



Due Diligence Report

Mohave-AZ-338-07-406

Property Details

Owner Name	ZACHARY HUNTER / HUNTER LAND VENTURES, LLC
Owner Address	610 WATERMARK WAY, FRANKLIN, TN 37064
Assessor's Parcel Number	338-07-406

Property Facts

Address	N/A	
County	Mohave	
State	AZ	
Subdivision/Block/Lot	LAKE MEAD CITY UNIT 29-30-16 / N/A / 406	
Legal Description (unofficial)	LAKE MEAD CITY UNIT NO 29 30 16 LOT 406	
T R S	T-30N, R-16W, S-29	
Parcel Size	1.25	
Number of Parcels	1	
GPS Coordinates	GPS Center	35°57'26.41"N, 114° 1'44.23"W
	GPS NW	35°57'25.56"N, 114° 1'46.24"W
	GPS NE	35°57'27.18"N, 114° 1'46.24"W
	GPS SE	35°57'27.19"N, 114° 1'42.24"W
	GPS SW	35°57'25.56"N, 114° 1'42.24"W
Google Map Link	https://goo.gl/maps/P132d9myaUn9bgo49	
Property Record	https://www.mohave.gov/ContentPage.aspx?id=111&cid=1402&page=1&id=2187	

Last Transfer Info	Deed Type	Quit Claim Deed
	Deed Transfer Date	1991-07-10
	Deed Record Location	BK:1961, PG:61

County Website Information

County	https://www.mohavecounty.us/Default.aspx	
Assessor	https://www.mohavecounty.us/ContentPage.aspx?id=111	(928) 753-0703
Treasurer	https://www.mohavecounty.us/ContentPage.aspx?id=132	(928) 753-0737
Recorder/Clerk	https://www.mohavecounty.us/ContentPage.aspx?id=129	(928) 753-0701
Planning/Zoning	https://www.mohavecounty.us/ContentPage.aspx?id=124	(928) 758-0707
GIS Website	https://mcgis2.mohavecounty.us/html5/?viewer=moh	

Property Tax Information

Assessed Property Value	
Back Taxes Owed	\$0.00
Tax Liens	\$0.00
Annual Property Taxes	\$13.66

Actual Property Details/Information




Access Road	Property is landlocked. Closest road is Qail Run Ln
Road Surface	Dirt
Road Maintenance	Private
Elevation (ft)	Low: 3290 ft. / High: 3311 ft.
Terrain Type	Treed, Dessert, Flat.
Closest Highways	US-HWY-93, Rt-66.
Closest Major Cities	Las Vegas, Henderson, Kingman, Mesquite, Flagstaff.
Nearby Attractions	Grand Canyon Skywalk, Grand Canyon West Entrance Station, Giganticus Headicus, Guano Point, Lake Mead National Recreation

	Area.
Walk Score	Car Dependent (25-49)
Bike Score	Somewhat Bikeable (0-49)
Transit Score	N/A

County Details

Zoning	Residential/Recreational
Property Use Code	N/A
What Can Be Built	House
What Can You Do On/Near Property	Reside
Camping/Notes	Allowed.
RVs/Notes	No RV's Notes.
Mobile Home/Notes	Mobile homes are allowed.
Water	You will need to build a well or haul water.
Sewer/Septic	No Sewer. Septic Only
Electric	Contact local electric company, solar or wind.
Gas	No Natural Gas. LP, diesel or tank.
Waste	Owner's responsibility.
HOA/Fees	None in the area.
Notes	N/A

Photos

GIS Photo View	 <p>A grid of 48 aerial photographs arranged in 8 rows and 6 columns. Each photo is labeled with a parcel number. The parcel numbers are: Row 1: 338-07-494, 338-07-467, 338-07-430, 338-07-403, 338-07-366, 338-07-339, 338-07-302; Row 2: 338-07-493, 338-07-468, 338-07-429, 338-07-404, 338-07-365, 338-07-340, 338-07-301; Row 3: 338-07-492, 338-07-469, 338-07-428, 338-07-405, 338-07-364, 338-07-341, 338-07-300; Row 4: 338-07-491, 338-07-470, 338-07-427, 338-07-406, 338-07-363, 338-07-342, 338-07-299; Row 5: 338-07-490, 338-07-471, 338-07-426, 338-07-407, 338-07-362, 338-07-343, 338-07-298; Row 6: 338-07-489, 338-07-472, 338-07-425, 338-07-408, 338-07-361, 338-07-344, 338-07-297; Row 7: 338-07-488, 338-07-473, 338-07-424, 338-07-409, 338-07-360, 338-07-345, 338-07-296. The parcel 338-07-406 is highlighted with a red border and a red location pin. A small number '29' is visible below the highlighted parcel.</p>
Aerial Photo View	 <p>Aerial photograph of a large, flat, greenish-brown field. A blue rectangular highlight is centered on the field, with a red location pin and the parcel number '33807406' overlaid on it.</p>
Street Level Photo View	 <p>Street level photograph of the same field. A red location pin is placed in the middle of the field. The background shows a clear blue sky and distant mountains.</p>

