



# DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	201-59-016
Lot Count:	1
Account # or GEO #:	R0028967
Property Address:	55 CO RD 5204, CONCHO, AZ, 85924
If No Address or 0 address: Closest Property with Numbered Address	101 Pomar Dr, Concho, AZ 85924, USA
County:	Apache
State:	Arizona
Lot Number:	Lot 16
Legal Description:	CONCHO VALLEY UNIT 9-A Lot: 16 Section: 19 Township: 12N Range: 26E SE4
Parcel Size:	0.26 acres
Subdivision:	CONCHO VALLEY
Approximate Dimensions:	30.6 ft by 218.9 ft by 129.2 ft by 138 ft
GPS Center Coordinates (Approximate):	34.423378, -109.623921
GPS Corner Coordinates (Approximate):	34.423183, -109.624175 34.423120, -109.624106 34.423526, -109.623570 34.423530, -109.623997
Google map link:	<a href="https://goo.gl/maps/moAHbxHxDRBH9fYu6">https://goo.gl/maps/moAHbxHxDRBH9fYu6</a>
Elevation:	6309.5 feet
Market Value:	\$9595.2
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	<a href="https://drive.google.com/file/d/18pTWBRMol-ihEKisOt8Exp7EkUW-dH67/view?usp=share_link">https://drive.google.com/file/d/18pTWBRMol-ihEKisOt8Exp7EkUW-dH67/view?usp=share_link</a>
If others, please specify:	N/A
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	
YouTube Link:	

**ADDITIONAL LAND INFO**

QUESTION/S	DATA
<b>Closest major city:</b>	St Johns, Arizona 85936, USA - 23 min (20.2 miles)
<b>Closest small town:</b>	Bannon, Arizona 85901, USA - 23 min (19.1 miles)
<b>Nearby attractions:</b>	Crystal Forest - 50 min (43.2 miles) Agate Bridge - 54 min (45.7 miles) Petrified Forest National Park - 50 min (43.2 miles) Rainbow Forest Museum - 40 min (37.3 miles) Giant Logs - 41 min (37.3 miles) Martha's Butte - 47 min (41.7 miles) Stinson Pioneer Museum - 42 min (35.7 miles)

**COUNTY DATA**

QUESTION/S	DATA
<b>Assessor Website</b>	<a href="#">Link</a>
<b>Assessor Contact</b>	(928) 337-7624
<b>Treasurer Website</b>	<a href="#">Link</a>
<b>Treasurer Contact</b>	(928) 337-7512
<b>Recorder/Clerk Website</b>	<a href="#">Link</a>
<b>Recorder/Clerk Contact</b>	(928) 337-7550
<b>Zoning or Planning Department Website</b>	<a href="#">Link</a>
<b>Zoning or Planning Department Contact</b>	(928) 337-7526
<b>County Environmental Health Department Website</b>	<a href="#">Link</a>
<b>County Environmental Health Department Contact</b>	(928) 337-7607
<b>GIS Website</b>	<a href="#">Link</a>
<b>CAD Website</b>	<a href="#">Link</a>
<b>Electricity Company Name &amp; Phone Number</b>	
<b>Water Company Name &amp; Phone Number</b>	
<b>Sewer Company Name &amp; Phone Number</b>	
<b>Gas Company Name &amp; Phone Number</b>	
<b>Waste Company Name &amp; Phone Number</b>	

**TAX DATA**

QUESTION/S	DATA
<b>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.)</b>	Current

<b>Are there any back taxes for this property?</b> If yes, how much is the amount owed? ( From what year to what year)	None
<b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)	\$74.14 (2022)
<b>Are there any tax liens for this property?</b> If yes, how much is the amount owed? ( From what year to what year?  <b>Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.</b>	None
<b>Is the property part of an HOA (HomeOwners Association) or any community?</b> (Yes/No)	none
<b>How much is the annual HOA due?</b>	none
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	None
<b>County Operator Details who Confirmed the Information:</b>	<a href="#">Link</a>
<b>ZONING DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	Agricultural General (AG)
<b>Terrain type?</b> (Is it flat /slope/etc)	Level
<b>Property use code?</b>	Agriculture
<b>Is the land cleared?</b> (Yes/No)	Yes
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Single-family dwelling Mobile home
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	Yes
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	No restrictions on camping
<b>Are RVs allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	Yes
<b>Note's on RV's</b> (jot down notes about whatever the county has to say)	Temporary use, no restrictions. Living permanently requires a septic or tied into a public wastewater system

<b>Are Mobile homes allowed on the property?</b> (Please ask if there are restrictions.) Yes/No	Yes
<b>Notes on mobile homes</b> (jot down notes about whatever the county has to say)	The county restricts the age to 15 years or newer
<b>Are tiny houses or small cabins allowed on the property?</b> Yes/ No (Please ask if there are restrictions.) Yes/No	Yes, but building permits are required
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	None, but need to have a building permit and a septic permit
<b>Are there any building height restrictions?</b> (Yes/ No) How many ft... please take down notes from the county	Limited to 2-stories, height limit 35 feet
<b>What are the setbacks of the lot?</b>	<p>Side Yards: All building side-yard setbacks shall be a minimum of 10 ft. for a single-story building. Building (s) exceeding 14 ft. in height, as measured from the first finished floor to the highest gable end, shall have an additional foot of side-yard setback for each additional 1 foot of building height. Setbacks are measured from the property lines to the roof overhang, or end of porches or decks, whichever protrudes more.</p> <p>Front and Rear Yard: All buildings shall have a minimum front and rear yard setback equal to the total height of said buildings as measured from the first finished floor to the highest gable end plus 10 ft. Setbacks are measured from the property lines to the roof overhang or end of porches or decks, whichever protrudes more.</p> <p>Accessory Building: Any accessory buildings shall have a minimum of 10 ft. of setback for single-story and 15 ft. setback for two-story structures from all property lines and other buildings.</p>
<b>What is the minimum lot size to build on the property?</b>	One-acre
<b>Is there any time limit to build?</b>	The building permit is good for a year
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	The county does not have an impact fee for building
<b>Is the property in a flood zone and if so what needs to be done to the lot to build?</b>	Not in the flood zone area
<b>Any other restrictions?</b>	None, but need to have a building permit and a septic permit
<b>Is the property in a Flood zone? (if yes add a link to</b>	Zone X

FEMA Website)	
<a href="#">Link to FEMA website</a>	Check pictures Below
Is property wetland?	Not on wetlands
<a href="#">Link to Wetland website</a>	Check pictures Below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
<p><b>Is the property located inside or outside the city limit?</b></p> <p><b>Notes:</b>  <b>If Inside City:</b> It means water and sewer are provided by the city <b>(You need to confirm it)</b>  <b>IF Outside City:</b> It is considered under County, which means water can be built through a deep well <b>(You need to confirm it)</b></p>	County
<p><b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)</p>	Not connected but available in the area
<p><b>If YES...</b> (Put the company name and the phone number of the provider)</p>	Livco Water & Sewer Co - +19283372266
<p><b>If it's in the area</b> (Put the street name where the main water line is located.)</p>	Clubhouse Ln
<p><b>If NO:</b> (Ask if we do we have to dig a well, or, if is there any utility company that provides water in the area where the property is located.)</p>	N/A
<p><b>How much will it cost (setup cost) to have a water connection?</b></p>	Buyer needs to gather information
<p><b>Does the property currently have a Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	Septic is needed
<p><b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)</p>	Private company
<p><b>Please ask for the details of the Company Name &amp; the Contact information ....</b>(Call and Confirm if it's the right company)</p>	B C Septic - +19283372764
<p><b>If NO:</b> Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?</p>	Would need to install a septic system
<p><b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)</p>	N/A

<b>How much will it cost (setup cost) to have a sewer connection or septic installed?</b>	Will depend on the size and type of septic
<b>Does the property currently have electricity connected?</b> (Yes, No, or Do Not Know)	Not connected but available in the area
<b>What is the electric company name</b> (Confirm If there is an Electric company Service in the area - Select either City, Community, None, etc.)	Navopache Electric Co-Op - +19283374414
<b>How much will it cost (setup cost) to have a power connection?</b>	On the process - On site visit required
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Propane gas
<b>For waste...</b> <b>Will the county or city pick up the trash?</b>	County
<b>If YES...</b> Get the details of the company name and contact information of that service in the area...	
<b>NOTE: If NO,</b> (Ask if it's the responsibility of the property owner.)	Blue Hills Environmental Concho Transfer Station - +19283372357
<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM LM TEAM:</b>	
<b>DISCLAIMER</b>	
The buyer is responsible for verifying all information with the County as to what can and can't be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or serviced on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.	