

MyBestLandDeals.com Due Diligence Sheet

LAND DATA

QUESTION/S	DATA
APN / Parcel #:	31288
Lot Count:	1
Account # or GEO #:	161.02-01-65 -
Property Address:	Well Rd, Dingmans Ferry, PA, 18328
County:	Pike
State:	PA
Lot Number:	Lot 672
Legal Description:	Lot 672 Sec 8
Parcel Size:	1.01
Subdivision:	Pocono Mt Lake Forest
GPS Center Coordinates (Approximate):	41.24246
GPS Corner Coordinates (Approximate):	-74.96431
Google map link:	https://maps.app.goo.gl/KKopgfaZqFQpjomr6
Elevation:	Flat
Assessed Value:	\$3,000
Market Value:	\$12,200
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:	Stroudsburg, PA - 44 min
If No Address or 0 address: Closest Property with Numbered Address	Beside 198 Lake Forest Dr, Dingmans Ferry, PA, 18328
Closest small town:	Dingsman Ferry, PA - 14 min
Nearby attractions:	Bushkill Falls Delaware Water Gap National Recreation Area Pocono Raceway Shawnee Mountain Ski Area Camelback Mountain Resort Promised Land State Park Mount Airy Casino Resort Pocono Environmental Education Center

COUNTY DATA

QUESTION/S	DATA
Assessor Website	https://www.pikepa.org/government/assessment/index.php
Assessor Contact	570-296-5936
Treasurer Website	https://www.pikepa.org/government/treasurer/index.php
Treasurer Contact	570-296-3441
Recorder/Clerk Website	https://www.pikepa.org/government/recorder_of_deeds/index.php
Recorder/Clerk Contact	570-296-3508
Zoning or Planning Department Website	https://www.pikepa.org/living_working/community_planning/index.php
Zoning or Planning Department Contact	570-296-3500
County Environmental Health Department Website	https://www.pikepa.org/health_safety/index.php
County Environmental Health Department Contact	570-296-7613
GIS Website	https://gis.pikepa.org/myDVViewer/map/8a2bc9f28d01bcdf/Pike-County-Parcel-Viewer
CAD Website	https://pa.uslandrecords.com/palr2/controller/

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 year)	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$103.68
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Yes
HOA Name?	Pocono Mountain Lake Forest
Gated HOA?	Not gated
How much is the annual HOA due?	\$700

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?	R51
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 Dwelling
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
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the	Minimum Living Space Requirement: 850 square feet.
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	35 ft
What are the setbacks of the lot?	40 ft from the front 12.5 ft from the sides
What is the minimum lot size to build on the property?	0.5 acre
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?	\$175 base fee plus 30 cents per square foot of floor area
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

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)	None
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?	\$75 for a Well permit
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer,	None
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?)	Yes
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)	No
What is the electric company name (Confirm if there is Electric company Service in the area - Select either City,	https://www.firstenergycorp.com/penelec.html
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....	HOA 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