



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	33N2550008900
Lot Count:	1
Account # or GEO #:	33N2550008900
Property Address:	209 College Park Cir, North Little Rock, AR 72114
County:	Pulaski
State:	Ar
Lot Number:	Lot 16
Legal Description:	COLLEGE PARK S35' 16 & N35' 17 7
Parcel Size:	0.14 acres
Subdivision:	COLLEGE PARK
Approximate Dimensions:	47.38 ft by 123.56 ft
GPS Center Coordinates (Approximate):	34.773409, -92.272848
GPS Corner Coordinates (Approximate):	34.773422, -92.273058 34.773300, -92.273000 34.773400, -92.272600 34.773600, -92.272700
Google map link:	https://goo.gl/maps/Uijkd9hTVscAEmdB8
Elevation:	259.2 feet
Market Value:	\$12,795
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1Tp0HT3sRZsfrNxx1r2DuU_PFtw95J_f/view?usp=drive_link
If others, please specify:	None
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:	Little Rock, Arkansas - 9 min (5.4 miles)
If No Address or 0 address: Closest Property with Numbered Address	N/A
Closest small town:	Crystal Hill, Arkansas - 9 min (6.0 miles)
Nearby attractions:	<p>Emerald Park - 6 min (2.5 miles)</p> <p>North Shore Riverwalk Park - 5 min (2.1 miles)</p> <p>Arkansas Inland Maritime Museum - 7 min (2.7 miles)</p> <p>William E. Clark Presidential Park Wetlands - 6 min (2.9 miles)</p> <p>Tunnels Playground - 8 min (2.3 miles)</p> <p>Julius Breckling Riverfront Park - 8 min (2.3 miles)</p> <p>H.U. Lee International Gate and Garden - 6 min (2.1 miles)</p> <p>Historic Arkansas Museum - 7 min (2.2 miles)</p> <p>"City Dreamers" Mural - 8 min (2.8 miles)</p> <p>MacArthur Park - 7 min (3.2 miles)</p> <p>State Capitol Building - 11 min (3.7 miles)</p> <p>The Old Mill - 7 min (2.6 miles)</p> <p>Little Rock Zoo - 11 min (8.3 miles)</p>

COUNTY DATA

QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(501) 340-6170
Treasurer Website	Link
Treasurer Contact	501-340-6040
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(501) 340-8500
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(501) 340-8265
County Environmental Health Department Website	Link
County Environmental Health Department Contact	501-280-3100

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.)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$20.05 (2022)
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.	N/A
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	None
How much is the annual HOA due?	N/A
Are there any HOA dues? If yes, how much is the total amount owed?	N/A
County Operator Details who Confirmed the Information:	Property tax Information Online
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property?	R3: Duplex District

(Residential/Commercial/Agricultural/etc)	
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.)	Single Family dwellings
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)	Camping is not allowed
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)	Can't live on an RV only for parking
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)	Only Manufactured home is allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is 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)	50% maximum lot coverage
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	40ft
What are the setbacks of the lot?	FRONT 25FT SIDE 6FT REAR 25FT
What is the minimum lot size to build on the property?	7,000 sf

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?	(A) Inspection (other than an individual apartment unit) \$ 25.00 (B) Apartment inspection (per individual unit) \$ 4.00 (C) Investigative inspection, consultation \$ 40.00 (D) Duplicate permit cards (lost, stolen, misplaced, etc.), per card \$ 10.00 (E) Duplicate copy of certificate of occupancy \$ 10.00
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 area
Any other restrictions?	None
Is property in a Flood-zone? (if yes add link to FEMA Website)	Zone X
Link to FEMA website	Check pictues below
Is property wetland?	Not on wetlands
Link to Wetland website	Check pictues 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)	City
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)	NLR City water department: 5013725161
If it's in the area (Put the street name where the main water line is located.)	College Park Cir

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?	\$75 deposit fee \$20 Activation fee
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Sewer is available
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	City
Please ask the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	North Little Rock Waste Water: +15019457186
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?	N/A
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 an Electric company Service in the area - Select either City, Community, None, etc.)	North Little Rock Electric Department: +15019758888
How much will it cost (setup cost) to have a power connection?	On the process -
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?	City
If YES... Get the details of the company name and contact information of that service in the area...	
NOTE: If NO, (Ask if it's the responsibility of the property owner.)	NLR Sanitation: 371-8340

<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 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>	