



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	HUBBLE, CONRAD HICKMAN	Listed on Tax Record
Assessor's Parcel Number:	037-054-006-000	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #
Address:	Oxen Rd, Alturas, CA 96101	#, street name, city, state, zip (if applicable)
County:	Modoc County, CALIFORNIA	County property is located in
Subdivision:	N/A	Is the property in a subdivision?
Lot number:	38	What is the lot number (if applicable)
Legal Description:	LOT 38, BLOCK 79-UNIT 3	Listed on Tax Record
TRS:	T40n R10e S13	Township, Range & Section (If applicable)
Parcel size:	0.944 acres	What is the acre size?
Terrain type:	Dry Plain / Hill	What is the land like? (desert/forest/hill/mountain/plain)
Elevation:	1722.0 m or 5649.6 feet	What is the elevation of the property?
Flood zone:	No	Is the property in a flood zone? Yes/No/Unknown
Notes:	N/A	Anything you think is important to note?

Property Location / Access

Google map link:	https://goo.gl/maps/ZLYib3GDFNutnYBZ	Link to property from google maps
GPS Coordinates:	41.3027, -120.776	Coordinates for this property
GPS Coordinates (4 corners):	41.3031, -120.7763 - nw 41.3032, -120.7759 - ne 41.3023, -120.7757 - se 41.3022, -120.7761 - sw	Coordinates from all 4 corners of this property
Access to property:	Oxen Rd	Is there direct access to property if so what roads/streets?
Road surface/type:	Dirt	What are the roads like (dirt/paved,etc)?
Who maintains roads:	County	City or County or not maintained?
Closest highways:	CA-139	Use google map
Closest major city:	Redding, CA 96001 (2 hr 47 min (118 miles))	Use google map to get mileage/locations
Closest small town:	Alturas, California 96101 (35 min (23.1 miles))	Use google map to get mileage/locations
Closest gas station:	Gils Gas And Grocery, 402 N Main St, Alturas, CA 96101 (35 min (23.1 miles))	Use google map to get mileage/locations
Nearby attractions:	Modoc County Museum, 600 S Main St, Alturas, CA 96101 (35 min (23.0 miles)) Desert Rose Casino, 901 Co Rd 56, Alturas, CA 96101 (37 min (24.0 miles)) Modoc National Wildlife Refuge, Co Rd 115, Alturas, CA 96101 (35 min (23.5 miles))	Use google to get mileage/locations
Notes:	GIS image seems to be slightly off which may cause inaccuracies with GPS coordinates.	Anything you think is important to note?

Property Tax Information

Assessed property value:	\$3,000.00	Per Assesor's Website
Actual property value:	\$3,000.00	Per Assesor's Website (if different from assessed)
Back taxes owed? If so amount owed:	No	Yes/No & Amount if applicable
Tax Liens? If so amount owed:	No	Yes/No & Amount if applicable
Annual property taxes:	\$59.85	Yearly amount found from county website
Notes:	N/A	Anything you think is important to note?

Zoning & Restriction Information

Zoning / Property use code:	RESIDENTIAL-HIGH DENSITY ZONE (RH)	What is the property zoned for?
What can be built on the property?	One one-family dwelling and accessory uses, Residential care facility - Please see the attachment for more details	Homes, buildings, barns, etc
Time limit to build?	Permit is good for one (1) year.	Find out county time lines for building
Is camping allowed?	Yes	Is camping allowed? Yes/No
Camping restrictions if any:	30 days/year	Details on camping if allowed
Are RV's allowed?	Yes	Are RV's allowed? Yes/No
RV restrictions if any:	Only during construction or 30 days/year	Details on RV's if allowed
Are mobile homes allowed?	Yes	Are mobile homes allowed? Yes/No
Mobile home restrictions if any:	Must have to fulfill all the requirements. Should not be older than 10 years old	Details on mobile homes if allowed
Is property part of an HOA or POA?	No	Is the land part of an existing Home owners association?
HOA or POA dues if any:	N/A	What are the dues?
Subdivision CC&R availability:	Unable to find, if any	Copy of CC&R (If available at no charge)
Deed availability:	There is a fee of \$2 for the first page and \$1 for all others	Copy of current deed (If available at no charge)
Deed information:	Document# 2017R0002820	Reception / Book / Page #s
Notes:	N/A	Anything you think is important to note?

Utility Information

Water?	Would have to drill a well	What does the property call for - City or Well?
Sewer / Septic?	Would have to install septic	What does the property call for - Sewer or Septic?
Electric?	Would have to contact US Bonneville Power Administration (+15302335713) or Surprise Valley Electric (+15302333511)	Is there service available in the area? List contact info.
Gas?	Would have to contact Leo S Jones Propane Services Inc (+15305493100)	Is there service available in the area? List contact info.
Waste?	Would have to contact Waste Management - Alturas, CA (+18555231345) or Bieber Transfer Station (+15302521273)	Is there service available in the area? List contact info.
Notes:	Power poles visible to west on CR-71, would need to run lines or use solar / generator.	Anything you think is important to note?

County Contact Information

County Website:	https://www.co.modoc.ca.us	Website Link
Assessor Website:	https://www.co.modoc.ca.us/departments/assessor/index.php	Website Link
Treasurer Website:	https://www.co.modoc.ca.us/departments/treasurer.php	Website Link
Recorder Website:	https://www.co.modoc.ca.us/departments/recorder/index.php	Website Link
GIS Website:	N/A	Website Link
Zoning Link:	https://www.co.modoc.ca.us/departments/planning/zoning_ordinance_2.php	From County Website
Phone number for Planning Dept:	(530) 233-6406	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(530) 233-6217	Phone number per website
Phone number for Treasurer:	(530) 233-6223	Phone number per website
Phone number for Assessor:	(530) 233-6218	Phone number per website
Notes:	N/A	Anything you think is important to note?