

PRELIMINARY PROPERTY REPORT

LAND BOSS
INVEST LIKE A BOSS

Property Details

Assessor's Parcel Number:	306-13-201
Property Address:	Emery Park Rd, Golden Valley, AZ 86413
County, State:	Mohave County, AZ
Subdivision:	GOLDEN SAGE RANCHOS UNIT 66
Lot Number:	15
Legal Description:	Section: 3 Township: 21N Range: 19W GOLDEN SAGE RANCHOS UNIT 66 BLK O LOT 15
TRS:	T21N R19W SEC3
Parcel Size:	2.35 acres
Terrain Type:	Desert
Lot Dimensions:	309.2 feet North 330.9 feet West 309.2 feet South 330.5 feet East
Elevation:	865 m or 2838 feet
Flood Zone / Wetlands:	No Flood Zone, Minimal Wetlands
Notes:	See deed attached for complete legal description.

Property Location / Access

Google Map Link:	https://maps.app.goo.gl/r1CSyHvyG2jvyBWx6
GPS Coordinates (Center):	35.23452, -114.29297
GPS Coordinates (4 corners):	35.23520, -114.29349 NW 35.23520, -114.29245 NE 35.23430, -114.29245 SE 35.23430, -114.29349 SW
City or County Limits:	County
School District:	Kingman Unified School District
Access To Property:	Yes, via Emery Park Rd

Road Type:	Paved
Who Maintains Roads:	County
Closest Highways:	AZ-68
Closest Major City:	Lake Havasu City, Arizona (1h 10 min, 70 miles)
Closest Small Town:	Golden Valley, Arizona 86413 (8 min, 5.4 miles)
Closest Gas Station:	76, 7104 AZ-68, Golden Valley, AZ 86413 (3 min, 1.7 miles)
Notes:	N/A

Tax & Land Use Information

Annual Property Taxes:	\$139.22
Zoning / Property Use Code:	Agriculture Residential - (AR)
What can be built on the property?	A single-family dwelling, Guest Ranches, Schools, churches (For further see the "Land Uses" attached file)
Time limit to build?	No time limit, but once permit is pulled inspections needed every 6 months.
Is camping allowed?	Per County, Yes
Camping restrictions if any:	Camping is allowed up to 14 consecutive days, not to exceed 30 days in a calendar year.
Are RV's allowed?	Per County, Yes
RV restrictions if any:	RV's can be permitted as residence in AR zoning.
Are mobile homes allowed?	Per County, Yes
Mobile home restrictions if any:	Only HUD homes are allowed in Mohave County, they must be manufactured after June of 1976 and have HUD number(s).
Are tiny homes allowed?	Per County, Yes
Tiny home restrictions if any:	Tiny homes are allowed as long as it meets the International Residential Codes 2018.
Are short term vacation rentals allowed?	No regulations as per County.
Vacation rental restrictions if any:	N/A

Is property part of an HOA or POA?	County does not have information about this and nothing found online. Better to confirm with the owner.
HOA or POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any
CC&R Information:	N/A
Notes:	This parcel is OUTSIDE the city limits. The information above is based on county restrictions, unable to locate subdivision CC&R's if any.

Utility Information

Water?	water is available. would have to contact Golden Valley Improvement District (928-757-0914). Website: (https://www.mohave.gov/departments/public-works/improvement-districts/golden-valley-id-water/)
Sewer / Septic?	Would have to install a septic system.
Electric?	Would have to contact UniSource Energy Services (877-837-4968). Website: (https://www.uesaz.com/)
Gas?	Would have to contact John Graves Propane of AZ (928-565-2821) or Ferrellgas (928-757-1101).
Waste?	Would have to contact Westside Disposal (928-565-9369) or WM - Kingman Transfer Station (928-286-5725).
Notes:	Per Golden Valley Improvement District, water is available however septic is required.

County Contact Information

County Website:	https://www.mohavecounty.us/default.aspx
Assessor Website:	https://www.mohavecounty.us/ContentPage.aspx?id=111
Treasurer Website:	https://www.mohavecounty.us/ContentPage.aspx?id=132
Recorder Website:	https://www.mohavecounty.us/ContentPage.aspx?id=129
GIS Website:	https://mcgis.mohave.gov/html5/?viewer=moh&run=ParcelIDSearch&ParcelId=306-13-201
Zoning Link:	https://www.mohavecounty.us/ContentPage.aspx?id=124&cid=367
Phone number for Planning Dept:	(928) 757-0904
Phone number for Recorder:	(928) 753-0701
Phone number for Treasurer:	(928) 753-0737

Phone number for Assessor:	(928) 753-0703
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A