

## MyBestLandDeals.com Due Diligence Sheet

### LAND DATA

QUESTION/S	DATA
APN / Parcel #:	39263
Lot Count:	1
Account # or GEO #:	183.03-03-25 -
Property Address:	Pleasant Ln, Dingmans Ferry, PA, 18328
County:	Pike
State:	PA
Lot Number:	Lot 325
Legal Description:	Lot 325 Sec 5 A
Parcel Size:	0.6
Subdivision:	Pocono Mountain Lake Estates
GPS Center Coordinates (Approximate):	41.16893
GPS Corner Coordinates (Approximate):	-74.93733
Google map link:	<a href="https://maps.app.goo.gl/Wk68aoa2CQfhU3aM8">https://maps.app.goo.gl/Wk68aoa2CQfhU3aM8</a>
Assessed Value:	\$3,000
Market Value:	\$8,500
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:	Stroudsburg, PA - 38 min
If No Address or 0 address: Closest Property with Numbered Address	Near 221 Pleasant Ln, Dingmans Ferry, PA, 18328
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	<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/8a2bc9f28d01bcdf/Pike-County-Parcel-Viewer">https://gis.pikepa.org/myiDVViewer/map/8a2bc9f28d01bcdf/Pike-County-Parcel-Viewer</a>
CAD Website	<a href="https://pa.uslandrecords.com/palr2/controller/">https://pa.uslandrecords.com/palr2/controller/</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)	\$477.21
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Pocono Mountain Lake Estate
HOA Name?	Yes
Gated HOA?	No
How much is the annual HOA due?	1,295

### 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
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the	Minimum Living Space Requirement: 850 square feet.
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	28 feet above the natural ground level
What are the setbacks of the lot?	60 ft front and 50 ft sides and rear
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
Is property wetland?	No

### 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)	None
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,	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
Does the property currently have electricity connected? (Yes, No or Do Not Know)	No
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/penelec.html">https://www.firstenergycorp.com/penelec.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 Tank
For waste....	private waste collection service.

### DISCLAIMER

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