

# Due Diligence Report

## AZ-Mohave-312-10-281

### Property Details

Owner Name	THRUSTON ARTHUR L II & PAMELA S
Owner Address	2747 University, Mesa, AZ, 85213
Assessor's Parcel Number	312-10-281

### Property Facts

Address	N/A
County	Mohave
State	AZ
Subdivision/Block/Lot	Lake Mead Rancheros
Legal Description (unofficial)	LAKE MEAD RANCHEROS UNIT 16 LOT 4803
T R S	T-25N, R-15W, S-5
Parcel Size	1.25
Number of Parcels	1
Google Map Link	<a href="https://maps.app.goo.gl/7dVuGtcB6mmZBwTH6">https://maps.app.goo.gl/7dVuGtcB6mmZBwTH6</a>
Property Record	<a href="https://www.mohave.gov/departments/assessor/assessor-search/">https://www.mohave.gov/departments/assessor/assessor-search/</a>

## GPS Coordinates

	Degrees, Minutes, Seconds	Decimal Degrees
Center	35°34'54.6"N 113°54'19.3"W	35.581840, -113.905350
NE	35°34'56.3"N 113°54'18.3"W	35.582302, -113.905077
SE	35°34'53.0"N 113°54'18.3"W	35.581396, -113.905080
SW	35°34'53.0"N 113°54'20.3"W	35.581395, -113.905634
NW	35°34'56.3"N 113°54'20.3"W	35.582302, -113.905631

## Last Transfer Info

Deed Type	Warranty Deed
Deed Transfer Date	
Deed Record Location	

## County Website Information

County Website	<a href="https://www.mohave.gov/Default.aspx">https://www.mohave.gov/Default.aspx</a>	
Treasurer	<a href="https://www.mohave.gov/ContentPage.aspx?id=132">https://www.mohave.gov/ContentPage.aspx?id=132</a>	(928) 753-0737
Recorder/Clerk	<a href="https://www.mohave.gov/ContentPage.aspx?id=129">https://www.mohave.gov/ContentPage.aspx?id=129</a>	(928) 753-0701
Planning/Zoning	<a href="https://www.mohave.gov/ContentPage.aspx?id=124">https://www.mohave.gov/ContentPage.aspx?id=124</a>	(928) 758-0707
GIS Website	<a href="https://mcgis.mohave.gov/html5/?viewer=moh">https://mcgis.mohave.gov/html5/?viewer=moh</a>	
Assessor	<a href="https://www.mohave.gov/ContentPage.aspx?id=111">https://www.mohave.gov/ContentPage.aspx?id=111</a>	(928) 753-0703

## Property Tax Information

Assessed Property Value	\$203
Back Taxes Owed	\$0
Tax Liens	\$0
Annual Property Taxes	\$7.82

## Actual Property Details/Information

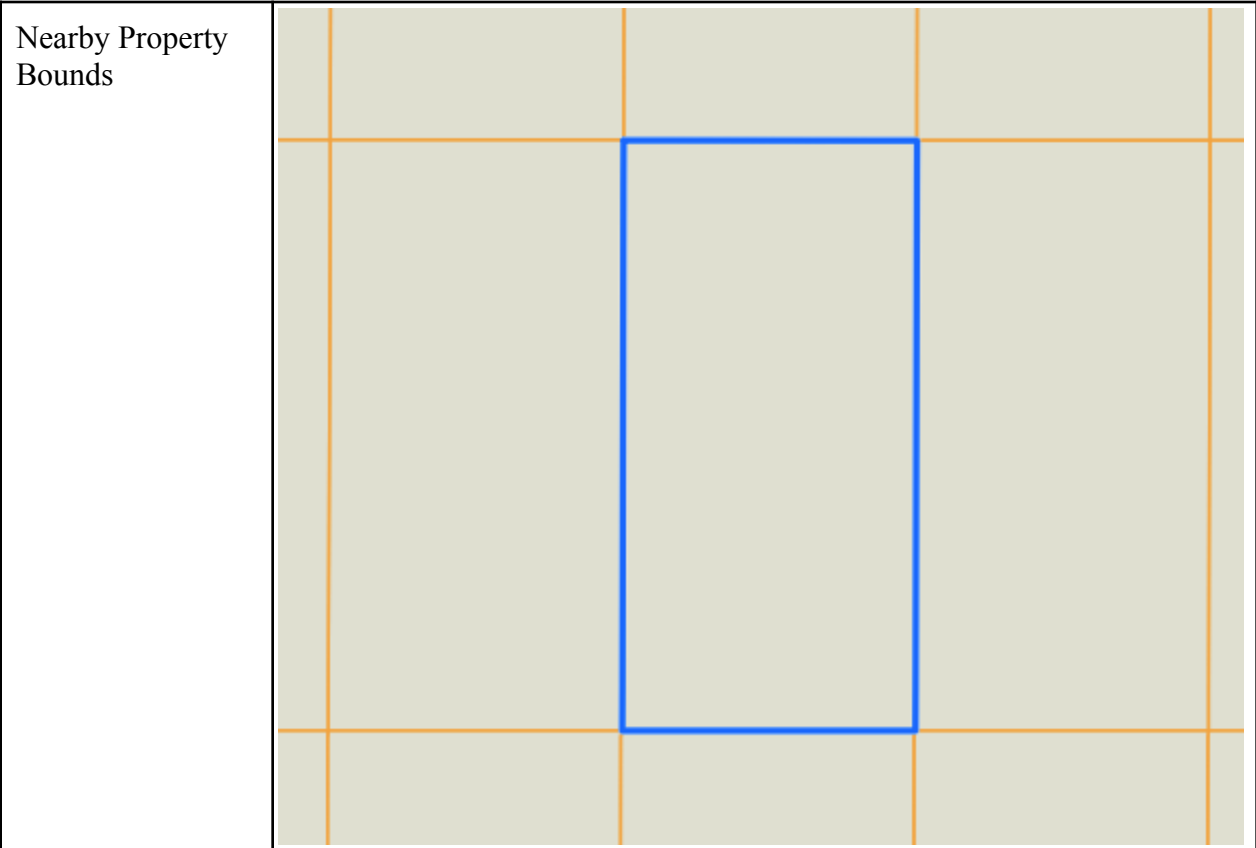
Access Road	Unnamed Road (Close road: Antares Rd)
Road Surface	Dirt
Road Maintenance	County
Elevation (ft)	2,959 ft
Terrain Type	Flat, Desert
Closest Highways	US HWY-66
Closest Major Cities	Kingman, Bullhead City, Flagstaff, Las Vegas
Nearby Attractions	Arizona Route 66 Museum, Powerhouse Visitor Center, Metcalfe Park, Mohave Museum of History and Arts, Kingman Railroad Museum, Bonelli House, Cattail Cove State Park, London Bridge, Lake Havasu State Park, Cattail Cove State Park and Many more..

## County Details

Zoning	Agricultural Residential
Property Use Code	AR
What Can Be Built	House, site-built home, manufactured home
What Can You Do On/Near Property	Reside
Camping/Notes	Tent camping is not allowed but you can in an RV.
RVs/Notes	Yes, No more than one (1) recreational vehicle is parked and occupied on the property at any time, the period of time does not exceed a cumulative total of more than thirty (30) days during any calendar year, and no single period of occupancy exceeds fourteen (14) consecutive days
Mobile Home/Notes	Yes, The manufactured dwelling unit built shall have been built after June 15, 1976 and be built to standards established by the U.S. Department of Housing and Urban Development (HUD) and have an affixed "HUD" label, as per 24 CFR 3280.11, or a verifiable data plate as per 24 CFR 3280.5, certifying that the unit was manufactured in conformance with the Federal Manufactured Home Construction and Safety Standards in effect on the date of manufacture.
Water	No. You will need to build a Well or haul water.
Sewer/Septic	Install Septic. You will need to contact the Mohave County Environmental Quality Department for more information
Electric	Will need to contact Unisource (928) 681- 8913
Gas	You will need to contact the local servicing utility
Waste	Not within city limits, no county waste collection
HOA/Fees	None was found online or was given by the county.

Notes	Agricultural uses and home occupations as permitted under A-R zone. 2. A single-family dwelling, including a site-built home, a manufactured home (see Section 37.H) or a factory-built building, designed and used for single[1]family occupancy as defined in this Ordinance and accessory uses including noncommercial guest house or accessory residences. 3. Wireless communication towers and facilities with a maximum antenna height of forty (40) feet (see Section 37.R). 4. Community Gardens. 5. Churches and Schools. 6. Neighborhood Parks.
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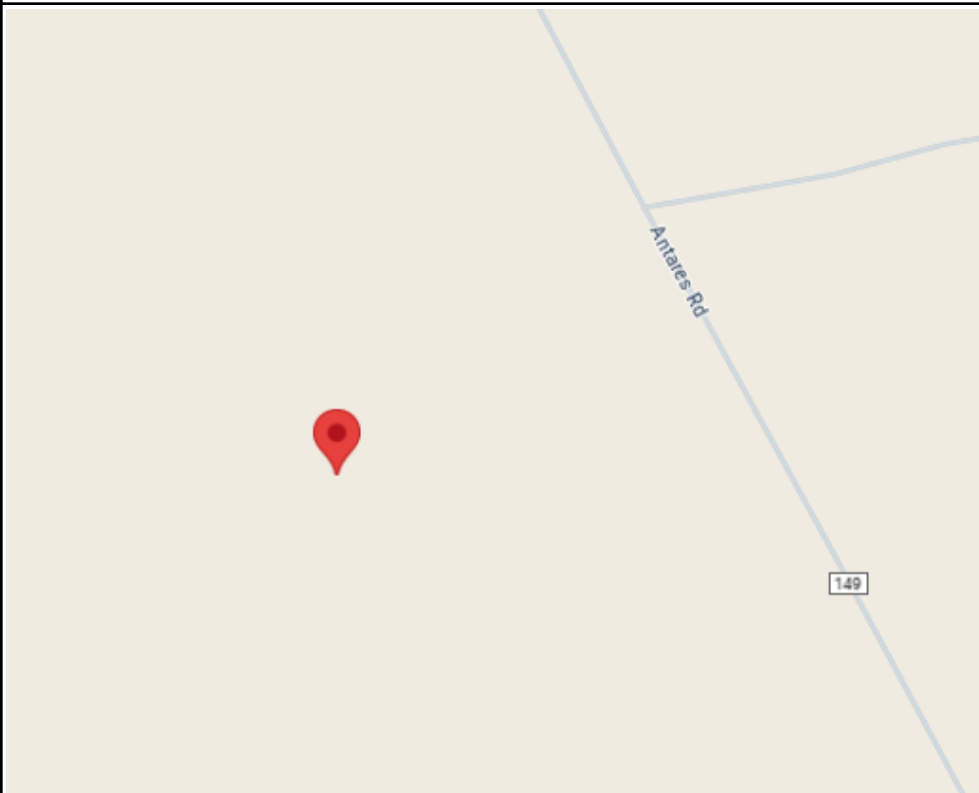
Photos



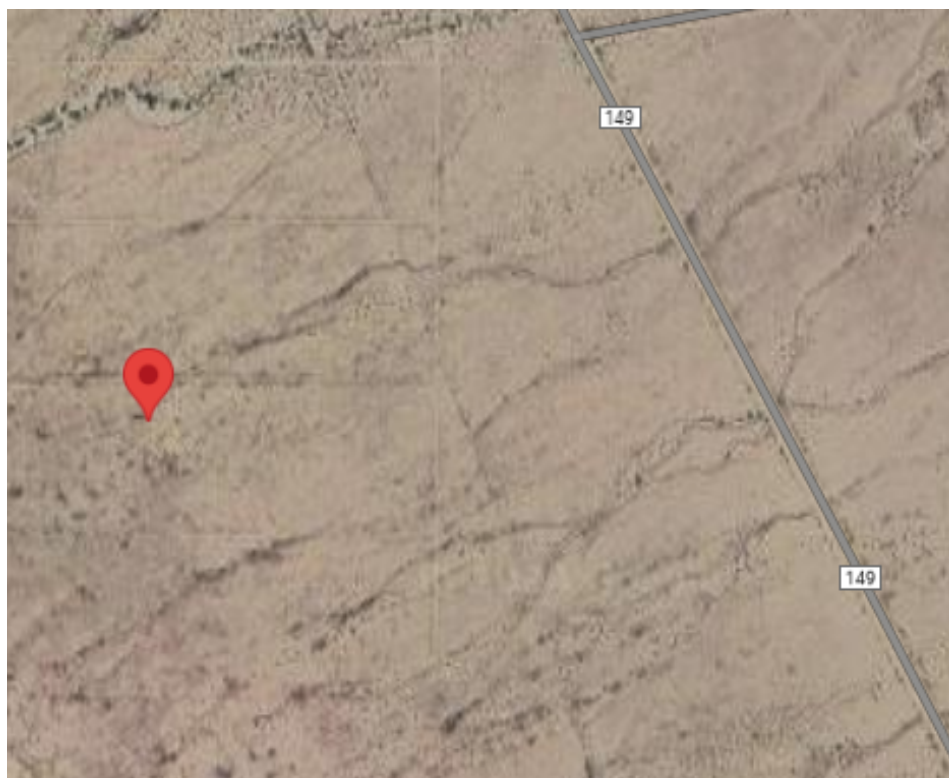
Close Up



Main Roads  
Overview



Terrain





GIS

