

## MyBestLandDeals.com Due Diligence Sheet

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	203783
Property Address:	2005 Beauhaven Ln, Belmont, NC, 28012
County:	Gaston
State:	North Carolina
Lot Number:	Lot 15
Legal Description:	Reflection Pointe L 15 15 107 016 00 000
Parcel Size:	0.32
Subdivision:	Reflection Pointe
GPS Center Coordinates (Approximate):	35.1609
GPS Corner Coordinates (Approximate):	-81.02
Google map link:	<a href="https://maps.app.goo.gl/uqweHHGiSSx1WnoFA">https://maps.app.goo.gl/uqweHHGiSSx1WnoFA</a>
Elevation:	30 ft
Assessed Value:	\$40,000
Market Value:	\$45,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved Road
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Charlotte, NC - 32 min
If No Address or 0 address: Closest Property with Numbered Address	2005 Beauhaven Ln, Belmont, NC, 28012
Closest small town:	Belmont, NC - 13 min
Nearby attractions:	Daniel Stowe Botanical Garden Belmont Historic District Seven Oaks Preserve Trail Stowe Park The String Bean (Restaurant and Market) Muddy River Distillery Belmont Abbey College
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	<a href="https://www.gastongov.com/661/Real-Estate-Appraisal-Department">https://www.gastongov.com/661/Real-Estate-Appraisal-Department</a>
Assessor Contact	704-866-3158
Treasurer Website	<a href="https://www.gastongov.com/583/Tax-Office">https://www.gastongov.com/583/Tax-Office</a>
Treasurer Contact	704-866-3158
Recorder/Clerk Website	<a href="https://www.cityofbelmont.org/city-clerk/">https://www.cityofbelmont.org/city-clerk/</a>
Recorder/Clerk Contact	(704) 901-2063
Zoning or Planning Department Website	<a href="https://www.cityofbelmont.org/departments/planning-and-zoning/">https://www.cityofbelmont.org/departments/planning-and-zoning/</a>
Zoning or Planning Department Contact	704-866-3970
County Environmental Health Department Website	<a href="https://www.gastongov.com/399/Environmental-Health">https://www.gastongov.com/399/Environmental-Health</a>
County Environmental Health Department Contact	704-853-5200
GIS Website	<a href="https://gis.gastongov.com/">https://gis.gastongov.com/</a>
CAD Website	<a href="https://gastonnc.devnetwedge.com/parcel/view/203783/2022#Billing1">https://gastonnc.devnetwedge.com/parcel/view/203783/2022#Billing1</a>
Electricity Company Name & Phone Number	Duke Energy 800-777-9898
Water Company Name & Phone Number	<a href="https://www.cityofbelmont.org/utility-billing/">https://www.cityofbelmont.org/utility-billing/</a> 704-901-2083
Sewer Company Name & Phone Number	<a href="https://www.cityofbelmont.org/utility-billing/">https://www.cityofbelmont.org/utility-billing/</a> 704-901-2083
Gas Company Name & Phone Number	<a href="https://www.cityofbelmont.org/utility-billing/">https://www.cityofbelmont.org/utility-billing/</a> 704-901-2084
Waste Company Name & Phone Number	<a href="https://www.cityofbelmont.org/garbageandrecycling/">https://www.cityofbelmont.org/garbageandrecycling/</a> 704-839-7800
TAX DATA	
QUESTION/S	DATA
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just	Current
Are there any back taxes for this property? If yes, how much is the amount owed? ( From what year to what	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$89.82
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Yes
How much is the annual HOA due?	\$1,125 semi-annually
Are there any HOA dues? If yes, how much is the total amount owed?	None
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Sloping
Property use code?	Residential
Is the land cleared? (Yes/No)	No
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
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
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the	3,000 ft²-7,000 ft²
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	None
What are the setbacks of the lot?	side yard setbacks are twelve (12) feet and front and rear setbacks thirty (30) and forty (40) feet
What is the minimum lot size to build on the property?	3,000 ft²-7,000 ft²
Is there any time limit to build?	12 months
Is there a County or City impact fee required to build and if so how much does this cost?	\$1,000
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
<a href="#">Link to FEMA website</a>	Link the document here
Is property wetland?	No

<a href="#">Link to Wetland website</a>	Link the document here
<b>UTILITIES DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
Is the property located inside or outside city limit?	Inside City Limits
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Yes, underground
If YES... (Put the company name and the phone number of the provider)	City of Belmont
How much will it cost (setup cost) to have water connection?	\$4,000
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer,	Yes, underground
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	City of Belmont
How much will it cost (setup cost) to have sewer connection or septic installed?	\$4,000
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Yes
What is the electric company name (Confirm if there is Electric company Service in the area - Select either City,	Duke Energy
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Natural Gas
For waste....	City
County Operator who Confirmed the Information:	Planning and zoning Department
<b>DISCLAIMER</b>	
<p><b>**Buyers are responsible for confirming all information themselves before buying. This information is not guaranteed.</b>  <b>M WhiteCube LLC (MyBestLandDeals.com) is not responsible for any incorrect information in this document**</b></p>	