

MyBestLandDeals.com Due Diligence Sheet

LAND DATA

QUESTION/S	DATA
APN / Parcel #:	7747-36-8978
Lot Count:	1
Property Address:	Cedar Ln, Randleman, NC, 27317
County:	Randolph
State:	NC
Legal Description:	Cedar Square Ac;L169 172 Bmpb10 Pg109
Parcel Size:	0.46
GPS Center Coordinates (Approximate):	35.88196
GPS Corner Coordinates (Approximate):	-79.86441
Google map link:	https://maps.app.goo.gl/wBbej6qVtwAz8GD19
Elevation:	Flat
Assessed Value:	\$9,020
Market Value:	\$22,306
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:	Greensboro, NC - 21 min
If No Address or 0 address: Closest Property with Numbered Address	Next to 6177 Cedar Ln, Randleman, NC, 27317
Closest small town:	Randleman, NC - 13 min
Nearby attractions:	Petty Museum Cedar Hill Family Farm St Paul Museum Randleman Parks & Recreation Commerce Square Park Randleman, NC Walmart Supercenter Synergy Salon & Day Spa

COUNTY DATA

QUESTION/S	DATA
Assessor Website	https://www.randolphcountync.gov/335/Tax
Assessor Contact	336-318-6500
Treasurer Website	https://www.randolphcountync.gov/335/Tax
Treasurer Contact	336-318-6500
Recorder/Clerk Website	http://www.randrod.com/
Recorder/Clerk Contact	336-318-6960
Zoning or Planning Department Website	https://www.randolphcountync.gov/213/Planning-Zoning
Zoning or Planning Department Contact	336-318-6555
County Environmental Health Department Website	https://www.randolphcountync.gov/370/Environmental-Health
County Environmental Health Department Contact	336-318-6292 - Bryan Davis
GIS Website	https://qis.randolphcountync.gov/randolphts/
CAD Website	https://txpwa.randolphcountync.gov/camapwa/PropertySummary.aspx?PIN=7747368978

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)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$58.63
Are there any tax liens for this property? If yes, how much is the amount owed?(From what year to what year?	None
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	No
County Operator Details who Confirmed the Information:	Randolph County Tax Department

ZONING DATA

QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	VACANT
Terrain type? (Is it flat /slope/etc)	Almost Flat
Property use code?	RR (Restricted Residential)
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.)	Residential only
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
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	shall not exceed thirty-five feet
What are the setbacks of the lot?	35 ft from the front and back and 10 ft each side
What is the minimum lot size to build on the property?	40,000 sqft
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?	Variance Needed
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	No
Any other restrictions?	The lot is a preexisting non conforming lot
Is property in a Floodzone? (if yes add link to FEMA Website)	No

UTILITIES DATA

QUESTION/S	DATA
Is the property located inside or outside city limit?	Outside City Limits
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	No
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	Needs well
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,	No
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Needs Septic
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	No
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)	Yes
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City,	Randolph Electric Membership Corp.
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)	Gas tank
For waste....	https://randolphcountygarbage.com/

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****