



# PARCEL REVIEW

## DUE DILIGENCE REPORT

### Property Details

Owner Name: JELL CAPITAL INVESTMENTS LLC

Assessor's Parcel Number: 203-53-271 (20353271)

Property Address: Willcox, AZ, 85643

County, State: Cochise, AZ

Subdivision: Twin Lakes Country Club #7

Lot Number: 3683

Legal Description: Twin Lakes Country Club #7 Lot 3683

TRS: T14S R25E SEC 18

Parcel Size: 0.25 Acres

Terrain Type: Flat / Desert / Brush

Lot Dimensions: 80 ft x 135 ft

Elevation: 4160 ft

Flood Zone / Wetlands: Flood Zone - A-100 (100%) / No Wetlands Present

Notes: See deed attached for complete legal description.

### Property Location & Access

Google Map Link: <https://maps.app.goo.gl/HhpitaTrx89NosqS9>

GPS Coordinates (Center): 32.2207, -109.8391

GPS Coordinates (4 corners):	32.2209, -109.839 NE 32.2205, -109.839 SE 32.2205, -109.8393 SW 32.2209, -109.8392 NW
City or County Limits:	County
School District:	Willcox Unified District
Access To Property:	Access appears limited via undeveloped platted roads. Off road vehicle may be required.
Road Type:	Dirt
Who Maintains Roads:	County
Closest Highways:	I-10
Closest Major City:	Tucson, Arizona, 1 hr 18 min (84.3 miles)
Closest Small Town:	Willcox, Arizona, 6 min (2.2 miles)
Closest Gas Station:	Freeway Chevron, 2905 S Haskell Ave, Willcox, AZ 85643, 4 min (1.5 miles)
Nearby Attractions:	Rex Allen Arizona Cowboy Museum, 150 N Railroad Ave, Willcox, AZ 85643, 6 min (2.2 miles) Chiricahua Regional Museum, 127 E Maley St, Willcox, AZ 85643, 6 min (2.2 miles) The Thing (roadside attraction), 2631 N Johnson Rd, Dragoon, AZ 85609, 20 min (16.7 miles) Amerind Museum & Texas Canyon Nature Preserve, 2100 N Amerind Rd, Dragoon, AZ 85609, 26 min (22.0 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$40
Assessed Actual Value:	\$265□
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$5.20
Notes:	Taxes are current through 2024

## Zoning & Restriction Information

Zoning / Property Use Code:	Per County, SR-8
What can be built on the property?	Single family dwelling (site built or factory built), etc. See details attached.
Time limit to build?	Permits expire within 6 months if construction has not commenced.
Is camping allowed?	Per County, Not allowed
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, Not allowed as a dwelling.
RV restrictions if any:	RV's may be stored if a primary dwelling is established or occupied during construction for 6 months.
Are mobile homes allowed?	Per County, Not allowed
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per County, Yes
Tiny home restrictions if any:	The minimum size requirement is 300 sq ft, must be built to code.
Are short term vacation rentals allowed?	County does not regulate short term rentals.
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	Unable to locate, if any.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any.
CC&R Information:	N/A
Deed Availability:	Deed is attached
Deed Information:	2025-12191
Notes:	<b>Information above is based on County restrictions. Unable to locate CC&amp;R's, if any.</b>

Utility Information	
Water?	Would require a well or alternative.
Sewer / Septic?	Would require a septic system
Electric?	Contact Sulphur Springs Valley Electric Cooperative, Inc. (520) 384-2221 or use alternative.
Gas?	Contact Cochise County Farmers Association (520) 384-2242, G M Propane (520) 384-9150, etc.
Waste?	Contact a private hauler or visit Solid Waste Transfer Station (520) 384-4634
Notes:	<b>No public utilities available, no visible power poles in the area. Well and septic systems must be separated by 100 ft, including neighboring systems. Flood zone being present may affect septic system placement, contact Cochise County Health Department for additional details (520) 586-8200.</b>
County Contact Information	
County Website:	<a href="https://www.cochise.az.gov/">https://www.cochise.az.gov/</a>
Assessor Website:	<a href="https://www.cochise.az.gov/178/Assessor">https://www.cochise.az.gov/178/Assessor</a>
Treasurer Website:	<a href="https://www.cochise.az.gov/439/Treasurer">https://www.cochise.az.gov/439/Treasurer</a>
Recorder Website:	<a href="https://www.cochise.az.gov/498/Recorder">https://www.cochise.az.gov/498/Recorder</a>
GIS Website:	<a href="https://gis-cochise.opendata.arcgis.com/">https://gis-cochise.opendata.arcgis.com/</a>
Zoning Link:	<a href="https://www.cochise.az.gov/231/Planning-Zoning-Division">https://www.cochise.az.gov/231/Planning-Zoning-Division</a>
Phone number for Planning Dept:	520-432-9256
Phone number for Recorder:	520-432-8350
Phone number for Treasurer:	520-432-8400
Phone number for Assessor:	520-432-8650
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A