



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name:	FIRST SAVINGS BANK
Assessor's Parcel Number:	R035916 (Account ID) 30461141A (Parcel #) R035912 (Account ID) 30461140B (Parcel #)
Property Address:	1801 S RIM CLUB PKWY, PAYSON, AZ, 85541 (Assessor) 106 S RIM CLUB DR, PAYSON, AZ, 85541 (Assessor)
County, State:	Gila County, AZ
Subdivision:	HIGHLANDS AT THE RIM
Lot Number:	N/A
Legal Description:	Section: 02 Township: 10N Range: 10E POR PARCEL "D" OF HIGHLANDS AT THE RIM OF PLAT 737 COMM NE COR SEC 2 T10N R10E; TH N89D34'38"W, 1039.54'; TH S64D14'30"W, 46.97'; TH S65D08'40"W, 128.02' TO POB; TH S45D02'41"E, 307.22'; TH S44D57'14"W, 205.39'; TH S0D14'50"W, 74.27'; TH N89D45'10"W, 144.23'; TH N0D14'50"E, 403.38'; TH N65D08'40"E, 77.70' TO POBNE1/4 NE1/4 SEC 2 T10N R10E = 1.84 AC(OUT OF 304-61-141) Section: 02 Township: 10N Range: 10E POR PARCEL "C" OF HIGHLANDS AT THE RIM OF PLAT 737 COM NE COR SEC 2 T10N R10E; TH N89D34'38"W, 1039.54'; TH S64D14'30"W, 46.97'; TH S65D08'40"W, 128.02'; TH S45D02'41"E, 307.22'; TH S44D57'14"W, 205.39'; TH S0D14'50"W, 74.27' TO POB; TH S0D14'50"W, 3.53'; TH S45D02'46"E, 170.27'; TH S44D57'14"E, 72.18'; TH S32D29'45"E, 159.70'; TH N89D45'10"W, 402.41'; TH N0D14'50"E, 206.35'; TH S89D45'10"E, 144.23' TO POBNE1/4 NE1/4 SEC 2 T10N R10E = 1.34 AC(OUT OF 304-61-140)
TRS:	T10N R10E SCE 2
Parcel Size:	1.83 Acres 1.34 Acres
Terrain Type:	Slope / Wooded
Lot Dimensions:	80.24 feet North 967.96 feet East 397.59 feet South 611.08 feet West
Elevation:	1524.8 m or 5002.7 feet
Flood Zone / Wetlands:	No
Notes:	See deed attached for complete legal description.

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/6v1aZggKxufcQ49L7
GPS Coordinates (Center):	34.245194, -111.295000

GPS Coordinates (4 corners):	34.246184, -111.294943 NE1 34.245601, -111.294238 NE2 34.244796, -111.294142 SE1 34.24445, -111.293874 SE2 34.244455, -111.295188 SW 34.246073, -111.295177 NW
City or County Limits:	County
School District:	Payson Unified District
Access To Property:	Yes, Rim Club Pkwy
Road Type:	Paved
Who Maintains Roads:	City
Closest Highways:	AZ-260 / Hwy 260
Closest Major City:	Mesa, Arizona (1 hr 18 min (78.4 miles))
Closest Small Town:	Star Valley, Arizona 85541 (3 min (2.3 miles))
Closest Gas Station:	Chevron Rim Liquor, 706 E, 706 AZ-260, Payson, AZ 85541 (2 min (1.2 miles))
Nearby Attractions:	Rumsey Park, 400 N McLane Rd, Payson, AZ 85541 (7 min (3.0 miles)) Deming Pioneer Park, 700 S Mc Lane Rd, Payson, AZ 85541 (6 min (3.2 miles)) Rim Country Museum and Zane Grey Cabin, 700 S Green Valley Pkwy, Payson, AZ 85541 (7 min (3.6 miles))
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$13,634 \$12,380
Assessed Actual Value:	\$107,809 \$101,978
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$1,634.02 \$1,483.66
Notes:	N/A

Zoning & Restriction Information

Zoning / Property Use Code:	Per City, C-2 Commercial Two/General Commercial District
What can be built on the property?	Single Family, Multi Family, Commercial - Please see details attached
Time limit to build?	A permit expires 6 months after date of issue if there is no progress. The review time is 20 days for each submittal
Is camping allowed?	Per City, No
Camping restrictions if any:	N/A
Are RV's allowed?	Per City, only during construction.
RV restrictions if any:	There are provisions for someone to stay on the property. There are time limits and you must have an ACTIVE building permit.
Are mobile homes allowed?	Per City, temporarily
Mobile home restrictions if any:	Mobile Homes may be used in all zoning districts in conjunction with and during the period of a valid building and/or demolition permit.
Are tiny homes allowed?	A Conditional Use Permit would be required first
Tiny home restrictions if any:	N/A
Are short term vacation rentals allowed?	As per the town, they need to know the exact plan about this use to provide details and confirm conditions/restrictions.
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	Found a link for HOA: https://highlandsattherim.com/ As per them, These parcels are not part of their association.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	CC&Rs are attached for reference only, but per HOA, these lots are not part of their association.
CC&R Information:	Document# 2003-019923
Deed Availability:	Deed is attached
Deed Information:	Document# 2011-011323
Notes:	This parcel is INSIDE the town of Payson. Information above is based on City restrictions, CC&R's attached were found under subdivision name and are for reference only.

Utility Information

Water?	Would have to contact Town of Payson (928-472-5100)
Sewer / Septic?	Would have to contact Green Valley Water (928-474-5257)
Electric?	Would have to contact Arizona Public Service Company (+18002402014)
Gas?	Would have to contact Alliant Gas (+19284742294)
Waste?	Would have to contact WM - Payson Hauling & Transfer Station (+19284741214), Roadrunner Rubbish Removal (+19284740603), Larson Waste Payson (+18885333398), etc.
Notes:	According to the Town of Payson, they offer water services in this region. However, for sewer services, they asked to call Green Valley Water but we were unable to speak with the concerned person to confirm availability.

County Contact Information

County Website:	https://www.gilacountyaz.gov
Assessor Website:	https://www.gilacountyaz.gov/government/assessor/index.php
Treasurer Website:	https://www.gilacountyaz.gov/government/treasurer/index.php
Recorder Website:	https://www.gilacountyaz.gov/government/recorder/index.php
GIS Website:	https://gilacountyaz.maps.arcgis.com/apps/webappviewer/index.html?id=9876c13a5aab4db980e4496679ee902d
Zoning Link:	https://www.gilacountyaz.gov/government/community_development/zoning_applications_received_.php
Phone number for Planning Dept:	Globe: (928) 402-4224 / Payson: (928) 474-9276
Phone number for Recorder:	Globe: (928) 402-8740 / Payson: (928) 474-7139
Phone number for Treasurer:	(928) 402-8700
Phone number for Assessor:	Globe: (928) 402-8714 / Payson: (928) 472-7973
City Website:	https://www.paysonaz.gov/
Phone number for City:	(928) 474-5030
Notes:	N/A