

# PRELIMINARY PROPERTY REPORT

## LAND BOSS

INVEST LIKE A BOSS

### Property Details

|                           |                                                                                |
|---------------------------|--------------------------------------------------------------------------------|
| Assessor's Parcel Number: | Map # 043.04-01-18      Control # 009009                                       |
| Property Address:         | 117 Sun Valley Dr, Tafton, PA 18464                                            |
| County, State:            | Pike County, PA                                                                |
| Subdivision:              | TANGLWOOD LAKES                                                                |
| Lot Number:               | 635                                                                            |
| Legal Description:        | LOT 635 TANGLWOOD LAKES MAP 2N                                                 |
| TRS:                      | N/A                                                                            |
| Parcel Size:              | 0.47 acres                                                                     |
| Terrain Type:             | Wooded                                                                         |
| Lot Dimensions:           | 187.57 feet North<br>112.66 feet East<br>193.30 feet South<br>145.92 feet West |
| Elevation:                | 410.6 m or 1347.1 feet                                                         |
| Flood Zone / Wetlands:    | No                                                                             |
| Notes:                    | N/A                                                                            |

### Property Location / Access

|                           |                                                                                                   |
|---------------------------|---------------------------------------------------------------------------------------------------|
| Google Map Link:          | <a href="https://maps.app.goo.gl/mLkG4TCfYJtg8Tff6">https://maps.app.goo.gl/mLkG4TCfYJtg8Tff6</a> |
| GPS Coordinates (Center): | 41.41930, -75.17010                                                                               |

|                              |                                                                                                              |
|------------------------------|--------------------------------------------------------------------------------------------------------------|
| GPS Coordinates (4 corners): | 41.419569, -75.170159 NW<br>41.419226, -75.169650 NE<br>41.418977, -75.169890 SE<br>41.419256, -75.170489 SW |
| City or County Limits:       | County                                                                                                       |
| School District:             | Wallenpaupack Area School District                                                                           |
| Access To Property:          | Yes, via Sun Valley Dr                                                                                       |
| Road Type:                   | Dirt                                                                                                         |
| Who Maintains Roads:         | County                                                                                                       |
| Closest Highways:            | US-6                                                                                                         |
| Closest Major City:          | Scranton, Pennsylvania (44 min, 36.7 miles)                                                                  |
| Closest Small Town:          | Tafton, Pennsylvania (4 min, 1.6 miles)                                                                      |
| Closest Gas Station:         | CITGO, Palmyra Township, PA 18464 (4 min, 1.7 miles)                                                         |
| Notes:                       | N/A                                                                                                          |

## Tax & Land Use Information

|                                    |                                                                                                                     |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| Annual Property Taxes:             | \$43.19                                                                                                             |
| Zoning / Property Use Code:        | RESIDENTIAL DISTRICT - R                                                                                            |
| What can be built on the property? | <b>Dwelling single-family, Dwelling two-family, Crop production, Short-term rental - See the attached ordinance</b> |
| Time limit to build?               | Permit is good for one year; an extension can be granted for just cause.                                            |
| Is camping allowed?                | Per Township, No                                                                                                    |
| Camping restrictions if any:       | N/A                                                                                                                 |

|                                          |                                                                                                                                                                  |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Are RV's allowed?                        | Per Township, No                                                                                                                                                 |
| RV restrictions if any:                  | N/A                                                                                                                                                              |
| Are mobile homes allowed?                | Per Township, Yes                                                                                                                                                |
| Mobile home restrictions if any:         | Mobile homes are permitted only on a permanent foundation with required permits and county approval.                                                             |
| Are tiny homes allowed?                  | Per Township, Yes                                                                                                                                                |
| Tiny home restrictions if any:           | Tiny homes are allowed, but they must comply with all zoning regulations and Pennsylvania Uniform Construction Code (PAUCC) requirements.                        |
| Are short term vacation rentals allowed? | Per Township, Yes                                                                                                                                                |
| Vacation rental restrictions if any:     | Would have to obtain all required short term rental permits and ensure they are properly renewed on an ongoing basis (See attached ordinance)                    |
| Is property part of an HOA or POA?       | <b>Yes, <a href="https://www.tanglwoodnorthcommunityassociation.com/">https://www.tanglwoodnorthcommunityassociation.com/</a><br/>Unable to contact with HOA</b> |
| HOA or POA dues, if any:                 | N/A                                                                                                                                                              |
| Subdivision CC&R Availability:           | <b>Unable to locate CC&amp;Rs if any</b>                                                                                                                         |
| CC&R Information:                        | N/A                                                                                                                                                              |
| Notes:                                   | <b>The Parcel is OUTSIDE the city limits. The information above is based on Township restrictions, unable to locate subdivision CC&amp;R's if any.</b>           |

## Utility Information

|        |                                                                                                                                                        |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Water? | Water is available. Would have to contact Aqua Solutions (877-987-2782). (Website: <a href="https://www.aquawater.com">https://www.aquawater.com</a> ) |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sewer / Septic? | Would have to install a septic system.                                                                                                                         |
| Electric?       | Would have to contact PPL Electric Utilities (800-342-5775/570-309-4814).<br>(Website: <a href="https://www.pplelectric.com">https://www.pplelectric.com</a> ) |
| Gas?            | Would have to contact Eastern Propane (570-226-3771) or Button Energy (570-226-4823).                                                                          |
| Waste?          | Would have to contact Casella Waste Systems (844-675-0580) or Palmyra Township Recycling (570-226-2230).                                                       |
| Notes:          | <b>As per Aqua Solutions, water is available however septic is available.</b>                                                                                  |

## County Contact Information

|                                 |                                                                                                                                                     |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| County Website:                 | <a href="https://www.pikepa.org/">https://www.pikepa.org/</a>                                                                                       |
| Assessor Website:               | <a href="https://www.pikepa.org/government/assessment/index.php">https://www.pikepa.org/government/assessment/index.php</a>                         |
| Treasurer Website:              | <a href="https://www.pikepa.org/government/propertytaxes.php">https://www.pikepa.org/government/propertytaxes.php</a>                               |
| Recorder Website:               | <a href="https://www.pikepa.org/government/recorder_of_deeds/index.php">https://www.pikepa.org/government/recorder_of_deeds/index.php</a>           |
| GIS Website:                    | <a href="https://www.pikepa.org/government/gis_tax_administration/index.php">https://www.pikepa.org/government/gis_tax_administration/index.php</a> |
| Zoning Link:                    | <a href="https://palmyrapike.org/">https://palmyrapike.org/</a>                                                                                     |
| Phone number for Planning Dept: | 570-877-2041                                                                                                                                        |
| Phone number for Recorder:      | 570-296-3508                                                                                                                                        |
| Phone number for Treasurer:     | 570-296-3407                                                                                                                                        |
| Phone number for Assessor:      | 570-296-5936                                                                                                                                        |
| City Website:                   | N/A                                                                                                                                                 |
| Phone number for City:          | N/A                                                                                                                                                 |
| Notes:                          | N/A                                                                                                                                                 |