



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	20013650013000
Lot Count:	1
Account # or GEO #:	20013650013000
Property Address:	La Janda Ln, Hot Springs Village, AR 71909
If No Address or 0 address: Closest Property with Numbered Address	356 Mazarron Dr, Hot Springs Village, AR 71909
County:	Garland
State:	Arkansas
Lot Number:	Blk 1 Lot 13
Legal Description:	Blk 1 Lot 13
Parcel Size:	0.28
Subdivision:	CUENCA
Approximate Dimensions:	38.36 feet x 142.32 feet x 130.46 feet x 148.40 feet
GPS Center Coordinates (Approximate):	34.645335, -93.003547
GPS Corner Coordinates (Approximate):	34.645556, -93.003729 34.645597, -93.003613 34.645304, -93.003299 34.645151, -93.003675
Google map link:	https://goo.gl/maps/twTMMR6PsUEfkTpc8
Elevation:	749.5 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/1yLeZ7SkRtpDApAprxgDdEXGPtC4rg4PL/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:	Memphis, Tennessee - 3 hr 1 min (189 miles)
Closest small town:	Hot Springs Village, Arkansas - 6 min (3.2 miles)
Nearby attractions:	Lake Lago Lookout - 12 min (6.4 miles) Grove Park - 10 min (6.2 miles) Hernando Trailhead - Woodlands Auditorium / Grove Park - 10 min (6.2 miles) Hot Springs Village Trails - 7 min (3.5 miles) DeSoto Nature Trail & DeSoto Spillway Trail - 8 min (4.2 miles)

COUNTY DATA

QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(501) 622-3730
Treasurer Website	Link
Treasurer Contact	(501) 622-3710
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(501) 622-3630
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(501) 321-6872
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(972) 205-3460
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	

ZONING DATA

QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	Residential
Is the land cleared? (Yes/No)	Not cleared
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 dwelling Multifamily dwelling
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	No structure of a temporary character, bus, motor home, camper, trailer, basement, tent, shack, garage, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Note's on RV's (jot down notes whatever the county has to say)	No structure of a temporary character, bus, motor home, camper, trailer, basement, tent, shack, garage, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is not allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	No
Is there a total size restriction for any structures	None

on the lot? Yes/ No (Please jot down the notes from the county)	
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	35ft
What are the setbacks of the lot?	A single Family Detached structure or any building incident thereto shall not be closer to a side lot line than 7-1/2 feet, except where such restriction creates an undue hardship upon the Owner.
What is the minimum lot size to build on the property?	None
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?	None
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Not in a floodzone
Any other restrictions?	None
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone X
Link to FEMA website	Check pictures below
Is property wetland?	Not in 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 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)	County

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)	Hot springs village POA: +18003683749
If it's in the area (Put the street name where the main water line is located.)	Pyrenees way
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.)	N/A
How much will it cost (setup cost) to have water connection?	Buyer needs to gather information
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Sewer maybe available in the area, as per the POA
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	POA
Please ask the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	Hot springs village POA: +18003683749
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	N/A
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 sewer connection or septic installed?	Buyer needs to gather information
Does the property currently have electricty connected? (Yes, No or Do Not Know)	Not connected but available in the area
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Entergy: Hot Springs: +18003683749
How much will it cost (setup cost) to have power connection?	Site visit required
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas
For waste.... Will the county or city pick up the trash?	POA

<p>If YES... Get the details of the company name and contact information that service in the area...</p> <p>NOTE: If NO, (Ask if it's responsibility of the property owner.)</p>	<p>Hot springs village POA: +18003683749</p>
<p>If YES... Get the details of the company name and contact information that service in the area...</p> <p>NOTE: If NO, (Ask if it's responsibility of the property owner.)</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>	