



Due Diligence Report

AZ-Mohave-336-06-056

Property Details

Owner Name	TRUE NORTH VENTURES LLC
Owner Address	116 BAKER DR, REDWOOD FALLS, MN 56283
Assessor's Parcel Number	336-06-056

Property Facts

Address	27366 N PEAR AVE, MEADVIEW, AZ
County	Mohave
State	AZ
Subdivision/Block/Lot	LAKE MEAD CITY UNIT NO/N/A/56
Legal Description (unofficial)	T29N R17W SEC 11 LAKE MEAD CITY UNIT NO 11-29-17 LOT 56
T R S	T-29N, R-17W, S-11
Parcel Size	1.25
Number of Parcels	1
Google Map Link	https://www.google.com/maps/search/?api=1&query=35.91972732543945,-114.0700454711914
Property Record	https://www.mohave.gov/departments/assessor/assessor-search/?parcel=336-06-056

GPS Coordinates

	Degrees, Minutes, Seconds	Decimal Degrees	Elevation FT
Center	35°55'11.02"N,114°4'12.16"W	35.919727,-114.070045	3585
NE	35°55'11.85"N,114°4'10.15"W	35.919957,-114.069486	3614
SE	35°55'10.21"N,114°4'10.15"W	35.919503,-114.069486	3622
SW	35°55'10.21"N,114°4'14.17"W	35.919502,-114.070602	3582
NW	35°55'11.84"N,114°4'14.17"W	35.919955,-114.070602	3577

Last Transfer Info

Deed Type	Warranty Deed
Deed Transfer Date	01/15/2025
Deed Record Location	Fee number: 2025002021

County Website Information

County Website	https://www.mohave.gov/Default.aspx	
Treasurer	https://www.mohave.gov/ContentPage.aspx?id=132	(928) 753-0737
Recorder/Clerk	https://www.mohave.gov/ContentPage.aspx?id=129	(928) 753-0701
Planning/Zoning	https://www.mohave.gov/ContentPage.aspx?id=124	(928) 758-0707
GIS Website	https://mcgis.mohave.gov/html5/?viewer=moh	
Assessor	https://www.mohave.gov/ContentPage.aspx?id=111	(928) 753-0703

Property Tax Information

Assessed Property Value	\$490
Back Taxes Owed	\$42.3
Tax Liens	\$0
Annual Property Taxes	\$41.74

Actual Property Details/Information

Access Road	N Pear Ave
Road Surface	Dirt
Road Maintenance	County
Elevation (ft)	Low: 3577 ft. / High: 3622 ft
Terrain Type	Flat, slightly sloped.
Closest Highways	US HWY-93, RT-564.
Closest Major Cities	Las Vegas, Henderson, Phoenix, Los Angeles.
Nearby Attractions	Grand Canyon West Skywalk, Grand Canyon Caverns, London Bridge, Welcome to Fabulous Las Vegas Sign, Lewis Kingman Park, Kingman Route 66 Arch, Arizona Route 66 Museum, Metcalfe Park, Mohave Museum of History and Arts.



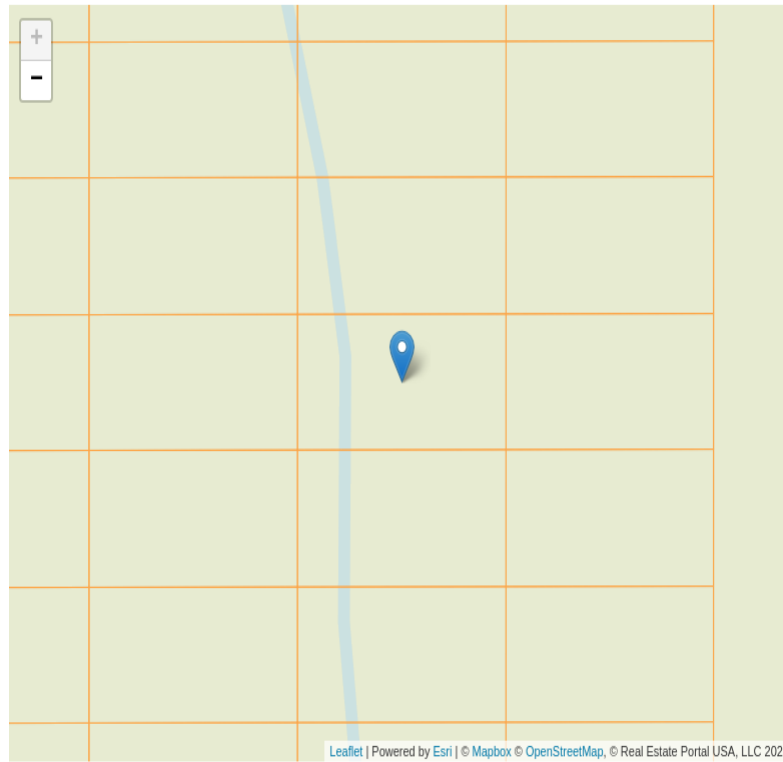
County Details

Zoning	Residential Recreation
Property Use Code	R-E
What Can Be Built	House
What Can You Do On/Near Property	
Camping/Notes	Tent camping is not allowed but RV camping is allowed for up to two weeks at a time, but no more than 30 calendar days in a year.
RVs/Notes	RVs are allowed. One could camp with an RV for up to two weeks at a time, but no more than 30 calendar days in a year. If one wanted to live in their RV or stay longer than the previously identified time they will need to obtain a Temporary Residence Permit. It is good for a year and renewable annually but will require septic on the property.
Mobile Home/Notes	Mobile homes are allowed. It will need to be manufactured after June 15, 1976, be installed by a licensed installer, have a verifiable HUD date plate, and have state-approved skirting within 90 days of installation.
Water	You will need to build a well or haul water. Contact the Arizona Department of Water Resources for more information at (602) 771-8500.
Sewer/Septic	Septic. Contact the Environmental Quality Department at (928)-757-0903 extension (5872).
Electric	Solar, wind, or generator. Contact Mohave Electric Co-Op at 1-928-763-1100.
Gas	No natural gas. LP, diesel, or tank. Contact Southwest Gas Corporation at 18778606020.
Waste	Owner's responsibility.
HOA/Fees	None.

Notes	The County websites show CLASSI PHILIP N with address 3028 YORKTOWN ST SARASOTA, FL 34231 as the current owner of this property. This is also reflecting on the Assessor's system when they were contacted. However, there was a recent purchase where a deed was recorded on January 15th, 2025, that shows the current property owner as TRUE NORTH VENTURES LLC. This will approximately take 10 weeks to reflect on the County websites.
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Photos

Nearby Property
Bounds

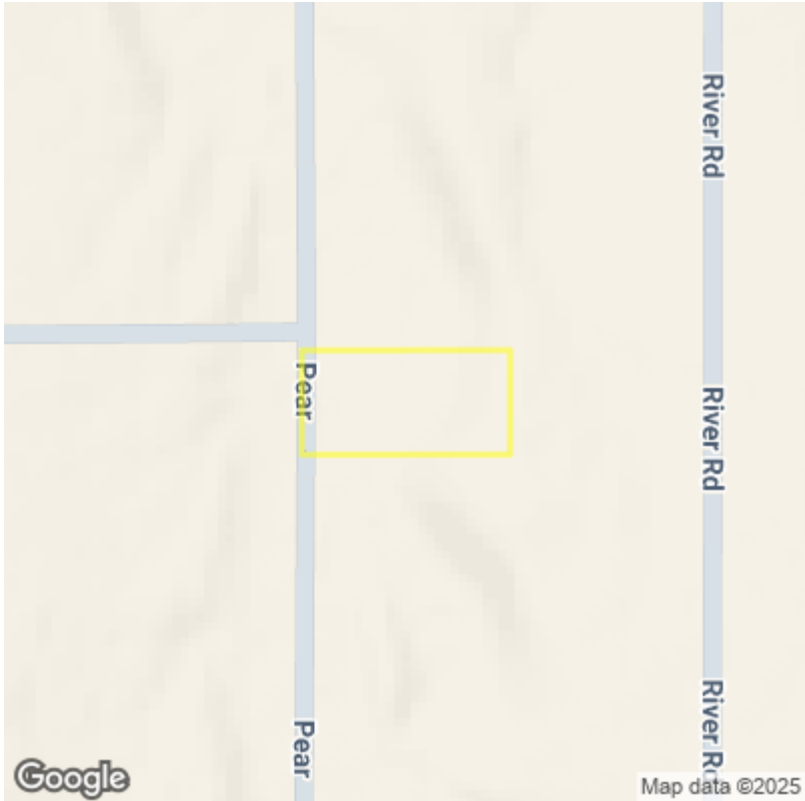



Close Up

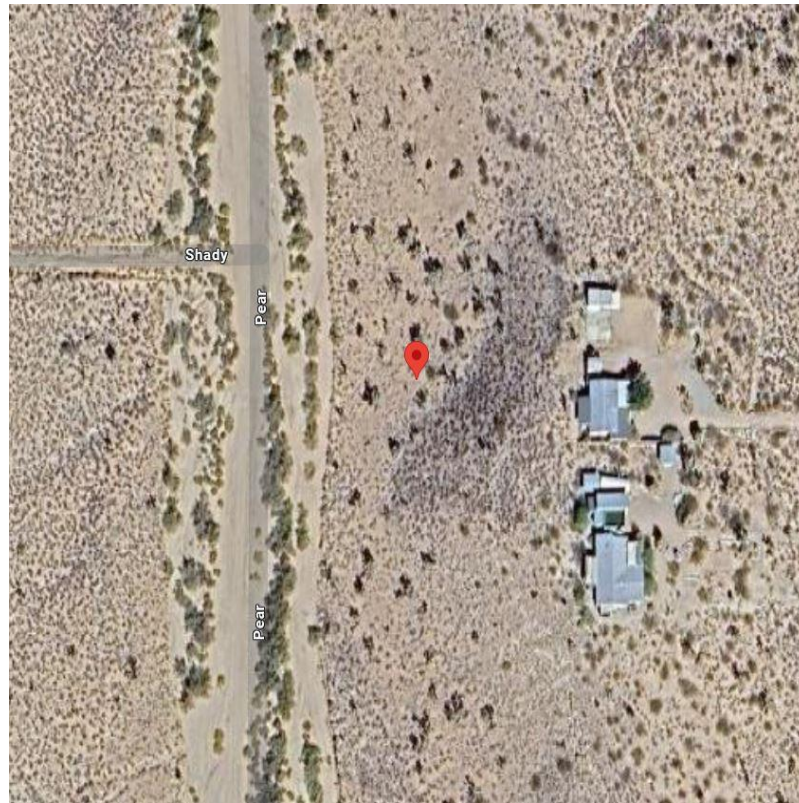


Main Roads
Overview



<p>Terrain</p>	
<p>Aerial</p>	

Street



GIS



