



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	BETHANI REALTY LLC	Listed on Tax Record
Assessor's Parcel Number:	211-34-344	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #
Address:	Holbrook, Arizona 86025	#, street name, city, state, zip (if applicable)
County:	Apache County, Arizona	County property is located in
Subdivision:	PETRIFIED FOREST ESTATES UNIT 3	Is the property in a subdivision?
Lot number:	344	What is the lot number (if applicable)
Legal Description:	PETRIFIED FOREST ESTATES UNIT 3 Lot: 344 Section: 31 Township: 19N Range: 24E	Listed on Tax Record
TRS:	Township: 19N Range: 24E Section: 31	Township, Range & Section (if applicable)
Parcel size:	1.16 acres	What is the acre size?
Terrain type:	Plain / Desert	What is the land like? (desert/forest/hill/mountain/plain)
Elevation:	1657.0 m or 5436.4 feet	What is the elevation of the property?
Flood zone:	No	Is the property in a flood zone? Yes/No/Unknown
Notes:	Property address unavailable.	Anything you think is important to note?

Property Location / Access

Google map link:	https://goo.gl/maps/wmMhVucR6eaSwnZof6	Link to property from google maps
GPS Coordinates:	35.001145, -109.829567	Coordinates for this property
GPS Coordinates (4 corners):	35.001587, -109.829870 nw 35.001585, -109.829320 ne 35.000748, -109.829323 se 35.000754, -109.829878 sw	Coordinates from all 4 corners of this property
Access to property:	Direct access seems limited via N7196 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:	US Route 66	Use google map
Closest major city:	Show Low, Arizona 85901 (72 miles; 1 hour, 17 minutes)	Use google map to get mileage/locations
Closest small town:	Holbrook, Arizona 86025 (24.9 miles; 28 minutes)	Use google map to get mileage/locations
Closest gas station:	Chevron, 2702 Navajo Blvd, Holbrook, AZ 86025 (21.8 miles; 25 minutes)	Use google map to get mileage/locations
Nearby attractions:	Painted Desert, Arizona 86028 (15.6 miles; 19 minutes) Navajo County Historical Society, 100 E Arizona St, Holbrook, AZ 86025 (24.8 miles; 27 minutes)	Use google to get mileage/locations
Notes:	Access may be limited, would recommend confirming access with property owner.	Anything you think is important to note?

Property Tax Information

Assessed property value:	\$57.00	Per Assessor's Website
Actual property value:	\$377.00	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:	\$3.62	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 doesn't keep record of this information and nothing found online. Would recommend confirming with property owner or a 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 No: 2020-009439	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 Arizona Public Services Co (+19282883381) or Houston Electric Co. (+19286070707)	Is there service available in the area? List contact info.
Gas?	Would have to contact Enterprise Products (+19285242635) or Graves Propane (+19284570355)	Is there service available in the area? List contact info.
Waste?	Would have to contact Waste Management - Pen-Rob Landfill (Painted Desert) (+18669094458) or Larson Waste Inc (+1888533398)	Is there service available in the area? List contact info.
Notes:	Utilities may be difficult to obtain due to access and location. No visible power poles near the property, solar / generator may be required.	Anything you think is important to note?

County Contact Information

County Website:	http://www.co.apache.az.us/	Website Link
Assessor Website:	http://www.co.apache.az.us/assessor/	Website Link
Treasurer Website:	http://www.co.apache.az.us/treasurer/	Website Link
Recorder Website:	http://www.co.apache.az.us/recorder/	Website Link
GIS Website:	https://it.co.apache.az.us/	Website Link
Zoning Link:	http://www.co.apache.az.us/community-development/planning-and-zoning-division/	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?