

MyBestLandDeals.com Due Diligence Sheet

LAND DATA	
QUESTION/S	DATA
Owner's name on the tax record:	PEGLER CAROL
APN / Parcel #:	8288-27-7336
Lot Count:	NA
Account # or GEO #:	9920
Property Address:	18305 Candice Dr, Triangle, VA, 22172
County:	Prince William County
State:	VA
Lot Number:	NA
Legal Description:	Illegal Subdivision
Parcel Size:	0.38
Subdivision:	NA
GPS Center Coordinates (Approximate):	38.55503
GPS Corner Coordinates (Approximate):	-\$77.31
Google map link:	https://maps.app.goo.gl/pAhTzFM5Fh7iGiYf8
Assessed Value:	\$1,000
Market Value:	\$20,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Landlock
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Washington D.C. 18305 Candice Dr, Triangle, VA, 22172
If No Address or 0 address: Closest Property with Numbered Address	
Closest small town:	Quantico, VA
Nearby attractions:	Marine Corps Base Quantico National Museum of the Marine Corps Quantico National Cemetery Prince William Forest Park Occoquan Historic District Potomac Mills Mall
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	https://www.pwcva.gov/department/tax-administration/real-estate
Assessor Contact	703-792-6780
Treasurer Website	https://www.pwcva.gov/department/finance/treasury-management
Treasurer Contact	703-792-6700
Recorder/Clerk Website	https://www.pwcva.gov/department/circuit-court
Recorder/Clerk Contact	(703) 792-6015
Zoning or Planning Department Website	https://www.pwcva.gov/department/planning-office
Zoning or Planning Department Contact	(703) 792-6930
County Environmental Health Department Website	https://www.pwcva.gov/department/environmental-services
County Environmental Health Department Contact	(703) 792-7070
GIS Website	https://qgisweb.pwcva.gov/webapps/countymapper/index.html?Layer=Parcel&GPIN=8288-27-7336
CAD Website	https://pwc.publicaccessnow.com/PropertyDetail.aspx?mpropertynumber=009920
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 tax liens for this property?	No
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	No
How much is the annual HOA due?	NA
Are there any HOA dues? If yes, how much is the total amount owed?	NA
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Suburban Residential
Terrain type? (Is it flat /slope/etc)	Almost flat
Property use code?	971 Vacant Land
Is the land cleared? (Yes/No)	No
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Variance Needed - Would need to get the property re examined by the planning office
What can be built on the property? (Different types of homes that we can build on the lots.)	NA
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
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	NA
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	NA
Is there any time limit to build?	NA
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Partly -Need to be checked by the planning office
Is property in a Floodzone? (if yes add link to FEMA Website)	Partly
Link to FEMA website	Link the document here
Is property wetland?	No
Link to Wetland website	Link the document here
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)	Inside City Limits
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	On the street
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Sewer hook-up available at Candice Dr
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Electricity hook-up available at Candice Dr
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Has a Gas line
For waste.... Will the county or city pick up the trash?	The POA
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	
Additional Deeper Due Dilligence Questions	
QUESTION/S	DATA
	Any Waterfront Property could require a wetland delineation, a survey, and a Preservation Area Site Assessment (PASA) to determine the limits of the Resource Protection Area (RPA) on the property.