

## MyBestLandDeals.com Due Diligence Sheet

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	65401
Account # or GEO #:	121.02-02-25 -
Property Address:	Gwinnett Rd, Milford, PA, 18337
County:	Pike
State:	PA
Lot Number:	Lot 1641
Legal Description:	Lot 1641 Sec 17
Parcel Size:	1.24
Subdivision:	Conashaugh Lakes 1641 Sec 17
GPS Center Coordinates (Approximate):	41.31437
GPS Corner Coordinates (Approximate):	-74.98891
Google map link:	<a href="https://maps.app.goo.gl/pzu13VQCk1DEnMG6A">https://maps.app.goo.gl/pzu13VQCk1DEnMG6A</a>
Elevation:	20 ft (almost flat)
Assessed Value:	\$2,500
Market Value:	\$14,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved Road
Is there a Structure (Yes or No (If Yes: Explain))	None
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Stroudsburg, PA - 53 min
If No Address or 0 address: Closest Property with Numbered Address	Near 105 Gwinnett Rd, Milford, PA, 18337
Closest small town:	Milford
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	<a href="https://www.pikepa.org/government/assessment/index.php">https://www.pikepa.org/government/assessment/index.php</a>
Assessor Contact	570-296-5936
Treasurer Website	<a href="https://www.pikepa.org/government/treasurer/index.php">https://www.pikepa.org/government/treasurer/index.php</a>
Treasurer Contact	570-296-3441
Recorder/Clerk Website	<a href="https://www.pikepa.org/government/recorder_of_deeds/index.php">https://www.pikepa.org/government/recorder_of_deeds/index.php</a>
Recorder/Clerk Contact	570-296-3508
Zoning or Planning Department Website	<a href="https://www.pikepa.org/living_working/community_planning/index.php">https://www.pikepa.org/living_working/community_planning/index.php</a>
Zoning or Planning Department Contact	570-296-3500
County Environmental Health Department Website	<a href="https://www.pikepa.org/health_safety/index.php">https://www.pikepa.org/health_safety/index.php</a>
County Environmental Health Department Contact	570-296-7613
GIS Website	<a href="https://gis.pikepa.org/myiDVViewer/map/8a2bc9f28d01bcaf/Pike-County-Parcel-Viewer">https://gis.pikepa.org/myiDVViewer/map/8a2bc9f28d01bcaf/Pike-County-Parcel-Viewer</a>
CAD Website	<a href="https://pa.uslandrecords.com/pair2/controller?officeid=1&amp;ptrNo=200400006818&amp;subscriberSearchPrice=6">https://pa.uslandrecords.com/pair2/controller?officeid=1&amp;ptrNo=200400006818&amp;subscriberSearchPrice=6</a>
Electricity Company Name & Phone Number	<a href="https://www.firstenergycorp.com/met_edison.html">https://www.firstenergycorp.com/met_edison.html</a>
TAX DATA	
QUESTION/S	DATA
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just	Current
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$372.06
HOA Name?	Conashaugh Lakes
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Yes
How much is the annual HOA due?	\$995
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Gentle Slope (almost 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)	Variance Needed
What can be built on the property? (Different types of homes that we can build on the lots.)	Single Family Houses and Storage Shed (would need to be approved first)
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	minimum of 1500 sqft
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	None
Is there any time limit to build?	12 months
Is there a County or City Impact fee required to build and if so how much does this cost?	\$400
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
<a href="#">Link to FEMA website</a>	Link the document here
<a href="#">Link to Wetland website</a>	Link the document here
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside city limit?	Inside City Limits
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	No
IF NO: (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where	Needs well
Does the property currently have Sewer or septic? (Confirm if Sewer or Septic is on Site: Select either; Sewer,	No
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?)	Needs a perc test
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,	<a href="https://www.firstenergycorp.com/met_edison.html">https://www.firstenergycorp.com/met_edison.html</a>
How much will it cost (setup cost) to have power connection?	Variance needed
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Gas tanks
For waste....	The HOA takes care of it

**DISCLAIMER**

**\*\*Buyers are responsible for confirming all information themselves before buying. This information is not guaranteed.  
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