



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	20358364
Lot Count:	1
Account # or GEO #:	203-58-36408
Property Address:	S Cool Spring Dr, Willcox, AZ 85643
If No Address or 0 address: Closest Property with Numbered Address	402 S Valencia Dr, Willcox, AZ 85643
County:	Cochise
State:	Arizona
Lot Number:	6249
Legal Description:	Twin Lakes Country Club #12
Parcel Size:	0.25
Subdivision:	Twin Lakes Country Club #12 Lot 6249
Approximate Dimensions:	80.27 feet x 135.10
GPS Center Coordinates (Approximate):	32.230664, -109.838700
GPS Corner Coordinates (Approximate):	32.230754, -109.838931 32.230886, -109.838724 32.230579, -109.838478 32.230447, -109.838684
Google map link:	https://goo.gl/maps/XAQvqsTV7DyR2pAj9
Elevation:	4163.4 feet
Market Value:	\$6,395.20
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1HzOkkB2qfIvkTuJVeBqPqCUxfu6SJVAo/view?usp=share_link
If others, please specify:	
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	
YouTube Link:	

ADDITIONAL LAND INFO

QUESTION/S	DATA
Closest major city:	Tucson, Arizona - 1 hr 26 min (89.0 miles)
Closest small town:	Willcox, Arizona 85643 - 10 min (3.5 miles)
Nearby attractions:	Chiricahua Regional Museum - 10 min (3.5 miles) Rex Allen Museum - 10 min (3.5 miles) Common Railfan Location - 10 min (3.4 miles) Grave of Warren Earp - 10 min (3.6 miles) Gonzales Park - 12 min (4.3 miles)

COUNTY DATA

QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(520) 432-8650
Treasurer Website	Link
Treasurer Contact	(520) 432-8400
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(520) 432-8350
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(520) 432-9240
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(520) 432-9400
GIS Website	Link
CAD Website	Link
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	
Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	

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.)	
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	

How much is the annual property tax? (Current Year if available, if not get the previous year)	
Are there any tax liens for this property? If yes, how much is the amount owed? (From what year to what year? 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.	
Is the property part of an HOA (Home Owners Association) or any community? (Yes/No)	
How much is the annual HOA due?	
Are there any HOA dues? If yes, how much is the total amount owed?	
County Operator Details who Confirmed the Information:	
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	R-1 RESIDENTIAL ZONE
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	Residential
Is the land cleared? (Yes/No)	yes
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.)	One-family dwellings and accessory buildings, including a private garage for the storage of vehicles owned by persons residing on the premises, greenhouses for private use only, private swimming pools, pergolas, and arbors;
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is allowed while building a primary structure on the property
Are RVs allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Note's on RV's (jot down notes about whatever the county has to say)	Rv is not allowed for permanent living only for parking

Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	No
Notes on mobile homes (jot down notes about whatever the county has to say)	Only R-3 zoned is allowed
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are restrictions.) Yes/No	Yes
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	None
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	25ft
What are the setbacks of the lot?	25ft front 15ft side 20ft rear
What is the minimum lot size to build on the property?	7,500 sqft
Is there any time limit to build?	6 months
Is there a County or City Impact fee required to build and if so how much does this cost?	Building permit fee schedule
Is the property in a flood zone and if so what needs to be done to the lot to build?	The property is in the flood zone area
Any other restrictions?	None
Is the property in a Flood zone? (if yes add a link to FEMA Website)	Zone A
Link to FEMA website	Check pictures below
Is property wetland?	Not on wetlands
Link to Wetland website	Check pictures below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside the city limit? Notes: If Inside City: It means water and sewer are provided by the city (You need to confirm it) IF Outside City: It is considered under County, which means water can be built through a deep well (You need	City of Wilcox

to confirm it)	
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not connected but available in the area
If YES... (Put the company name and the phone number of the provider)	City of Wilcox - 520-766-4211
If it's in the area (Put the street name where the main water line is located.)	S Cool Springs Dr
If NO: (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.)	N/A
How much will it cost (setup cost) to have a water connection?	Buyer needs to gather information
Does the property currently have a Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)	Private company
Please ask for the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	Stamback Septic Service: +15203844803
If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	Would need to have septic on the property
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	N/A
How much will it cost (setup cost) to have a sewer connection or septic installed?	Buyer needs to gather information
Does the property currently have electricity connected? (Yes, No, or Do Not Know)	Not connected but available in the area
What is the electric company name (Confirm If there is an Electric company Service in the area - Select either City, Community, None, etc.)	Sulphur Springs Valley Electric Cooperative, Inc.: +15203842221
How much will it cost (setup cost) to have a power connection?	In the process - a site visit required
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?	None

<p>If YES... Get the details of the company name and contact information of that service in the area...</p> <p>NOTE: If NO, (Ask if it's the responsibility of the property owner.)</p>	<p>The property owner is responsible for the waste</p>
<p>County Operator who Confirmed the Information:</p>	
<p>GENERAL DD NOTES FROM LM TEAM:</p>	
<p>DISCLAIMER</p>	
<p>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.</p>	