

## MyBestLandDeals.com Due Diligence Sheet

### LAND DATA

QUESTION/S	DATA
APN / Parcel #:	67621
Lot Count:	1
Account # or GEO #:	200-55750-066-000
Property Address:	Rodrigo Way, Hot Springs Village, AR, 71909
County:	Garland
State:	Arkansas
Lot Number:	Lot 8
Legal Description:	Blk 3 Lot 8
Parcel Size:	0.28
Subdivision:	Rodrigo
GPS Center Coordinates (Approximate):	34.65044
GPS Corner Coordinates (Approximate):	-92.98684
Google map link:	<a href="https://maps.app.goo.gl/F6U3aniAebWeAd1k8">https://maps.app.goo.gl/F6U3aniAebWeAd1k8</a>
Assessed Value:	\$200
Market Value:	\$3,600
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Dirt Road
Is there a Structure (Yes or No (If Yes: Explain))	No

### ADDITIONAL LAND INFO

QUESTION/S	DATA
Closest major city:	Little Rock, AR - 1 hour drive
If No Address or 0 address: Closest Property with Numbered Address	854 Warren Watson Rd, 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

### COUNTY DATA

QUESTION/S	DATA
Assessor Website	<a href="https://www.garlandcounty.org/149/Assessors-Office">https://www.garlandcounty.org/149/Assessors-Office</a>
Assessor Contact	501-622-3730
Treasurer Website	<a href="https://www.garlandcounty.org/185/Treasurers-Office">https://www.garlandcounty.org/185/Treasurers-Office</a>
Treasurer Contact	501-622-3650
Recorder/Clerk Website	<a href="https://www.garlandcounty.org/249/County-Clerk">https://www.garlandcounty.org/249/County-Clerk</a>
Recorder/Clerk Contact	501-622-3610
Zoning or Planning Department Website	<a href="https://www.cityhs.net/555/Planning-and-Zoning">https://www.cityhs.net/555/Planning-and-Zoning</a>
Zoning or Planning Department Contact	(501) 321-6872
County Environmental Health Department Website	<a href="https://www.garlandcounty.org/274/Environmental-Service">https://www.garlandcounty.org/274/Environmental-Service</a>
County Environmental Health Department Contact	501-624-3394
GIS Website	<a href="https://maps.cityhs.net/javascript/GCMap.html">https://maps.cityhs.net/javascript/GCMap.html</a>
CAD Website	<a href="https://www.actdatascout.com/RealProperty/ParcelView?countyIdYearRpid=5051202471228">https://www.actdatascout.com/RealProperty/ParcelView?countyIdYearRpid=5051202471228</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
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$7.68
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Hot Springs Village
HOA Name?	Yes
Gated HOA?	\$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>

### 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?	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	No
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

### UTILITIES DATA

QUESTION/S	DATA
Is the property located inside or outside city limit?	Undeveloped (no utilities)
How much will it cost (setup cost) to have water connection?	Undeveloped (no utilities)
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Undeveloped (no utilities)
How much will it cost (setup cost) to have power connection?	Undeveloped (no utilities)
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	POA

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