



Due Diligence Report

AZ-Mohave-336-07-123

Property Details

Owner Name	KRAUSS EUGENE A & CAROLYN L JT
Owner Address	8351 CHAFFEE ST, RANCHO CUCAMONGA, CA 917305007
Assessor's Parcel Number	336-07-123

Property Facts

Address	26932 N ROSE RD, MEADVIEW, AZ
County	Mohave
State	AZ
Subdivision/Block/Lot	KEYSTONE UNIT 13-29-17/D/28
Legal Description (unofficial)	KEYSTONE UNIT 13-29-17 BLK D LOT 28
T R S	T-29N, R-17W, S-13
Parcel Size	1.15
Number of Parcels	1
Google Map Link	https://www.google.com/maps/search/?api=1&query=35.906951904296875,-114.05889129638672
Property Record	https://www.mohave.gov/departments/assessor/assessor-search/?parcel=336-07-123

GPS Coordinates

	Degrees, Minutes, Seconds	Decimal Degrees	Elevation FT
Center	35°54'25.03"N,114°3'32.01"W	35.906952,-114.058891	3741
SE	35°54'24.23"N,114°3'30.12"W	35.906731,-114.058368	3746
SW	35°54'24.21"N,114°3'33.92"W	35.906726,-114.059423	3732
NW	35°54'25.8"N,114°3'33.92"W	35.907168,-114.059423	3728
NE	35°54'25.82"N,114°3'30.12"W	35.907173,-114.058368	3741

Last Transfer Info

Deed Type	Special Warranty Deed
Deed Transfer Date	10/25/1990
Deed Record Location	Fee Number: 9074789

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	\$616
Back Taxes Owed	\$0
Tax Liens	\$0
Annual Property Taxes	\$49.98

Actual Property Details/Information

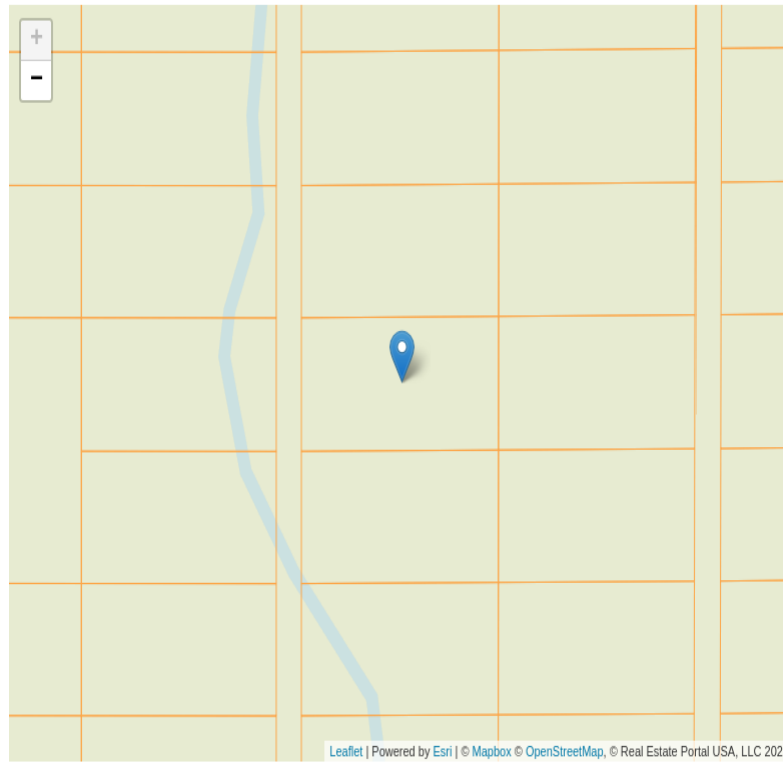
Access Road	N Rose Rd
Road Surface	Dirt
Road Maintenance	County
Elevation (ft)	Low: 3728 ft. / High: 3746 ft
Terrain Type	Slightly sloped.
Closest Highways	US HWY-93, RT-66.
Closest Major Cities	Henderson, Las Vegas, Phoenix, Los Angeles.
Nearby Attractions	Grand Canyon West Skywalk, Grand Canyon Caverns, 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	Agriculture Residential
Property Use Code	AR
What Can Be Built	House
What Can You Do On/Near Property	Reside
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.

Photos

Nearby Property
Bounds



Close Up

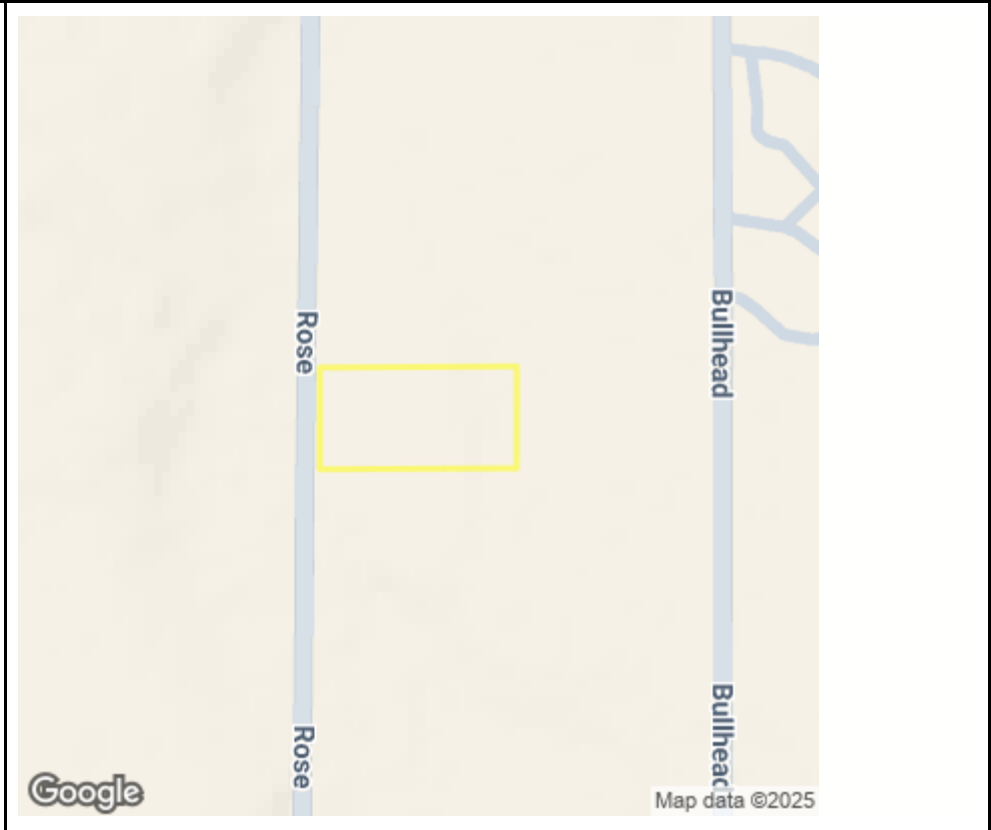


Main Roads
Overview





Terrain



Aerial



Street



GIS



