



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details		
Owner Name(s):	LEE, RYAN BENNIE	Listed on Tax Record
Assessor's Parcel Number:	018-010-002	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #
Address:	Goldeneye Ave, Deeth, NV 89823	#, street name, city, state, zip (if applicable)
County:	Elko County, NEVADA	County property is located in
Subdivision:	HUMBOLDT ACRES 1	Is the property in a subdivision?
Lot number:	2	What is the lot number (if applicable)
Legal Description:	HUMBOLDT ACRES UNIT NO 1 FILE 4558 LT 2 BLK J LOCATED IN THE SW4NW4 OF S11 T36N R58E MDB&M	Listed on Tax Record
TRS:	S11 T36N R58E	Township, Range & Section (If applicable)
Parcel size:	2.27 acres	What is the acre size?
Terrain type:	Desert	What is the land like? (desert/forest/hill/mountain/plain)
Elevation:	1614.0 m or 5295.3 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/ta9RuzVZEmv8T17B7	Link to property from google maps
GPS Coordinates:	41.0221, -115.4063	Coordinates for this property
GPS Coordinates (4 corners):	41.0225, -115.4057 - NW 41.0217, -115.4057 - NE 41.0217, -115.4069 - SE 41.0225, -115.4069 - SW	Coordinates from all 4 corners of this property
Access to property:	Goldeneye Avenue	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:	Dwight D. Eisenhower Hwy / I-80	Use google map
Closest major city:	Elko, Nevada 89801 (31 min (28.1 miles)	Use google map to get mileage/locations
Closest small town:	Wells, Nevada 89835 (28 min (25.4 miles)	Use google map to get mileage/locations
Closest gas station:	Sinclair, 5870 Coal Mine Canyon Rd, Elko, NV 89801 (18 min (15.2 miles)	Use google map to get mileage/locations
Nearby attractions:	Kingdom of Kushli, Nevada 89801 (33 min (21.0 miles) Humboldt Park, Elko, NV 89801 (17 min (13.1 miles) Northeastern Nevada Museum, 1515 Idaho St, Elko, NV 89801 (30 min (27.2 miles)	Use google to get mileage/locations
Notes:	N/A	Anything you think is important to note?
Property Tax Information		
Assessed property value:	\$3,019.00	Per Assesor's Website
Actual property value:	\$8,626.00	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:	\$43.42	Yearly amount found from county website
Notes:	N/A	Anything you think is important to note?
Zoning & Restriction Information		
Zoning / Property use code:	Agricultural-Residential	What is the property zoned for?
What can be built on the property?	Single-family dwellings not to exceed one unit on each parcel of land, Vegetable crops, Gardens	Homes, buildings, barns, etc
Time limit to build?	180 days after the permit is issued	Find out county time lines for building
Is camping allowed?	Yes	Is camping allowed? Yes/No
Camping restrictions if any:	Only for 28 days	Details on camping if allowed
Are RV's allowed?	Yes	Are RV's allowed? Yes/No
RV restrictions if any:	Only for 28 days	Details on RV's if allowed
Are mobile homes allowed?	Yes	Are mobile homes allowed? Yes/No
Mobile home restrictions if any:	One mobile home per lot for residential purposes and all facilities like electricity, gas, water etc need to be available	Details on mobile homes if allowed
Is property part of an HOA or POA?	County does not have any infomration about this and nothing found online. Better to confirm with the owner.	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 locate, if any	Copy of CC&R (If available at no charge)
Deed availability:	Deed is attached	Copy of current deed (If available at no charge)
Deed information:	Instrument# 770924	Reception / Book / Page #'s
Notes:	N/A	Anything you think is important to note?
Utility Information		
Water?	Would have to dig a well	What does the property call for - City or Well?
Sewer / Septic?	Would have to install a septic	What does the property call for - Sewer or Septic?
Electric?	Wells Rural Electric Co (+17757523328)	Is there service available in the area? List contact info.
Gas?	WELLS PROPANE INC. (+17757523421) or Western States Propane (+17757535950)	Is there service available in the area? List contact info.
Waste?	Junk Tigers (+19493258515) or Elko Sanitation (+17757383771)	Is there service available in the area? List contact info.
Notes:	Power poles visible to east on 6th St. Would need to run lines or use solar / generator.	Anything you think is important to note?
County Contact Information		
County Website:	http://www.elkocountynv.net/index.php	Website Link
Assessor Website:	http://www.elkocountynv.net/departments/assessor1/index.php	Website Link
Treasurer Website:	http://www.elkocountynv.net/departments/treasurer/index.php	Website Link
Recorder Website:	http://www.elkocountynv.net/departments/recorder/index.php	Website Link
GIS Website:	http://gis.elkocountynv.net:1402/elkogisweb.html	Website Link
Zoning Link:	http://www.elkocountynv.net/departments/planning_and_zoning/index.php	From County Website
Phone number for Planning Dept:	(775) 777-7160	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(775) 738-6526	Phone number per website
Phone number for Treasurer:	(775) 738-5694	Phone number per website
Phone number for Assessor:	(775) 738-5217	Phone number per website
Notes:	N/A	Anything you think is important to note?