

MyBestLandDeals.com Due Diligence Sheet

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	67386
Lot Count:	220
Account # or GEO #:	188020326
Property Address:	Blue Bird Dr, Bushkill, PA, 18324
County:	Pike
State:	PA
Lot Number:	Lot 220
Legal Description:	LOT 220 SEC 4
Parcel Size:	1 Acre or 43560 sqft
Subdivision:	Pocono Ranchlands
GPS Center Coordinates (Approximate):	41.1602
GPS Corner Coordinates (Approximate):	-74.9928
Google map link:	https://maps.app.goo.gl/V5vHwDPb6gfkcd7
Assessed Value:	\$2,500
Market Value:	\$23,500
Access to the property?	Paved Road
Is there a Structure	None
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Stroudsburg, PA - 38 min
If No Address or 0 address: Closest Property with Numbered Address	3268 BLUEBIRD DR, BUSHKILL, PA, 18324 - Right beside the subject property
Closest small town:	Bushkill PA - 13 mins
Nearby attractions:	Bushkill Falls, Delaware Water Gap National Recreation Area, Pocono Raceway, Shawnee Mountain Ski Area, Camelback Mountain Resort, Promised Land State Park, Mount Airy Casino Resort, and Pocono Environmental Education Center in the Pocono Ranchlands.
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	https://www.pikepa.org/government/assessment/index.php
Assessor Contact	570-296-5936
Treasurer Website	https://www.pikepa.org/government/treasurer/index.php
Treasurer Contact	570-296-3441
Recorder/Clerk Website	https://www.pikepa.org/government/recorder_of_deeds/index.php
Recorder/Clerk Contact	570-296-3508
Zoning or Planning Department Website	https://www.pikepa.org/living_working/community_planning/index.php
Zoning or Planning Department Contact	570-296-3500
County Environmental Health Department Website	https://www.pikepa.org/health_safety/index.php
County Environmental Health Department Contact	570-296-7613
GIS Website	https://gis.pikepa.org/myiDVViewer/map/8a2bc9f28d01bcdf/Pike-County-Parcel-Viewer
CAD Website	https://pa.uslandrecords.com/palr2/controller?officeid=1&ptrNo=200400006818&subscriberSearchPrice=6
TAX DATA	
QUESTION/S	DATA
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$397.68
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Yes - Pocono Ranchlands
How much is the annual HOA due?	\$1,295.00
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	Residential
Is the land cleared? (Yes/No)	No
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
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
What is the minimum lot size to build on the property?	800 sqft
Is there any time limit to build?	6 months but you can apply for extension
Is there a County or City Impact fee required to build and if so how much does this cost?	None
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	No
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
County Operator Details who Confirmed the Information:	Stan from Lehman Township Zoning Office
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside city limit?	
Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) If Outside City: It considered under County, means water can be built through deep well (You need to confirm it)	Outside City Limits

Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	None
If NO: (Ask if do we have to dig a well, or, is there any utility company who provides water in the area where the property is located.)	There's a Central water
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	None
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Needs Septic
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	Yes
How much will it cost (setup cost) to have sewer connection or septic installed?	\$400 for the septic permit
Does the property currently have electricity connected? (Yes, No or Do Not Know)	On the street
What is the electric company name (Confirm if there is Electric company Service in the area - Select either City, Community, None etc.)	Pennsylvania Utility Co
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Tank
For waste....	
Will the county or city pick up the trash?	The township
County Operator who Confirmed the Information:	Stan from Lehman Township Zoning Office
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	