

MyBestLandDeals.com Due Diligence Sheet

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	43-02-04-0-010-012.000
Lot Count:	
Account # or GEO #:	64177
Property Address:	374 RIDGEWOOD DR, DAPHNE, AL, 36526
County:	Baldwin
State:	AL
Lot Number:	Lot 12
Legal Description:	78' X 171' LOT 12 LAKE FOREST SUB UNIT 19 IN THE CITY OF DAP HNE PB7 PG156(WD)
Parcel Size:	0.31
Subdivision:	LAKE FOREST, UNIT 19
GPS Center Coordinates (Approximate):	30.6345
GPS Corner Coordinates (Approximate):	-\$87.88
Google map link:	https://maps.app.goo.gl/JKD2xNimwqDKn38f8
Elevation:	10 ft - Slight Elevation
Assessed Value:	\$5,000
Market Value:	\$21,000
Access to the property?	Paved Road
Is there a Structure	No
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Mobile, AL - 23 mins drive
Closest small town:	Malbis AL - 5 mins drive
Nearby attractions:	hospital, shopping malls, Lowe's, Urban Adventure Park. Swimming pools, golf course, tennis courts available inside the subdivision
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	https://baldwincountyal.gov/government/revenue-commission/search-records
Assessor Contact	(251) 937-0245 Teddy Faust, Jr
Treasurer Website	https://baldwincountyal.gov/government/revenue-commission
Treasurer Contact	251-937-0245
Recorder/Clerk Website	https://baldwincountyal.gov/government/revenue-commission/search-records
Recorder/Clerk Contact	251-937-0245
Zoning or Planning Department Website	https://baldwincountyal.gov/departments/planning-zoning
Zoning or Planning Department Contact	Planning@baldwincountyal.gov - 251.580.1655
GIS Website	https://isv.kcsgis.com/al.baldwin_revenue/?fips=7751
CAD Website	https://baldwinproperty.countygovservices.com/Property/Search
Electricity Company Name & Phone Number	City of Daphne
Water Company Name & Phone Number	City of Daphne
Sewer Company Name & Phone Number	City of Daphne
TAX DATA	
QUESTION/S	DATA
Are the taxes of this property current or delinquent?	delinquent
Are there any back taxes for this property?	\$ 51.45 - Year 2023
How much is the annual property tax?	\$51.45
Are there any tax liens for this property?	No
Is property part of an HOA (Home Owners Association) or any communities?	Yes Lake Forest https://www.lakeforestdaphne.com/amenities.html
How much is the annual HOA due?	\$60
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property?	Residential
Terrain type?	Slight Slope
Property use code?	9110-VACANT RESIDENTIAL
Is the land cleared?	No
Is the property buildable?	Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	Single family home
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	No
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	No
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	1200 sqft
What are the setbacks of the lot?	20 ft front 10 side 20 back
Is there any time limit to build?	9 months
Is there a County or City Impact fee required to build and if so how much does this cost?	\$1,000
Is property in a Floodzone? (if yes add link to FEMA Website)	No Link to FEMA website
Is property wetland?	No Link to Wetland website
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside city limit?	Inside city limits of Daphne, AL
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Waterline on the street
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.)	Ridgewood Dr
Does the property currently have Sewer or septic? (Confirm if Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Sewerline on the street
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Power on the street
DISCLAIMER	
Buyers are responsible for confirming all information themselves before buying. This information is not guaranteed. M WhiteCube LLC (MyBestLandDeals.com) is not responsible for any incorrect information in this document	