

MyBestLandDeals.com Due Diligence Sheet

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	43-03-71-0-005-079.000
Account # or GEO #:	52987
Property Address:	7Th Ave, Daphne, AL, 36526
County:	Baldwin
State:	Alabama
Lot Number:	LOT 99
Legal Description:	60' X 100' BAY RIDGE SUBD LOT 99 PLAT BOOK 4 PAGE 113
Parcel Size:	0.14
Subdivision:	Bay Ridge Sub
GPS Center Coordinates (Approximate):	30.6358
GPS Corner Coordinates (Approximate):	-\$87.90
Google map link:	https://maps.app.goo.gl/6VawB5Hk2iXKRJ737
Elevation:	Almost flat
Assessed Value:	\$1,540
Market Value:	\$10,000
MyBestLandDeals.com Special Price	\$8,000
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:	Mobile, AL - 15 min
If No Address or 0 address: Closest Property with Numbered Address	28202 7Th Ave N, Daphne, AL, 36526
Closest small town:	Malbis AL - 5 mins drive
Nearby attractions:	Daphne Bayfront Park Meaher State Park Eastern Shore Centre Historic Malbis Nursery 5 Rivers Delta Resource Center Bellingrath Gardens and Home Mobile Botanical Gardens USS Alabama Battleship Memorial Park Mobile Museum of Art
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	https://baldwincountyal.gov/government/revenue-commission/search-records
Assessor Contact	(251) 937-0245
Treasurer Website	https://baldwincountyal.gov/government/revenue-commission
Treasurer Contact	251-937-0245
Recorder/Clerk Website	https://baldwincountyal.gov/government/revenue-commission/search-records
Recorder/Clerk Contact	251-937-0245
Zoning or Planning Department Website	https://www.daphneal.com/153/Community-Development
Zoning or Planning Department Contact	251-620-1700
County Environmental Health Department Website	https://www.alabamapublichealth.gov/baldwin/environmental-services.html
County Environmental Health Department Contact	251-947-3618
GIS Website	https://isv.kcsgis.com/al.baldwin_revenue/?fips=7751
CAD Website	https://baldwinproperty.countygovservices.com/Property/Search
Electricity Company Name & Phone Number	City of Daphne
Water Company Name & Phone Number	City of Daphne
Sewer Company Name & Phone Number	City of Daphne
Gas Company Name & Phone Number	City of Daphne
Waste Company Name & Phone Number	City of Daphne
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
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$70.84
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Yes - Bay Ridge
How much is the annual HOA due?	\$250 annually
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential Lot
Terrain type? (Is it flat /slope/etc)	Almost Flat
Property use code?	Residential Lot
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 with variance permit
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	1200 sqft
What are the setbacks of the lot?	30 front 30 rear
Is there any time limit to build?	9 months
Is there a County or City Impact fee required to build and if so how much does this cost?	\$1,000
Is property in a Floodzone? (If yes add link to FEMA Website)	No
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 of Daphne, AL
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Waterline on the street
If it's in the area (Put the street name where the main water line is located.)	Ridgewood Dr
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 the property is located.)	Daphne Utilities - (251) 626-2628
How much will it cost (setup cost) to have water connection?	\$2100 and \$50 deposit
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Sewerline on the street
How much will it cost (setup cost) to have sewer connection or septic installed?	\$2800 and \$50 deposit
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Power on the street
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Riviera Utilities - (251) 626-5000
How much will it cost (setup cost) to have power connection?	\$300
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Natural Gas
For waste....	
Will the county or city pick up the trash?	City
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	