	Mandarina Dr, Hot Springs Village, AR, 71909
County:	Garland
State:	Arkansas
Lot Number:	Lot 11
Legal Description:	Block 3 Lot 11
Parcel Size:	0.24
Subdivision:	Mandarina
GPS Center Coordinates (Approximate):	34.65658
GPS Corner Coordinates (Approximate):	-93.01578
Google map link:	<a href="https://maps.app.goo.gl/NzXJTxx4stK6DjXXc7">https://maps.app.goo.gl/NzXJTxx4stK6DjXXc7</a>
Assessed Value:	\$200
Market Value:	\$6,120
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)	No
<b>ADDITIONAL LAND INFO</b>	
QUESTION/S	DATA
Closest major city:	Little Rock, AR - 1 hour drive
If No Address or 0 address: Closest Property with Numbered Address	Near 39 Hayuco Way, 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
<b>COUNTY DATA</b>	
QUESTION/S	DATA
Assessor Website	501-622-3730
Assessor Contact	<a href="https://www.garlandcounty.org/185/Treasurers-Office">https://www.garlandcounty.org/185/Treasurers-Office</a>
Treasurer Website	501-622-3650
Treasurer Contact	<a href="https://www.garlandcounty.org/249/County-Clerk">https://www.garlandcounty.org/249/County-Clerk</a>
Recorder/Clerk Website	501-622-3610
Recorder/Clerk Contact	<a href="https://www.cityhs.net/555/Planning-and-Zoning">https://www.cityhs.net/555/Planning-and-Zoning</a>
Zoning or Planning Department Website	(501) 321-6872
Zoning or Planning Department Contact	<a href="https://www.garlandcounty.org/274/Environmental-Service">https://www.garlandcounty.org/274/Environmental-Service</a>
County Environmental Health Department Website	501-624-3394
County Environmental Health Department Contact	<a href="https://maps.cityhs.net/javascript/GCMap.html">https://maps.cityhs.net/javascript/GCMap.html</a>
GIS Website	<a href="https://www.actdatascout.com/RealProperty/ParcelView?countyIdYearRpid=5051202471228">https://www.actdatascout.com/RealProperty/ParcelView?countyIdYearRpid=5051202471228</a>
<b>TAX DATA</b>	
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
CC&Rs	<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_Approved_08.16.2023.pdf">https://www.explorethevillage.com/images/members/governing/Rules%20and%20Regulations_Board_Approved_08.16.2023.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>
<b>ZONING DATA</b>	
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	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	The manufactured home shall have permanent landings and steps provided at each exterior doorway from the door threshold to ground level  Manufactured homes shall have been manufactured after October 25, 1994
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
Is property wetland?	No
<b>UTILITIES DATA</b>	
QUESTION/S	DATA
Is the property located inside or outside city limit?	Undeveloped (no utilites)
If it's in the area (Put the street name where the main water line is located.)	POA said they usually recommend lots with utility line. It's still undeveloped at this point because there's not many people coming in to that area
How much will it cost (setup cost) to have water connection?	Undeveloped (no utilites)
Does the property currently have electricy connected? (Yes, No or Do Not Know)	Undeveloped (no utilites)
How much will it cost (setup cost) to have power connection?	Undeveloped (no utilites)
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	POA
<b>DISCLAIMER</b>	
<p><b>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</b></p>	