

## MyBestLandDeals.com Due Diligence Sheet

### LAND DATA

QUESTION/S	DATA
APN / Parcel #:	69819
Lot Count:	1
Account # or GEO #:	129.01-03-19 -
Property Address:	Joy Ln, Greentown, PA, 18426
County:	Pike
State:	PA
Lot Number:	Lot 161
Legal Description:	Lot 161
Parcel Size:	1.9
Subdivision:	Grant Wilson Estate
GPS Center Coordinates (Approximate):	41.29929
GPS Corner Coordinates (Approximate):	-75.23062
Google map link:	<a href="https://maps.app.goo.gl/UrC847RHUjEK88TdA">https://maps.app.goo.gl/UrC847RHUjEK88TdA</a>
Elevation:	17%
Assessed Value:	\$2,000
Market Value:	\$48,283
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

### ADDITIONAL LAND INFO

QUESTION/S	DATA
Closest major city:	Scranton, Pennsylvania, USA - 41 min
If No Address or 0 address: Closest Property with Numbered Address	Near 104 Joy Ln, Greentown, PA, 18426
Closest small town:	Greentown, Pennsylvania - 14 min
Nearby attractions:	Kalahari Waterpark Claws 'N' Paws Eckley Miners' Village F.M. Kirby Center for the Performing Arts Pocono Environmental Education Center Promised Land State Park Lake Wallenpaupack Skytop Lodge's Adventure Center Callie's Candy Kitchen Masters Of The Skies

### COUNTY DATA

QUESTION/S	DATA
Assessor Website	<a href="https://www.pikepa.org/government/assessment/index.php">https://www.pikepa.org/government/assessment/index.php</a>
Assessor Contact	570-296-5936
Treasurer Website	<a href="https://www.pikepa.org/government/treasurer/index.php">https://www.pikepa.org/government/treasurer/index.php</a>
Treasurer Contact	570-296-3441
Recorder/Clerk Website	<a href="https://www.pikepa.org/government/recorder_of_deeds/index.php">https://www.pikepa.org/government/recorder_of_deeds/index.php</a>
Recorder/Clerk Contact	570-296-3508
Zoning or Planning Department Website	<a href="https://www.pikepa.org/living_working/community_planning/index.php">https://www.pikepa.org/living_working/community_planning/index.php</a>
Zoning or Planning Department Contact	570-296-3500
County Environmental Health Department Website	<a href="https://www.pikepa.org/health_safety/index.php">https://www.pikepa.org/health_safety/index.php</a>
County Environmental Health Department Contact	570-296-7613
GIS Website	<a href="https://gis.pikepa.org/myiDVViewer/map/8a2bc9f28d01bcaf/Pike-County-Parcel-Viewer">https://gis.pikepa.org/myiDVViewer/map/8a2bc9f28d01bcaf/Pike-County-Parcel-Viewer</a>
CAD Website	<a href="https://pa.uslandrecords.com/palr2/controller/">https://pa.uslandrecords.com/palr2/controller/</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	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)	\$214.08
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	No

### ZONING DATA

QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Gentle slope
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.)	You can build anything from residential to agricultural structures
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	Yes
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
What are the setbacks of the lot?	25 feet from each side and the rear, and 50 feet from the front
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 wetland?	No

### UTILITIES DATA

QUESTION/S	DATA
Is the property located inside or outside city limit?	Outside City Limit
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?)	Needs Perc test
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,	Pennsylvania Power and Light
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....	Township

### DISCLAIMER

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