



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	EVERLAND EQUITY LLC	Listed on Tax Record
Assessor's Parcel Number:	70202160	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #
Address:	Timothy Rd, Fort Garland, CO 81133	#, street name, city, state, zip
County:	Costilla County, Colorado	County property is located in
Subdivision:	Sangre De Cristo Ranches	Is the property in a subdivision?
Lot number:	13	What is the lot number (if applicable)
Legal Description:	S.D.C.R. UNIT A-2 BLK 15 LOT 13 CONT. 5.010 AC	Listed on Tax Record
TRS:	T31s R72w S11	Township, Range & Section (if applicable)
Parcel size:	5.010 acres	What is the acre size
Terrain type:	Plain	What is the land like? (desert/forest/hill/mountain/plain)
Notes:	N/A	Anything you think is important to note?

*Property Location / Access

Google map link:	https://goo.gl/maps/G57m#PBz7Qwk7b7	Link to property from google maps
GPS Coordinates:	37.3713, -105.4103	Coordinates for this property
GPS Coordinates (4 corners):	37.3717, -105.4115 NW 37.3721, -105.4100 NE 37.3709, -105.4092 SE 37.3704, -105.4106 SW	Coordinates from all 4 corners of this property
Access to property:	Timothy Road	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:	CO-159	Use google map
Closest major city:	Pueblo, Colorado (102 miles; 1 hour, 40 minutes)	Use google map to get mileage/locations
Closest small town:	Fort Garland, Colorado (5.1 miles; 9 minutes)	Use google map to get mileage/locations
Closest gas station:	High Altitude Convenience, 316 Miranda Ave, Fort Garland, CO 81133 (4.8 miles; 8 minutes)	Use google map to get mileage/locations
Nearby attractions:	Fort Garland Museum & Cultural Center, 29477 CO-159, Fort Garland, CO 81133 (4.6 miles; 8 minutes)	Use google to get mileage/locations
Walk Score:	0/100 Car-Dependent	Use walkscore.com to get walk score
Bike Score:	25/100 Somewhat Bikeable	Use walkscore.com to get bike score
Notes:	N/A	Anything you think is important to note?

Property Tax Information

Assessed property value:	\$1,421.00	Per Assesor's Website
Back taxes owed? If so amount owed:	Yes, \$125.32	Yes/ No & Amount if applicable
Tax Liens? If so amount owed:	No	Yes/ No & Amount if applicable
Annual property taxes:	\$122.86	Yearly amount found from county website
Notes:	N/A	Anything you think is important to note

Zoning & Restriction Information

Zoning / Property use code:	Estate Residential (ER)	What is the property zoned for?
What can be built on the property?	House Only, No agr, No farm, No business (Please check the attachment for more details - ARTICLE 4 ZONE DISTRICT REGULATIONS - Section 4.10 - Use Tables)	Homes, buildings, barns, etc
Time limit to build?	One Year and can be renewed after permit	Find out county time lines for building
Is camping allowed?	Yes	Is camping allowed? Yes/No
Camping restrictions if any:	14 days every 3 months	Details on camping if allowed
Are RVs allowed?	Yes	Are RVs allowed? Yes/No
RV restrictions if any:	14 days every 3 months	Details on RVs if allowed
Are mobile homes allowed?	Yes	Are mobile homes allowed? Yes/No
Mobile home restrictions if any:	Mobile Homes manufactured prior to 1976 are prohibited in unincorporated Costilla County.	Details on mobile homes if allowed
Is property part of an HOA or POA?	Yes but its voluntary	Is the land part of an existing Home owners association?
HOA or POA dues if any:	\$25.00 yearly (if you choose to join)	What are the dues?
Deed restrictions?	There is a fee of \$1 / copy to get a deed.	Are there deed restrictions? Yes/No (specify)
Notes:	There are bylaws from HOA (http://www.sdco.net/home.html)	Anything you think is important to note?

Utility Information

Water?	Would have to drill a well or haul in water or contact Fort Garland Water & Sani	What does the property call for - City or Well?
Sewer / Septic?	Septic would have to be installed	What does the property call for - Sewer or Septic?
Electric?	Can build a Solar or contact Xcel Energy or San Isabel Electric Association Inc	Is there service available in the area? List contact info.
Gas?	Would have to contact La Veta Propane Inc or AmeriGas	Is there service available in the area? List contact info.
Waste?	Would have to contact G T Trash Services or Cortez Sanitation	Is there service available in the area? List contact info.
Notes:	N/A	Anything you think is important to note?

County Contact Information

County Website:	https://www.colorado.gov/pacific/costillacounty	Website Link
Assessor Website:	https://www.colorado.gov/pacific/costillacounty/assessor	Website Link
Treasurer Website:	https://www.colorado.gov/pacific/costillacounty/treasurerpublic-trustee	Website Link
Recorder Website:	https://www.colorado.gov/pacific/costillacounty/costilla-county-clerk-recorder	Website Link
GIS Website:	http://portico.mygisonline.com/html5/?viewer=costillaco.bv1-p1	Website Link
Zoning Link:	https://www.colorado.gov/pacific/costillacounty/planning-zoning	From County Website
Phone number for Planning Dept:	(719) 937-7668 ext. 4	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(719) 937-7671	Phone number per website
Phone number for Treasurer:	(719) 937-7672	Phone number per website
Phone number for Assessor:	(719) 937-7670	Phone number per website
Notes:	N/A	Anything you think is important to note?

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