

## MyBestLandDeals.com Due Diligence Sheet

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	R36660
Account # or GEO #:	46339
Property Address:	1397 Se Laurel Ct, Roseburg, OR, 97470
County:	Douglas
State:	Oregon
Lot Number:	Lot 5
Legal Description:	Skyline Terrace 1 St Add, Block 4, Lot 5, Acres 0.61
Parcel Size:	0.61
Subdivision:	Skyline Terrace 1 St Add
GPS Center Coordinates (Approximate):	43.20373
GPS Corner Coordinates (Approximate):	-123.33735
Google map link:	<a href="https://maps.app.goo.gl/sTGTDfCUbaNqkqkN7">https://maps.app.goo.gl/sTGTDfCUbaNqkqkN7</a>
Elevation:	40 ft
Assessed Value:	\$22,152
Market Value:	\$50,000
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:	Eugene, OR - 1 hour
If No Address or 0 address: Closest Property with Numbered Address	1397 Se Laurel Ct, Roseburg, OR, 97470
Closest small town:	Roseburg, OR - 6 min
Nearby attractions:	Wildlife Safari Umpqua River Umpqua National Forest Wineries and Vineyards Douglas County Museum of Natural and Cultural History Northwest Garden Expo Winchester Dam Fish Ladder Stewart Park
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	<a href="https://douglascountyor.gov/157/Assessor">https://douglascountyor.gov/157/Assessor</a>
Assessor Contact	541-440-4222
Treasurer Website	<a href="https://douglascountyor.gov/746/Treasurers-Office">https://douglascountyor.gov/746/Treasurers-Office</a>
Treasurer Contact	(541) 440-4244
Recorder/Clerk Website	<a href="https://douglascountyor.gov/208/Recording">https://douglascountyor.gov/208/Recording</a>
Recorder/Clerk Contact	541-440-4325
Zoning or Planning Department Website	<a href="https://www.cityofroseburg.org/your-government/commissions/planning-commission">https://www.cityofroseburg.org/your-government/commissions/planning-commission</a>
Zoning or Planning Department Contact	541-440-1177
County Environmental Health Department Website	<a href="https://douglascountyor.gov/386/Environmental-Health">https://douglascountyor.gov/386/Environmental-Health</a>
County Environmental Health Department Contact	541-440-3574
GIS Website	<a href="https://geocortex.co.douglas.or.us/html5viewer/index.html?viewer=douglas_county_gis_viewer">https://geocortex.co.douglas.or.us/html5viewer/index.html?viewer=douglas_county_gis_viewer</a>
CAD Website	<a href="https://orion-pa.co.douglas.or.us/Property-Detail/PropertyQuickRefID/R36660/PartyQuickRefID/O271941">https://orion-pa.co.douglas.or.us/Property-Detail/PropertyQuickRefID/R36660/PartyQuickRefID/O271941</a>
Electricity Company Name & Phone Number	(541) 673-6616
Water Company Name & Phone Number	(541) 492-6700
Sewer Company Name & Phone Number	(541) 672-1551
Waste Company Name & Phone Number	541-673-7122
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.)	Delinquent for this year only
Are there any back taxes for this property? If yes, how much is the amount owed? ( From what year to what year)	\$327 from 2023
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$327.00
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	No
	need a geotechnical engineer to test before getting a building permit - 200-300\$ an hour is the usual rate.
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?	R10
Is the land cleared? (Yes/No)	Partially
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 homes
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 County or City Impact fee required to build and if so how much does this cost?	\$1,966
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?	
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
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Waterline on the street
If YES... (Put the company name and the phone number of the provider)	City of Roseburg
How much will it cost (setup cost) to have water connection?	\$3,600
Please ask the details of the Company Name & the Contact information ....(Call and Confirm if it's the right company)	<a href="https://www.rusa-or.org/">https://www.rusa-or.org/</a> - (541) 672-1552
How much will it cost (setup cost) to have sewer connection or septic installed?	\$3000-\$4000
What is the electric company name (Confirm if there is Electric company Service in the area - Select either City, Community, None etc.)	<a href="https://www.dec.coop/">https://www.dec.coop/</a>
How much will it cost (setup cost) to have power connection?	\$3000-\$5000
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Tank gas
For waste....	
Will the county or city pick up the trash?	City of Roseburg
If YES... Get the details of the company name and contact information that service in the area...	
NOTE: If NO, (Ask if it's responsibility of the property owner.)	<a href="https://www.roseburgdisposal.com/">https://www.roseburgdisposal.com/</a> - 541-673-7122
County Operator who Confirmed the Information:	
<b>DISCLAIMER</b>	
<b>**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**</b>	