

PRELIMINARY PROPERTY REPORT

LAND BOSS

INVEST LIKE A BOSS

Property Details

Assessor's Parcel Number:	506-58-204-A
Property Address:	490 W Van Buren St, Phoenix, AZ 85003
County, State:	Maricopa County, AZ
Subdivision:	ROSE VIEW ESTATES UNIT 2
Lot Number:	63
Legal Description:	ROSE VIEW ESTATES UNIT 2 MCR 107/21 LOT 63 EX BEG NW COR LOT 63 ELY 122.24F S 37D 58M W TO W LN LOT 63 A DIST 202.97F N 161.33F POB
TRS:	T1N R8W SEC4
Parcel Size:	1.9 acres
Terrain Type:	Desert
Lot Dimensions:	186.91 Feet North 299.66 Feet East 309.66 Feet South 341.58 Feet West
Elevation:	353.4 m or 1159.6 feet
Flood Zone / Wetlands:	The location of this parcel falls within a designated "Flood-Zone" area.
Notes:	See deed attached for complete legal description

Property Location / Access

Google Map Link:	https://maps.app.goo.gl/a71PqBzLw6613bPy8
GPS Coordinates (Center):	33.45085, -113.09100

GPS Coordinates (4 corners):	33.451056, -113.091192 NW 33.451061, -113.090585 NE 33.450241, -113.090586 SE 33.450238, -113.091603 SW
City or County Limits:	County
School District:	Arlington Elementary School District
Access To Property:	Yes, via W Van Buren St
Road Type:	Dirt
Who Maintains Roads:	County
Closest Highways:	I-10
Closest Major City:	Phoenix, Arizona (1 hr 14 min, 65 miles)
Closest Small Town:	Tonopah, Arizona (18 min, 12.7 miles)
Closest Gas Station:	Mobil, 4126 411th Ave, Tonopah, AZ 85354 (19 min, 12.8 miles)
Notes:	N/A

Tax & Land Use Information

Annual Property Taxes:	\$135.94
Zoning / Property Use Code:	Rural Zoning District - (RU-43)
What can be built on the property?	Single-family Dwelling, Community Gardens, Schools, Churches - (For further see the "Land Uses" attached file)
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 during construction only with a special use permit and having an active building permit.

Are RV's allowed?	Per County, Yes
RV restrictions if any:	RV is allowed in the county during construction only with a special use permit and having an active building permit.
Are mobile homes allowed?	Per County, Yes
Mobile home restrictions if any:	It must be newer than 1980. Would have to follow building code and setbacks.
Are tiny homes allowed?	Per County, Yes
Tiny home restrictions if any:	No minimum size requiremnt for a tiny house. It must be on a permanent foundation.
Are short term vacation rentals allowed?	No regulations as per County
Vacation rental restrictions if any:	County does not have any restrictions on short term rentals.
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 CC&R's if any
CC&R Information:	N/A
Notes:	The 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?	Would have to dig a well or haul water.
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Sewer / Septic?	Would have to install a septic.
Electric?	Would have to contact Arizona Public Service Company (602-371-7171) or Salt River Project (602-236-8888).
Gas?	Would have to contact Ferrellgas (602-585-0851) or Propane Refill at U-Haul (623-455-6280).
Waste?	Would have to contact Hassayampa Transfer Station (602-768-5211) or Belmont Waste Disposal (623-386-5080) or Republic Services Southwest Regional Landfill (623-393-0085).
Notes:	As per County's Planner and Water Resources Administration, well and septic is required.

County Contact Information

County Website:	https://www.maricopa.gov/
Assessor Website:	https://www.mcassessor.maricopa.gov/
Treasurer Website:	https://treasurer.maricopa.gov/
Recorder Website:	https://recorder.maricopa.gov/
GIS Website:	https://www.maricopa.gov/3942/GIS-Mapping-Applications
Zoning Link:	https://www.maricopa.gov/797/Planning-Development
Phone number for Planning Dept:	602-506-3301
Phone number for Recorder:	602-506-3535
Phone number for Treasurer:	602-506-8511
Phone number for Assessor:	602-506-3406
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A