

MyBestLandDeals.com Due Diligence Sheet

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	6795168840
Lot Count:	1
Property Address:	2601 Briar Patch Ln, Thomasville, NC, 27360-2811
County:	Randolph
State:	North Carolina
Lot Number:	25
Legal Description:	Fox Trail;L25 Sc2 Bmpb16 Pg62
Parcel Size:	0.55
Subdivision:	Fox Trail
GPS Center Coordinates (Approximate):	35.82525
GPS Corner Coordinates (Approximate):	-80.03929
Google map link:	https://www.google.com/maps/place/35%C2%B049'30.4%22N+80%C2%B002'21.5%22W/@35.8251304,-80.0403521,18.25z/data=!4m4!3m3!8m2!3d35.8251218!4d-80.0392919?entry=ttu
Elevation:	22%
Assessed Value:	\$6,350
Market Value:	\$6,350
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved
Is there a Structure (Yes or No (If Yes: Explain)	No
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Greensboro, NC - 32 min
If No Address or 0 address: Closest Property with Numbered Address	Near 2600 Briar Patch Ln, Thomasville, NC, 27360-8324
Closest small town:	Thomasville, NC - 12 min
Nearby attractions:	Historic Downtown Thomasville Big Chair North Carolina Vietnam Veterans Memorial Richard Childress Racing Hemlock Golf Club Thomasville History Center Davidson County Historical Museum John W. Thomas Park North Carolina Zoo Childress Vineyards
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	https://www.randolphcountync.gov/335/Tax
Assessor Contact	336-318-6500
Treasurer Website	https://www.randolphcountync.gov/335/Tax
Treasurer Contact	336-318-6500
Recorder/Clerk Website	https://www.randolphcountync.gov/Directory.aspx?did=59
Recorder/Clerk Contact	336-318-6767
Zoning or Planning Department Website	https://www.randolphcountync.gov/Directory.aspx?did=32
Zoning or Planning Department Contact	336-318-6555
County Environmental Health Department Website	https://www.randolphcountync.gov/Directory.aspx?did=39
County Environmental Health Department Contact	336-318-6262
GIS Website	https://gis.randolphcountync.gov/randolphts/
CAD Website	http://txpwa.co.randolph.nc.us/camapwa/PropertySummary.aspx?PARCELPK=3139&pageIndex=0
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
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)	\$42.69
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	No
HOA Name?	NA
Gated HOA?	NA
How much is the annual HOA due?	NA
Are there any HOA dues? If yes, how much is the total amount owed?	NA
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?	(RM-1) RESIDENTIAL MEDIUM DENSITY
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	Yes
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	shall not exceed thirty-five feet
What are the setbacks of the lot?	35 ft from the front and back and 10 ft each side
What is the minimum lot size to build on the property?	40,000 sqft
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?	None
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	No

Link to FEMA website	Link the document here
Link to Wetland website	Link the document here
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)	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?)	No
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)	Yes
What is the electric company name (Confirm if there is Electric company Service in the area - Select either City,	Randolph Electric Membership Corp.
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....	https://randolphcountygabage.com/
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