

MyBestLandDeals.com Due Diligence Sheet

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	71228
Lot Count:	Lot 2
Account # or GEO #:	684218
Property Address:	Felicidad Cir, Hot Springs Village, AR, 71909
County:	Garland
State:	Arkansas
Lot Number:	Lot 2
Legal Description:	Blk 6 Lot 2
Parcel Size:	0.29
Subdivision:	Felicidad
GPS Center Coordinates (Approximate):	34.6235
GPS Corner Coordinates (Approximate):	-\$74.92
Google map link:	https://maps.app.goo.gl/M4YbpUBNZriFkYpw9
Assessed Value:	\$200
Market Value:	\$2,204
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)	No
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Little Rock, AR - 1 hour drive
If No Address or 0 address: Closest Property with Numbered Address	854 Warren Watson Rd, Hot Springs Village, AR, 71909
Closest small town:	Hot Springs, Arkansas - 18 min
Nearby attractions:	Hot Springs National Park Garvan Woodland Gardens Magic Springs Theme and Water Park Oaklawn Racing Casino Resort The Gangster Museum of America Lake Ouachita Quapaw Baths and Spa The Maxwell Blade Theatre of Magic Hot Springs Mountain Tower Mid-America Science Museum
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	https://www.garlandcounty.org/149/Assessors-Office
Assessor Contact	501-622-3730
Treasurer Website	https://www.garlandcounty.org/185/Treasurers-Office
Treasurer Contact	501-622-3650
Recorder/Clerk Website	https://www.garlandcounty.org/249/County-Clerk
Recorder/Clerk Contact	501-622-3610
Zoning or Planning Department Website	https://www.cityhs.net/555/Planning-and-Zoning
Zoning or Planning Department Contact	(501) 321-6872
County Environmental Health Department Website	https://www.garlandcounty.org/274/Environmental-Service
County Environmental Health Department Contact	501-624-3394
GIS Website	https://maps.cityhs.net/javascript/GCMap.html
CAD Website	https://www.actdatascout.com/RealProperty/ParcelView?countyIdYearRpid=5051202471228
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)	
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$7.68
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 property part of an HOA (Home Owners Association) or any communities? (Yes/No)	\$49/mo HOA and it becomes \$110/mo if you build on the land
	https://www.explorethevillage.com/images/protective_covenants_12-16-20.pdf
	https://www.explorethevillage.com/images/members/governing/Rules%20and%20Regulations_Board_Ap
	https://www.explorethevillage.com/images/18FEES_2021_VERSION_2_memo.pdf
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 Vacant
Is the land cleared? (Yes/No)	No
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 Residential
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
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	None
Is there any time limit to build?	12 months
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
Link to FEMA website	Link the document here

Is property wetland?	No
Link to Wetland website	Link the document here
UTILITIES DATA	
QUESTION/S	DATA
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Undeveloped (no utilites)
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.)	POA said they usually recommend lots with utility line. It's still undeveloped at this point because there's not many people coming in to that area
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Undeveloped (no utilites)
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Undeveloped (no utilites)
How much will it cost (setup cost) to have power connection?	
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Undeveloped (no utilites)
For waste....	
Will the county or city pick up the trash?	POA
DISCLAIMER	
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	