

MyBestLandDeals.com Due Diligence Sheet

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	39746
Lot Count:	1
Account # or GEO #:	194010519
Property Address:	Pheasant Run, Bushkill, PA, 18324
County:	Pike
State:	PA
Lot Number:	Lot 128
Legal Description:	Lot 128 Sec 4 B
Parcel Size:	0.32
Subdivision:	Pocono Mountain Lake Estates
GPS Center Coordinates (Approximate):	41.13687
GPS Corner Coordinates (Approximate):	-74.97539
Google map link:	41.136877, -74.975351
Road Frontage Measurement (In feet)	70 feet
Assessed Value:	\$3,000
Market Value:	\$4,000
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))	None
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Stroudsburg, PA - 33 min
If No Address or 0 address: Closest Property with Numbered Address	187 Purple Martin Dr, Bushkill, PA, 06779
Closest small town:	Bushkill, PA - 10 min
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	570-296-3500
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	https://pa.uslandrecords.com/palr2/PalrApp/index.jsp
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	Just this year - 2024
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$484.53
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Yes
HOA Name?	Poc Mtn Lk Est (Sec 1,2,3&4)
Gated HOA?	No
How much is the annual HOA due?	\$842 annually
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Almost Flat
Property use code?	R51 - Residential
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/ Modular Homes
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
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	40 feet
What are the setbacks of the lot?	50 ft front 15 sides 15 rear
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?	\$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
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
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 - Need 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 - Needs Septic
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 electricity 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/ehome.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

DISCLAIMER

**Buyers are responsible for confirming all information themselves before buying. This information is not guaranteed.
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