

**MyBestLandDeals.com Due Diligence Sheet**

**LAND DATA**

QUESTION/S	DATA
APN / Parcel #:	71228
Lot Count:	Lot 2
Account # or GEO #:	684218
Property Address:	Felicidad Cir, Hot Springs Village, AR, 71909
County:	Garland
State:	Arkansas
Lot Number:	Lot 2
Legal Description:	Blk 6 Lot 2
Parcel Size:	0.29
Subdivision:	Felicidad
GPS Center Coordinates (Approximate):	34.6235
GPS Corner Coordinates (Approximate):	-\$74.92
Google map link:	<a href="https://maps.app.goo.gl/M4YbpUBNZriFkYpw9">https://maps.app.goo.gl/M4YbpUBNZriFkYpw9</a>
Assessed Value:	\$200
Market Value:	\$2,204
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)	No

**ADDITIONAL LAND INFO**

QUESTION/S	DATA
Closest major city:	Little Rock, AR - 1 hour drive
If No Address or 0 address: Closest Property with Numbered Address	854 Warren Watson Rd, Hot Springs Village, AR, 71909
Closest small town:	Hot Springs, Arkansas - 18 min
Nearby attractions:	Hot Springs National Park

**COUNTY DATA**

QUESTION/S	DATA
Assessor Website	<a href="https://www.garlandcounty.org/149/Assessors-Office">https://www.garlandcounty.org/149/Assessors-Office</a>
Assessor Contact	501-622-3730
Treasurer Website	<a href="https://www.garlandcounty.org/185/Treasurers-Office">https://www.garlandcounty.org/185/Treasurers-Office</a>
Treasurer Contact	501-622-3650
Recorder/Clerk Website	<a href="https://www.garlandcounty.org/249/County-Clerk">https://www.garlandcounty.org/249/County-Clerk</a>
Recorder/Clerk Contact	501-622-3610
Zoning or Planning Department Website	<a href="https://www.cityhs.net/555/Planning-and-Zoning">https://www.cityhs.net/555/Planning-and-Zoning</a>
Zoning or Planning Department Contact	(501) 321-6872
County Environmental Health Department Website	<a href="https://www.garlandcounty.org/274/Environmental-Service">https://www.garlandcounty.org/274/Environmental-Service</a>
County Environmental Health Department Contact	501-624-3394
GIS Website	<a href="https://maps.cityhs.net/javascript/GCMap.html">https://maps.cityhs.net/javascript/GCMap.html</a>
CAD Website	<a href="https://www.actdatascout.com/RealProperty/ParcelView?countyIdYearRpid=5051202471228">https://www.actdatascout.com/RealProperty/ParcelView?countyIdYearRpid=5051202471228</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
Are there any back taxes for this property? If yes, how much is the amount owed? ( From what year to what	
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$7.68
Are there any tax liens for this property? If yes, how much is the amount owed?( From what year to what year?	
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	\$49/mo HOA and it becomes \$110/mo if you build on the land
	<a href="https://www.explorethevillage.com/images/protective_covenants_12-16-20.pdf">https://www.explorethevillage.com/images/protective_covenants_12-16-20.pdf</a>
	<a href="https://www.explorethevillage.com/images/members/governing/Rules%20and%20Regulations_Board_Ap">https://www.explorethevillage.com/images/members/governing/Rules%20and%20Regulations_Board_Ap</a>
	<a href="https://www.explorethevillage.com/images/18FEES_2021_VERSION_2_memo.pdf">https://www.explorethevillage.com/images/18FEES_2021_VERSION_2_memo.pdf</a>

**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 Vacant
Is the land cleared? (Yes/No)	No
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	Single Family Residential
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	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	The manufactured home shall have permanent landings and steps provided at each exterior doorway from the door threshold to ground level  Manufactured homes shall have been manufactured after October 25, 1994
What are the setbacks of the lot?	front 25 feet; side ten feet; and rear ten feet.
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	None
Is there any time limit to build?	12 months
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
Is property wetland?	No
<a href="#">Link to Wetland website</a>	Link the document here

**UTILITIES DATA**

QUESTION/S	DATA
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Undeveloped (no utilites)
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	POA said they usually recommend lots with utility line. It's still undeveloped at this point because there's
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer,	Undeveloped (no utilites)
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City,	Undeveloped (no utilites)
How much will it cost (setup cost) to have power connection?	
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Undeveloped (no utilites)
For waste....	POA

**DISCLAIMER**

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