

MyBestLandDeals.com Due Diligence Sheet

LAND DATA

QUESTION/S	DATA
APN / Parcel #:	27279
Lot Count:	1
Account # or GEO #:	176.01-04-32 -
County:	Pike
State:	PA
Lot Number:	Lot 37
Legal Description:	Lot 37 Sec 6
Parcel Size:	1.13
Subdivision:	Pocono Mountain Lake Estates
Approximate Dimensions:	150x310
GPS Center Coordinates (Approximate):	41.19783
GPS Corner Coordinates (Approximate):	-74.927839
Google map link:	https://maps.app.goo.gl/qd7M4hgyMJuANnKV6
Soil Type:	Stony fine sandy loam
Elevation:	0 to 8 percent slope
Assessed Value:	\$2,500
Market Value:	\$70,000
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)	No
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 103 Roberts Dr, Dingmans Ferry, PA, 18328
Closest small town:	Bushkill, PA - 13 min
Nearby attractions:	Bushkill Falls Delaware Water Gap National Recreation Area Shawnee Mountain Ski Area Camelback Mountain Resort Promised Land State Park Mount Airy Casino Resort Pocono Environmental Education Center Pocono Raceway The Crossings Premium Outlets Fernwood Resort

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	570-296-3407
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/myiDVViewer/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)	\$380.63
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?	Pocono Mountain Lake Estates
Gated HOA?	Not Gated
How much is the annual HOA due?	\$187 for Unperked lot and \$555 for Perked lot
Are there any HOA dues? If yes, how much is the total amount owed?	None
County Operator Details who Confirmed the Information:	Barbara Berger of PMLS 5, 6, 7
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.)	One detached single-family dwelling
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
Notes 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	Variance Needed
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the	800 sqft minimum
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	Must not exceed one and one-half stories
What are the setbacks of the lot?	40 feet from the front lot line, 15 feet from any side yard line
What is the minimum lot size to build on the property?	None, as long as it can support a septic system
Is there any time limit to build?	6 months
Is there a County or City Impact fee required to build and if so how much does this cost?	Approximately \$2,500
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?	Various other restrictions include no commercial breeding of animals, no rubbish dumping, only licensed motor vehicles allowed, water and sewage systems must meet health authority standards, and no excavation or removal of earth except for building purposes.
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)	No - Need well
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	
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,	
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?	
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	Need a Perc test
How much will it cost (setup cost) to have sewer connection or septic installed?	Variance Needed
Does the property currently have electricy connected? (Yes, No or Do Not Know)	Not connected but available 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/fehome.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)	Propane
For waste....	Township collects the trash
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	
Additional Deeper Due Dilligence Questions	

