



LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	4042.01
Account # or GEO #:	N/A
Property Address:	MONTPELIER, ID, 83254
County:	Bear Lake
State:	ID
Lot Number:	N/A
Legal Description:	T-4608 F.NENE; 12-13-44; .14 AC.
Parcel Size:	0.14 Acres
Subdivision:	N/A
Approximate Dimensions:	53.11 ft x 120.89 ft x 54.50 ft x 122.46 ft Approx.
GPS Center Coordinates (Approximate):	42.311693, -111.248364
GPS Corner Coordinates (Approximate):	42.311522, -111.248460 42.311524, -111.248264 42.311855, -111.248274 42.311854, -111.248472
Google map link:	<a href="https://goo.gl/maps/PyfrW8ErW6n2rAV87">https://goo.gl/maps/PyfrW8ErW6n2rAV87</a>
Elevation:	6469.8 ft
Assessed Value:	32,000
Market Value:	N/A
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	No Roads (LandLocked)
If others, please specify:	N/A
Is there a Structure (Yes or No (If Yes: Explain)	None
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Pocatello, Idaho, USA - 1 hr 35 min (90.6 miles)
If No Address or 0 address: Closest Property with Numbered Address	498 Crescent Dr, Montpelier, ID 83254, USA
Closest small town:	Wardboro, Idaho 83254, USA - 14 min (9.1 miles)
Nearby attractions:	The National Oregon/California Trail - 8 min (4.2 miles) Bear Lake National Wildlife Refuge - 8 min (4.2 miles) Butch Cassidy Museum - 10 min (5.0 miles) Bear Lake Stake Tabernacle - 21 min (14.6 miles) Saint Charles Canyon - 31 min (22.6 miles) North Beach State Park - 36 min (26.8 miles) Paris Ice Cave - 48 min (24.4 miles) Minnetonka Cave - 52 min (31.6 miles) Bloomington Lake - 1 hr 1 min (28.4 miles) Bloomington Lake Trail Head - 1 hr 1 min (28.4 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	<a href="https://www.bearlakecounty.info/assessor.html">https://www.bearlakecounty.info/assessor.html</a>
Assessor Contact	(208) 945-2155 ext. 4
Treasurer Website	<a href="https://www.bearlakecounty.info/treasurer.html">https://www.bearlakecounty.info/treasurer.html</a>
Treasurer Contact	(208) 945-2130 ext. 7
Recorder/Clerk Website	<a href="https://www.bearlakecounty.info/clerk.html">https://www.bearlakecounty.info/clerk.html</a>
Recorder/Clerk Contact	(208) 945-2212 ext. 5
Zoning or Planning Department Website	<a href="https://www.bearlakecounty.info/planning-and-zoning.html">https://www.bearlakecounty.info/planning-and-zoning.html</a>
Zoning or Planning Department Contact	208-945-2212 ext 1428
County Environmental Health Department Website	<a href="https://siphidaho.org/bearlake_county.php">https://siphidaho.org/bearlake_county.php</a>
County Environmental Health Department Contact	(208) 847-3000
GIS Website	<a href="https://maps.idahoparcels.us/geomoose/desktop/bearlake.html#on=sketch/default;parcels/parcels;BearLakeMask/BearLakeMask;scalebar_feet/scalebar_feet;boundry/boundry;openstreetmap/osm_mapnik&amp;loc=0.16514635948530595;-12384105.367205745;5207781.148858527">https://maps.idahoparcels.us/geomoose/desktop/bearlake.html#on=sketch/default;parcels/parcels;BearLakeMask/BearLakeMask;scalebar_feet/scalebar_feet;boundry/boundry;openstreetmap/osm_mapnik&amp;loc=0.16514635948530595;-12384105.367205745;5207781.148858527</a>
CAD Website	N/A
Electricity Company Name & Phone Number	N/A
Water Company Name & Phone Number	N/A
Sewer Company Name & Phone Number	N/A
Gas Company Name & Phone Number	N/A
Waste Company Name & Phone Number	N/A

**TAX DATA**

<b>QUESTION/S</b>	<b>ANSWERS FROM THE COUNTY</b>
<b>Are the taxes of this property current or delinquent?</b>	Delinquent
<b>If back taxes are owed, how much and from what year?</b>	\$108.16 (2020)
<b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)	\$196.80 (2020)
<b>Are there any liens for this property?</b> If yes, how much is the amount owed and from what year?	None on record
<b>Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.</b>	
<b>Is property part of an HOA</b> (Home Owners Association) or any communities? (Yes/No)	There is no subdivision name listed in the legal description on the property
<b>How much is the annual HOA due?</b>	N/A
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	N/A
<b>County Operator Details who Confirmed the Information:</b>	Ms. Trish (Treasurer: 208-945-2155 Option 7)

**ZONING DATA**

<b>QUESTION/S</b>	<b>ANSWERS FROM THE COUNTY</b>
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	Agricultural 40
<b>Terrain type?</b> (Is it flat /slope/etc)	Slope
<b>Property use code?</b>	N/A
<b>Is the land cleared?</b> (Yes/No)	Yes
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.)	Yes, since it's a "legal lot conforming". But the property is probalby to small to get a septic system on it.
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Single-family dwelling
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	Yes
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	Camping is allowed, no restrictions
<b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	Yes
<b>Note's on RV's</b>	RVs are allowed
<b>Are Mobile homes allowed on the property?</b> Yes/No	No
<b>Notes on mobile homes</b>	Mobile homes are not allowed
<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there is restrictions.) Yes/No	Not allowed
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	None
<b>Are there any building height restrictions?</b> (yes/ No) How many ft... please take down notes from the county	35'
<b>What are the setbacks of the lot?</b>	Side: 5' Rear: 5'
<b>Is there any time limit to build?</b>	1 year from permit issuance
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	None
<b>Is the property in a flood zone and if so what needs to be done to the lot in order to build?</b>	Not in the flood zone area
<b>Any other restrictions?</b>	N/A
<b>County Operator Details who Confirmed the Information:</b>	Mr. Wayne Davidson (Planning & Zoning: 208-945-2212)

**UTILITIES DATA**

<b>QUESTION/S</b>	<b>ANSWERS FROM THE COUNTY</b>
<b>Is the property in the city or MUD district?</b> ( Please refer to FEMA)	BEAR LAKE COUNTY UNINCORPORATED AREAS
<b>Note:</b> MUD (Mixed Used Development) meaning it's a a zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.	
<b>Is the property located inside or outside city limit?</b>	County
<b>Notes:</b> <b>If Inside City:</b> It means water and sewer is provided by the city <b>IF Outside City:</b> It considered under County, means water usually requires a well or holding tank.	
<b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)	No
<b>If YES...</b> (Put the company name and the phone number of the provider)	N/A
<b>If it's in the area</b> (Put the street name where the main water line is located.)	N/A
<b>If NO:</b> (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where the property is located.)	Would need to have a well
<b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Not available

<b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Would need to install septic
<b>Please ask the details of the Company Name &amp; the Contact information</b> ....(Call and Confirm if it's the right company)	N/A
<b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Yes
<b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)	Yes
<b>Does the property currently have electricity connected?</b> (Yes, No or Do Not Know)	You would need to have solar alternatives on this property
<b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	N/A
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	No Gas
<b>For waste....</b> <b>Will the county or city pick up the trash?</b>	None
<b>If YES...</b> Get the details of the company name and contact information that service in the area.	N/A
<b>County Operator Details who Confirmed the Information:</b>	Mr. Wayne Davidson (Planning & Zoning: 208-945-2212)