MyBestLandDeals.com Due Diligence Sheet

LAND DATA

QUESTION/S	DATA
APN / Parcel #:	37848
Account # or GEO #:	189.04-01-54 -
Property Address:	Pocono Mountain Lake Dr, Bushkill, PA, 18324
County:	Pike
State:	PA
Lot Number:	Lot 7
Legal Description:	Lot 7 Sec 1 A
Parcel Size:	1.02
Subdivision:	Pocono Mountain Lake Estates
GPS Center Coordinates (Approximate):	41.14689
GPS Corner Coordinates (Approximate):	-74.96694
Google map link:	https://maps.app.goo.gl/nryyJynrvnjp5l4F7
Elevation:	20 ft
Assessed Value:	$3,000
Market Value:	$10,000
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)	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	1119 Pocono Mountain Lake Dr, Bushkill, PA, 18324 - Nearest house
Closest small town:	Bushkill PA - 13 mins
Nearby attractions:	Bushkill Falls, Delaware Water Gap National Recreation Area, Pocono Raceway, Shawnee Mountain Ski

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/8a2bc9f28d01bcaf/Pike-County-Parcel-Viewer

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	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	$477.21
HOA Name?	Pocono Mountain Lake Estate
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Yes
How much is the annual HOA due?	1,295
HOA Contact Details	POA WEBSITE: https://www.pmle1234.com/ POA # : (570) 588-6523 POA Email: pmle.office@yahoo.com

ZONING DATA

QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Sloping
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
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	not to exceed one and one-half stories in height
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)	On the street
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City,	https://www.firstenergycorp.com/penelec.html
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)	Tank
For waste....	The township

DISCLAIMER