

# PRELIMINARY PROPERTY REPORT

**LAND BOSS**  
INVEST LIKE A BOSS

## Property Details

Assessor's Parcel Number:	306-40-104Z
Property Address:	Chino Valley, AZ 86323
County, State:	Yavapai County, AZ
Subdivision:	N/A
Lot Number:	N/A
Legal Description:	Section 21 Township 17N Range 2W Lot 104F-3
TRS:	T17N R2W SEC21
Parcel Size:	2.48 acres
Terrain Type:	Desert
Lot Dimensions:	236.0 feet North 458.5 feet East 234.6 feet South 458.9 feet West
Elevation:	1391 m or 4564 feet
Flood Zone / Wetlands:	No
Notes:	<b>See deed attached for complete legal description.</b>

## Property Location / Access

Google Map Link:	<a href="https://maps.app.goo.gl/Krx5CppZ7NHATy726">https://maps.app.goo.gl/Krx5CppZ7NHATy726</a>
GPS Coordinates (Center):	34.83582, -112.47349
GPS Coordinates (4 corners):	34.83644, -112.47388 NW 34.83645, -112.47309 NE 34.83519, -112.47311 SE 34.83519, -112.47389 SW
City or County Limits:	County
School District:	Chino Valley Unified School District
Access To Property:	Yes, via Vintage Rd

Road Type:	Dirt
Who Maintains Roads:	County
Closest Highways:	AZ-89
Closest Major City:	Prescott, Arizona (38 min, 24.2 miles)
Closest Small Town:	Chino Valley, Arizona (14 min, 7.4 miles)
Closest Gas Station:	Depot 89, 23050 AZ-89, Paulden, AZ 86334 (9 min, 3.6 miles)
Notes:	N/A

## Tax & Land Use Information

Annual Property Taxes:	\$437.18
Zoning / Property Use Code:	Residential District - (RCU-2A)
What can be built on the property?	<b>Single Family Dwelling, Religious institutions, Community Parks - (For further see the "Land Uses" attached file)</b>
Time limit to build?	The permit is valid for six months and can be extended upon passing the inspection.
Is camping allowed?	Per County, Yes
Camping restrictions if any:	Camping is allowed in the county, for up to 10 consecutive days, thrice in a year. The lot size must be 2 acres.
Are RV's allowed?	Per County, Yes
RV restrictions if any:	RVs are allowed in the county, for up to 10 consecutive days, thrice in a year. The lot size must be 2 acres.
Are mobile homes allowed?	Per County, Yes
Mobile home restrictions if any:	A septic system needs to be installed on the property. MH must be newer than June 15, 1976. Would have to follow building code.
Are tiny homes allowed?	Per County, Yes
Tiny home restrictions if any:	There is no minimum size requiremnt, Just have to follow the building safety guidelines.
Are short term vacation rentals allowed?	Per County, Yes
Vacation rental restrictions if any:	County does not regulate. Must have to follow the State guidelines and register at county assessor. Per County, if you are living offsite, the whole HOUSE needs to be rented and if you are living onsite upto 4 bedrooms can be rented.

Is property part of an HOA or POA?	County does not possess any information regarding this matter, and no relevant information could be found online. It would be advisable to verify with the property owner.
HOA or POA dues, if any:	N/A
Subdivision CC&R Availability:	<b>Unable to locate Subdivision CC&amp;R's if any</b>
CC&R Information:	N/A
Notes:	<b>This parcel is OUTSIDE the city limits. The information above is based on county restrictions, unable to locate subdivision CC&amp;R's if any.</b>

### Utility Information

Water?	Would have to drill a well
Sewer / Septic?	Would have to install a septic system
Electric?	Would have to contact Arizona Public Service Company (602-371-7171). (Website: <a href="https://www.aps.com/en/residential/home">https://www.aps.com/en/residential/home</a> )
Gas?	Would have to contact Ferrellgas (928-445-3940), Suburban Propane (928-636-1313).
Waste?	Would have to contact United Disposal (928-636-5203) or Paulden Transfer Station (928-925-3249).
Notes:	<b>As per Yavapai County Planner and Abra Water Co Inc, well and septic is required.</b>

### County Contact Information

County Website:	<a href="https://yavapaiaz.gov/">https://yavapaiaz.gov/</a>
Assessor Website:	<a href="https://yavapaiaz.gov/assessor">https://yavapaiaz.gov/assessor</a>
Treasurer Website:	<a href="https://yavapaiaz.gov/treasurer">https://yavapaiaz.gov/treasurer</a>
Recorder Website:	<a href="https://yavapaiaz.gov/recorder">https://yavapaiaz.gov/recorder</a>
GIS Website:	<a href="https://gis.yavapaiaz.gov/v4/map.aspx?search=#">https://gis.yavapaiaz.gov/v4/map.aspx?search=#</a>
Zoning Link:	<a href="https://yavapaiaz.gov/devserv/Divisions/Planning-Division/Planning-Zoning-Cases">https://yavapaiaz.gov/devserv/Divisions/Planning-Division/Planning-Zoning-Cases</a>
Phone number for Planning Dept:	(928) 771-3214
Phone number for Recorder:	(928) 771-3244
Phone number for Treasurer:	(928) 771-3233

Phone number for Assessor:	(928) 771-3220
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A