

DUE DILIGENCE CHART		
LAND DATA		
QUESTION/S	DATA	
Owner's name on the tax record:	WOUTERSZ, TIARA	
APN / Parcel #:		42332
Lot Count:		1
Account # or GEO #:	194.01-06-35	
Property Address:	Quail Ct, Bushkill, PA, 18324	
County:	Pike	
State:	PA	
Lot Number:	Lot 227	
Legal Description:	Lot 227 S 4 B	
Parcel Size:		1
Subdivision:	Pocono Mountain Lake Estates	
Approximate Dimensions:		
GPS Center Coordinates (Approximate):		41.13878
GPS Corner Coordinates (Approximate):	-74.96791	
Google map link:	https://maps.app.goo.gl/Ewv99r3fbCdNhcKA	
Elevation:	Flat	
Assessed Value:		\$3,000
Market Value:		\$20,279
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved Road	
If others, please specify:		
Is there a Structure (Yes or No (If Yes: Explain)		
Property miscellaneous images		
YouTube Link:		
ADDITIONAL LAND INFO		
QUESTION/S	DATA	
Closest major city:	Stroudsburg, PA - 38 min	
If No Address or 0 address: Closest Property with Numbered Address	Near 119 Quail Ct, Bushkill, PA, 18324	
Closest small town:	Bushkill PA - 13 mins	
Nearby attractions:	Bushkill Falls, Delaware Water Gap National Recreation Area, Pocono Raceway, Shawnee Mountain Ski	
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	570 588 9365	
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/Imv/DVViewer/map/8a2bc9f28d01bcaf/Pike-County-Parcel-Viewer	
CAD Website		
Electricity Company Name & Phone Number		
Water Company Name & Phone Number		
Sewer Company Name & Phone Number		
Gas Company Name & Phone Number		
Waste Company Name & Phone Number		
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)		\$477.21
Are there any tax liens for this property? If yes, how much is the amount owed? (From what year to what year?		
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)		Yes
HOA Name?		
Gated HOA?		
How much is the annual HOA due?		\$1,170.00
Are there any HOA dues? If yes, how much is the total amount owed?		
County Operator Details who Confirmed the Information:		
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.)		
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No	
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)		
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No	
Note's on RV's (jot down notes whatever the county has to say)		
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	No	
Notes on mobile homes (jot down notes whatever the county has to say)		
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		
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	not to exceed one and one-half stories in height	
What are the setbacks of the lot?		
What is the minimum lot size to build on the property?		
Is there any time limit to build?	6 months but you can apply for extension	
Is there a County or City Impact fee required to build and if so how much does this cost?	None	
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?		
Is property in a Floodzone? (If yes add link to FEMA Website)	No	
Link to FEMA website	Link the document here	
Is property wetland?	No	
Link to Wetland website	Link the document here	
County Operator Details who Confirmed the Information:		
UTILITIES DATA		
QUESTION/S	DATA	
Is the property in the city or MUD district? (Please refer to FEMA)		
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 YES... (Put the company name and the phone number of the provider)		
If it's in the area (Put the street name where the main water line is located.)		
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?		
Does the property currently have Sewer or septic? (Confirm if Sewer or Septic is on Site: Select either: Sewer,	None	
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)		
Please ask the details of the Company Name & the Contact information(Call and Confirm if it's the right		
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?		
Does the property currently have electricity connected? (Yes, No or Do Not Know)	On the street	
What is the electric company name (Confirm if there is Electric company Service in the area - Select either City,	https://www.firstenergycorp.com/penetec.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)	Tank	
For waste....	The township	
If YES... Get the details of the company name and contact information that service in the area....		
County Operator who Confirmed the Information:		
GENERAL DD NOTES FROM LM TEAM:		
DISCLAIMER		