

## Due Diligence Report

# Metrix Investment LLC

AZ-Navajo-105-56-379

## Property Details

State	Arizona
County	Navajo
APN	105-56-379
Owner Name	Metrix Investment LLC
Owner Address	225 W Decatur Ave, Clovis CA 936117124
Property Address	N/A
Subdivision	Rancho
Legal Description	Rancho #86 Lot 043
Section, Township, Range	21-19N-22E
Acreage	2.50
Deed Transfer Date	02-28-2024
Deed Type	Quit Claim Deed
Property Record Link	<a href="http://navajocountyaz.gov">Navajo County Property Information (navajocountyaz.gov)</a>
Approximate Dimensions	332.27ft x 335.56ft x 332.11ft x 333.82ft

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## Property Coordinates

Google Map Link	<a href="https://maps.app.goo.gl/MWGDGRBzCfXrDAMDA">https://maps.app.goo.gl/MWGDGRBzCfXrDAMDA</a>
Center	35°01'48.4"N 110°00'44.7"W
Northwest	35° 1'50.05"N, 110° 0'46.62"W
Northeast	35° 1'50.06"N, 110° 0'42.66"W
Southeast	35° 1'46.78"N, 110° 0'42.69"W
Southwest	35° 1'46.79"N, 110° 0'46.62"W

## Property Tax

Back Taxes and Year Owe	\$0.00
Tax Liens and Year Owe	\$0.00
Annual Taxes	\$20.00

## Additional Property Details

Elevation	5536ft
Terrain Type	Slightly Sloped
Closest Highway	HWY 40

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Closest Major City	Phoenix
Attractions	Petrified Forest National Park, Agate Bridge, Painted Desert Inn
Closest Small Town	Holbrook
Nearby Schools (High school and Elementary)	Holbrook Seventh-day Adventist Indian School, Sun Valley Indian School, Hulet Elementary School
Nearby Grocery Stores	Safeway, Family Dollar, Dollar General
Nearby Gas Station	Speedway, Shell, Chevron

## Zoning

Zoning Code / Zoning Type	A-General-General Zoning District
Is this Property Buildable	This property is buildable
Is there a Structure on the Property? If yes, what type?	There are no structures on the property.
What can be built on the Property?	Single Family Dwelling
Are RVs Allowed? If yes, is a permit required?	RVs are allowed
Is Camping Allowed? If yes, is a permit required?	Camping is allowed
Can you live in an RV while building? If yes, is a permit required?	You can live in an RV while building with a building permit.
Are Manufactured Homes Allowed? If yes, is a permit required?	Manufactured homes are allowed.
What type of homes are allowed?	Site Built, Modular, Manufactured.

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What is the minimum building size?	No minimum
What is the maximum building height?	35ft
Is the property within a flood zone area? If so, what are the setbacks? Do you need a flood insurance permit?	This lot is not within the flood zone.
Is the property within the wetlands? If so, what portion?	No wetlands
Is the property a part of an HOA or POA?	No HOA or POA data was found at the county.
Are there any zoning restrictions or covenants?	Yes, see the link below: <a href="https://navajocountyaz.gov/permits-and-information">Permits and Information (navajocountyaz.gov)</a>
Is water already connected to the property? If not, what type of water system is required?	A water haul is needed.
Is there electricity on the property?	There is no electricity on the property.
Is there a sewer or septic installed? If not, which is required?	A septic system is needed
Do you have any details on companies you use to set up utilities in the area?	Solar is recommended for this area due to the power installation cost.
What type of gas does this area service?	Propane
Does the county or city provide waste management services?	A private waste or trash service is recommended as the county does not assist with this service.

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### Property Setbacks

Front	20ft
Sides	10ft
Rear	20ft

### County Website Details

Assessor Website	<a href="http://navajocountyaz.gov">Navajo County Assessor (navajocountyaz.gov)</a>
Treasurer Website	<a href="http://navajocountyaz.gov">Navajo County Arizona Government &gt; Departments &gt; Treasurer (navajocountyaz.gov)</a>
Recorder/Clerk Website	<a href="http://navajocountyaz.gov">Navajo County Arizona Government &gt; Departments &gt; Recorder (navajocountyaz.gov)</a>
Planning and Zoning Website	<a href="http://navajocountyaz.gov">Navajo County Public Works Department   Planning and Development Services (navajocountyaz.gov)</a>
GIS Website	<a href="http://navajocountyaz.gov">Property Information Map (navajocountyaz.gov)</a>
Assessor Contact Number	(928) 524-4095
Treasurer Contact Number	(928) 524-4172
Recorder/Clerk Contact	(928) 524-4191
Planning and Zoning Contact Number	(928) 532-6040