

Deals On Land - Due Diligence

REQUESTORS CODE:		
REQUESTORS SPECIAL INSTRUCTION:		

LAND DATA

QUESTION/S	DATA	ADDITIONAL NOTES FROM THE DD TEAM
Owner's name on the tax record:		
APN / Parcel #:		
Account # or GEO #:		
Property Address:		
County:		
State:		
Lot Number:		
Legal Description:		
Parcel Size:		
Subdivision:		
Approximate Dimensions:		
GPS Center Coordinates (Approximate):		
GPS Corner Coordinates (Approximate):		
Google map link:		
Elevation:		
Assessed Value:		
Market Value:		
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)		
If others, please specify:		
Is there a Structure (Yes or No (If Yes: Explain)		

ADDITIONAL LAND INFO

QUESTION/S	DATA	ADDITIONAL NOTES FROM THE DD TEAM
Closest major city:		
If No Address or 0 address: Closest Property with Numbered Address		
Closest small town:		
Nearby attractions:		

COUNTY DATA

QUESTION/S	DATA	ADDITIONAL NOTES FROM THE DD TEAM
Assessor Website		
Assessor Contact		
Treasurer Website		
Treasurer Contact		
Recorder/Clerk Website		
Recorder/Clerk Contact		
Zoning or Planning Department Website		
Zoning or Planning Department Contact		
County Environmental Health Department Website		
County Environmental Health Department Contact		
GIS Website		

CAD Website		
Electricity Company Name & Phone Number		
Water Company Name & Phone Number		
Sewer Company Name & Phone Number		
Gas Company Name & Phone Number		
Waste Company Name & Phone Number		

TAX DATA

QUESTION/S	ANSWERS FROM THE COUNTY	ADDITIONAL NOTES FROM THE DD TEAM
Are the taxes of this property current or delinquent? (If Current, then means no back		
Are there any back taxes for this property? If yes, how much is the amount owed? (
How much is the annual property tax? (Current Year if available, if not get the previous		
Are there any tax liens for this property? If yes, how much is the amount owed?(From		
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)		
How much is the annual HOA due?		
Are there any HOA dues? If yes, how much is the total amount owed?		
County Operator Details who Confirmed the Information:		

ZONING DATA

QUESTION/S	ANSWERS FROM THE COUNTY	ADDITIONAL NOTES FROM THE DD TEAM
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)		
Terrain type? (Is it flat /slope/etc)		
Property use code?		
Is the land cleared? (Yes/No)		
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)		
What can be built on the property? (Different types of homes that we can build on the		
Can we camp on the property? (If we buy this property can the owner camp there?)		
Notes on Camping (please take note of the allowed time for camping or whatever the		
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No		
Note's on RV's (jot down notes whatever the county has to say)		
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No		
Notes on mobile homes (jot down notes whatever the county has to say)		
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there		
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot		
Are there any building height restrictions? (yes/ No) How many ft... please take down		
What are the setbacks of the lot?		
What is the minimum lot size to build on the property?		
Is there any time limit to build?		
Is there a County or City Impact fee required to build and if so how much does this		
Is the property in a flood zone and if so what needs to be done to the lot in order		
Any other restrictions?		
County Operator Details who Confirmed the Information:		

UTILITIES DATA

QUESTION/S	ANSWERS FROM THE COUNTY	ADDITIONAL NOTES FROM THE DD TEAM
Is the property in the city or MUD district? (Please refer to FEMA)		
Is the property located inside or outside city limit?		
Does the property have water connected? (Yes, No, Waterline on the street/road or Do		
If YES... (Put the company name and the phone number of the provider)		
If it's in the area (Put the street name where the main water line is located.)		
If NO: (Ask if we do we have to dig a well, or, is there any utility company who provides		
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on		
Site: Select either; Sewer, Septic, or None)		
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private		
Please ask the details of the Company Name & the Contact information(Call and		
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the		
If the septic system has to be installed, (Ask if do we need to percolate the soil?)		
Does the property currently have electricy connected? (Yes, No or Do Not Know)		
What is the electric company name (Confirm If there is Electric company Service in the		
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)		

For waste...		
If YES... Get the details of the company name and contact information that service in the		
County Operator Details who Confirmed the Information:		
GENERAL DD NOTES FROM LM TEAM:		