



## Due Diligence Report

# AZ-Navajo-105-54-075

### Property Details

Owner Name	Gagnon D Paul
Owner Address	368 Sinking Creek Rd, Petersburg, TN 371448531
Assessor's Parcel Number	105-54-075

### Property Facts

Address	N/A
County	Navajo
State	AZ
Subdivision/Block/Lot	RANCHO #7/N/A/75
Legal Description (unofficial)	ARIZ RANCHO #75 LOT 75
T R S	T-19N, R-22E, S-20
Parcel Size	1.25
Number of Parcels	1
Google Map Link	<a href="https://www.google.com/maps/search/?api=1&amp;query=35.03560256958008,-110.02764892578125">https://www.google.com/maps/search/?api=1&amp;query=35.03560256958008,-110.02764892578125</a>
Property Record	<a href="https://apps.navajocountyaz.gov/navajowebpayments/parcelreport?taxid=105-54-075">https://apps.navajocountyaz.gov/navajowebpayments/parcelreport?taxid=105-54-075</a>

## GPS Coordinates

	Degrees, Minutes, Seconds	Decimal Degrees	Elevation FT
Center	35°2'8.17"N,110°1'39.54"W	35.035603,-110.027649	5540
SE	35°2'6.52"N,110°1'38.48"W	35.035144,-110.027356	5546
SW	35°2'6.51"N,110°1'40.5"W	35.035143,-110.027918	5543
NW	35°2'9.78"N,110°1'40.49"W	35.036051,-110.027915	5534
NE	35°2'9.78"N,110°1'38.47"W	35.036051,-110.027353	5538

## Last Transfer Info

Deed Type	Treasurer's Deed
Deed Transfer Date	1989-10-13
Deed Record Location	Doc: 971, PG: 153

## County Website Information

County Website	<a href="https://www.navajocountyaz.gov/">https://www.navajocountyaz.gov/</a>	
Treasurer	<a href="https://www.navajocountyaz.gov/Departments/Treasurer">https://www.navajocountyaz.gov/Departments/Treasurer</a>	(928) 524-4172
Recorder/Clerk	<a href="https://www.navajocountyaz.gov/Departments/Recorder">https://www.navajocountyaz.gov/Departments/Recorder</a>	(928) 524-4191 or (928) 524-4194
Planning/Zoning	<a href="https://www.navajocountyaz.gov/Departments/Planning-and-Zoning">https://www.navajocountyaz.gov/Departments/Planning-and-Zoning</a>	(928) 524-4100
GIS Website	<a href="https://webmap.navajocountyaz.gov/webmap.aspx">https://webmap.navajocountyaz.gov/webmap.aspx</a>	
Assessor	<a href="https://www.navajocountyaz.gov/Departments/Assessor">https://www.navajocountyaz.gov/Departments/Assessor</a>	(928) 524-4086

## Property Tax Information

Assessed Property Value	\$87
Back Taxes Owed	\$0
Tax Liens	\$0
Annual Property Taxes	\$9.22

## Actual Property Details/Information

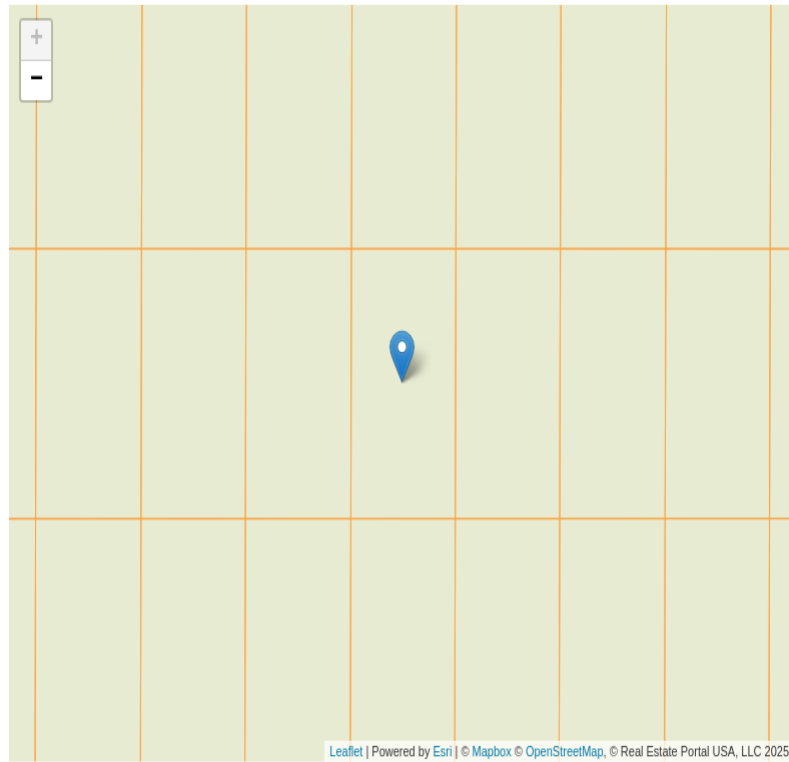
Access Road	Unnamed access Dirt road
Road Surface	Dirt
Road Maintenance	County
Elevation (ft)	Low: 5534 ft. / High: 5546 ft
Terrain Type	Flat, Plain, Desert
Closest Highways	US HWY-40, RT-77
Closest Major Cities	Holbrook, Winslow, Flagstaff.
Nearby Attractions	Rainbow Forest Museum, Petrified Forest National Park, Navajo County Historical Society, White Mountain Family Fun Park, Show Low Historical Society, Pioneer Park.

## County Details

Zoning	Agricultural General.
Property Use Code	A-General
What Can Be Built	House
What Can You Do On/Near Property	Reside
Camping/Notes	Allowed for 30 days once per year. You have to use all 30 days at once, meaning you cannot leave and return weeks or days after.
RVs/Notes	RVs are allowed for camping up to 30 days 1s per year while camping. However, you cannot live in an RV or mobile home. While building, you can receive a RV permit that is valid up to a year.
Mobile Home/Notes	Mobile homes on wheels are not allowed but, manufactured homes are allowed.
Water	You can dig a well or contact Arizona of Water Resources ( <a href="http://new.azwater.gov">new.azwater.gov</a> ) you'll need a Well Share agreement if a well is nearby. Contact 602-771-8500. You can haul water seeing that drilling wells are expensive.
Sewer/Septic	If none is on the property, you have to build one. You'd need a perk test and an Arizona Licensed Contractor to install that septic.
Electric	Use solar or wind towers or contact APS or Navopajo Electric at (928-368-5118).
Gas	Use propane.
Waste	None in the region. You would have to haul it or obtain a burn permit online. ( <a href="https://www.navajocountyaz.gov/Departments/Emergency-Management-and-Preparedness/Open-Burning-Permit">https://www.navajocountyaz.gov/Departments/Emergency-Management-and-Preparedness/Open-Burning-Permit</a> )
HOA/Fees	None in the region.

## Photos

Nearby Property  
Bounds





Close Up

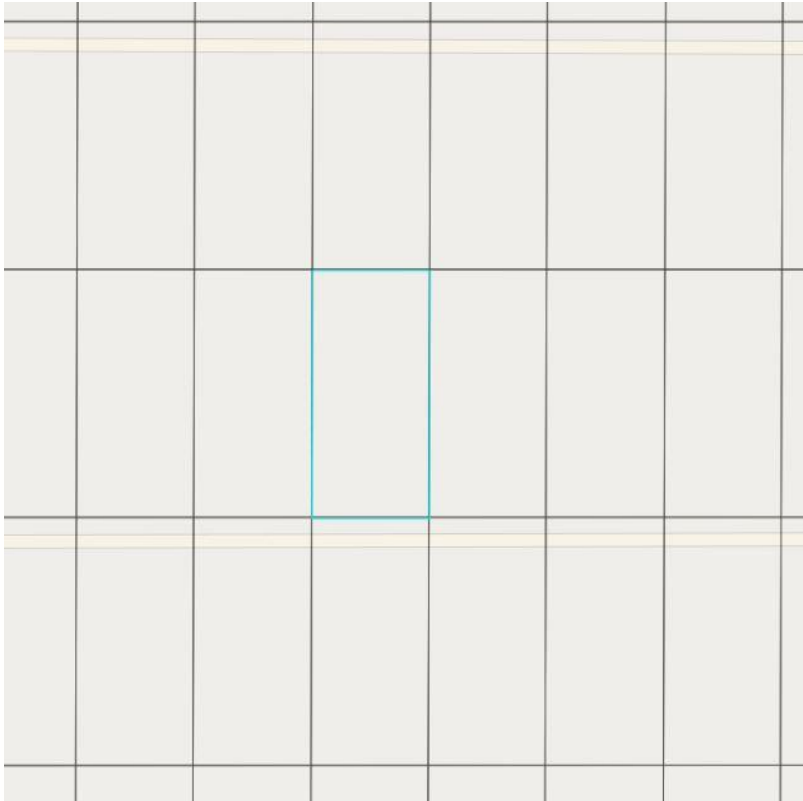


Main Roads  
Overview



<p>Terrain</p>	 <p>Google</p> <p>Map data ©2025</p>
<p>Aerial</p>	 <p>105-54-075</p>



GIS	
Street	