



# PARCEL REVIEW

## DUE DILIGENCE REPORT

### Property Details

Owner Name(s):	BETHANI REALTY LLC	Listed on Tax Record
Assessor's Parcel Number:	211-35-347	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #
Address:	Holbrook, AZ 86025	#, street name, city, state, zip (if applicable)
County:	Apache County, Arizona	County property is located in
Subdivision:	PETRIFIED FOREST ESTATES UNIT 4	Is the property in a subdivision?
Lot number:	LOT 347	What is the lot number (if applicable)
Legal Description:	PETRIFIED FOREST ESTATES UNIT 4 Lot: 347 Section: 30 Township: 19N Range: 24E	Listed on Tax Record
TRS:	T19N R24E S30	Township, Range & Section (if applicable)
Parcel size:	1.04 ACRES	What is the acre size?
Terrain type:	PLAIN	What is the land like? (desert/forest/hill/mountain/plain)
Elevation:	1682.0 m or 5518.4 feet	What is the elevation of the property?
Flood zone:	NO	Is the property in a flood zone? Yes/No/Unknown
Notes:	N/A	Anything you think is important to note?

### Property Location / Access

Google map link:	<a href="https://goo.gl/maps/BM3qsIPN11StqRKA">https://goo.gl/maps/BM3qsIPN11StqRKA</a>	Link to property from google maps
GPS Coordinates:	35.014054, -109.829479	Coordinates for this property
GPS Coordinates (4 corners):	35.014465, -109.829761 NW 35.014471, -109.829255 NE 35.013643, -109.829227 SE 35.013641, -109.829729 SW	Coordinates from all 4 corners of this property
Access to property:	Direct access seems limited via Unnamed Rd. off Adamana Rd. There is a platted road leading to the property that hasn't been developed.	Is there direct access to property if so what roads/streets?
Road surface/type:	Dirt	What are the roads like (dirt/paved,etc)?
Who maintains roads:	County	City or County or not maintained?
Closest highways:	HWY# I-40, Arizona	Use google map
Closest major city:	Show Low, Arizona 85901 (24 Miles, 1 Hr. 27 Mins.)	Use google map to get mileage/locations
Closest small town:	Holbrook, Arizona 86025 (24 Miles, 27 Mins.)	Use google map to get mileage/locations
Closest gas station:	One9 Dealer (One9 Fuel Network), 1851 State Hwy 77, Holbrook, AZ 86025 (17.6 Miles, 20 Mins.)	Use google map to get mileage/locations
Nearby attractions:	Little Lithodendron Wash Bridge, 9328-9322 Old Rte 66, Holbrook, AZ 86025 96.9 Miles, 11 Mins.) Painted Desert, Arizona 86028 (14.7 Miles, 18 Mins.)	Use google to get mileage/locations
Notes:	<b>Access may be limited, would recommend confirming access with property owner.</b>	Anything you think is important to note?

### Property Tax Information

Assessed property value:	\$51.00	Per Assessor's Website
Actual property value:	\$338	Per Assessor's Website (if different from assessed)
Back taxes owed? If so amount owed:	No	Yes/ No & Amount if applicable
Tax Liens? If so amount owed:	No	Yes/ No & Amount if applicable
Annual property taxes:	\$3.22	Yearly amount found from county website
Notes:	N/A	Anything you think is important to note?

### Zoning & Restriction Information

Zoning / Property use code:	Agriculture General	What is the property zoned for?
What can be built on the property?	One single-family dwelling, Breeding, Raising, Training, and feeding of horses, etc. (Please see the attached file for more details) "Land Uses"	Homes, buildings, barns, etc
Time limit to build?	One year permit and it can be renewed	Find out county time lines for building
Is camping allowed?	Yes	Is camping allowed? Yes/No
Camping restrictions if any:	Must dispose of waste & trash properly	Details on camping if allowed
Are RVs allowed?	Yes	Are RV's allowed? Yes/No
RV restrictions if any:	Must install septic if long term & dispose of waste & trash properly	Details on RV's if allowed
Are mobile homes allowed?	Yes	Are mobile homes allowed? Yes/No
Mobile home restrictions if any:	Can not be older than 15 years and you will need a permit for this	Details on mobile homes if allowed
Is property part of an HOA or POA?	County does not have any information about this and nothing found online. Better to confirm with the owner or title company.	Is the land part of an existing Home owners association?
HOA or POA dues if any:	N/A	What are the dues?
Subdivision CC&R availability:	Unable to locate online, if any.	Copy of CC&R (if available at no charge)
Deed availability:	Deed is Attached.	Copy of current deed (if available at no charge)
Deed information:	Document ID: 2020-009438	Reception / Book / Page #s
Notes:	N/A	Anything you think is important to note?

### Utility Information

Water?	Would have to drill a well	What does the property call for - City or Well?
Sewer / Septic?	Would have to install a Septic System	What does the property call for - Sewer or Septic?
Electric?	Would have to contact Houston Electric Co. (+19286070707) or Arizona Public Services Co (+19282883381)	Is there service available in the area? List contact info.
Gas?	Would have to contact Enterprise Products (+1 928-524-2635) or Sierra Propane (+1 928-536-5366)	Is there service available in the area? List contact info.
Waste?	Would have to contact Waste Management - Pen-Rob Landfill (Painted Desert) (+1 866-909-4458) or Larson Waste Inc (+1 888-533-3398)	Is there service available in the area? List contact info.
Notes:	<b>Utilities may be difficult to obtain due to access and location. No visible power poles near the property, solar / generator may be required.</b>	Anything you think is important to note?

### County Contact Information

County Website:	<a href="http://www.co.apache.az.us/">http://www.co.apache.az.us/</a>	Website Link
Assessor Website:	<a href="http://www.co.apache.az.us/assessor/">http://www.co.apache.az.us/assessor/</a>	Website Link
Treasurer Website:	<a href="http://www.co.apache.az.us/treasurer/">http://www.co.apache.az.us/treasurer/</a>	Website Link
Recorder Website:	<a href="http://www.co.apache.az.us/recorder/">http://www.co.apache.az.us/recorder/</a>	Website Link
GIS Website:	<a href="https://it.co.apache.az.us/">https://it.co.apache.az.us/</a>	Website Link
Zoning Link:	<a href="http://www.co.apache.az.us/community-development/planning-and-zoning-division/">http://www.co.apache.az.us/community-development/planning-and-zoning-division/</a>	From County Website
Phone number for Planning Dept:	(928) 337-7526	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(928) 337-7515	Phone number per website
Phone number for Treasurer:	(928) 337-7629	Phone number per website
Phone number for Assessor:	(928) 337-7615	Phone number per website
Notes:	N/A	Anything you think is important to note?