

# Due Diligence Report

## AZ-Mohave-333-19-074

### Property Details

Owner Name	THRUSTON ARTHUR L II & PAMELA S
Owner Address	2747 University, Mesa, AZ, 85213
Assessor's Parcel Number	333-19-074

### Property Facts

Address	N/A
County	Mohave
State	AZ
Subdivision/Block/Lot	Lake Havasu Estates
Legal Description (unofficial)	VALLE VISTA UNIT 4 TR 1207- A LOT 5069 POR OF SEC 23 26 & 27 24N 15W
T R S	T-24N, R-15W, S-23
Parcel Size	0.21
Number of Parcels	1
Google Map Link	<a href="https://maps.app.goo.gl/p2crxBm7rBiXjv1t7">https://maps.app.goo.gl/p2crxBm7rBiXjv1t7</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°27'21.7"N 113°50'40.6"W	35.456040, -113.844600
NE	35°27'22.4"N 113°50'40.2"W	35.456221, -113.844511
SE	35°27'21.6"N 113°50'39.7"W	35.456013, -113.844372
SW	35°27'21.2"N 113°50'41.0"W	35.455884, -113.844709
NW	35°27'21.9"N 113°50'41.4"W	35.456083, -113.844833

## Last Transfer Info

Deed Type	
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	\$116
Back Taxes Owed	\$0
Tax Liens	\$0
Annual Property Taxes	\$11.16

## Actual Property Details/Information

Access Road	Klondike Dr
Road Surface	Dirt
Road Maintenance	County
Elevation (ft)	3,255 ft
Terrain Type	Slightly Sloped, Hilly
Closest Highways	Historic Route - 66
Closest Major Cities	Kingman, Bullhead City, Flagstaff
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..

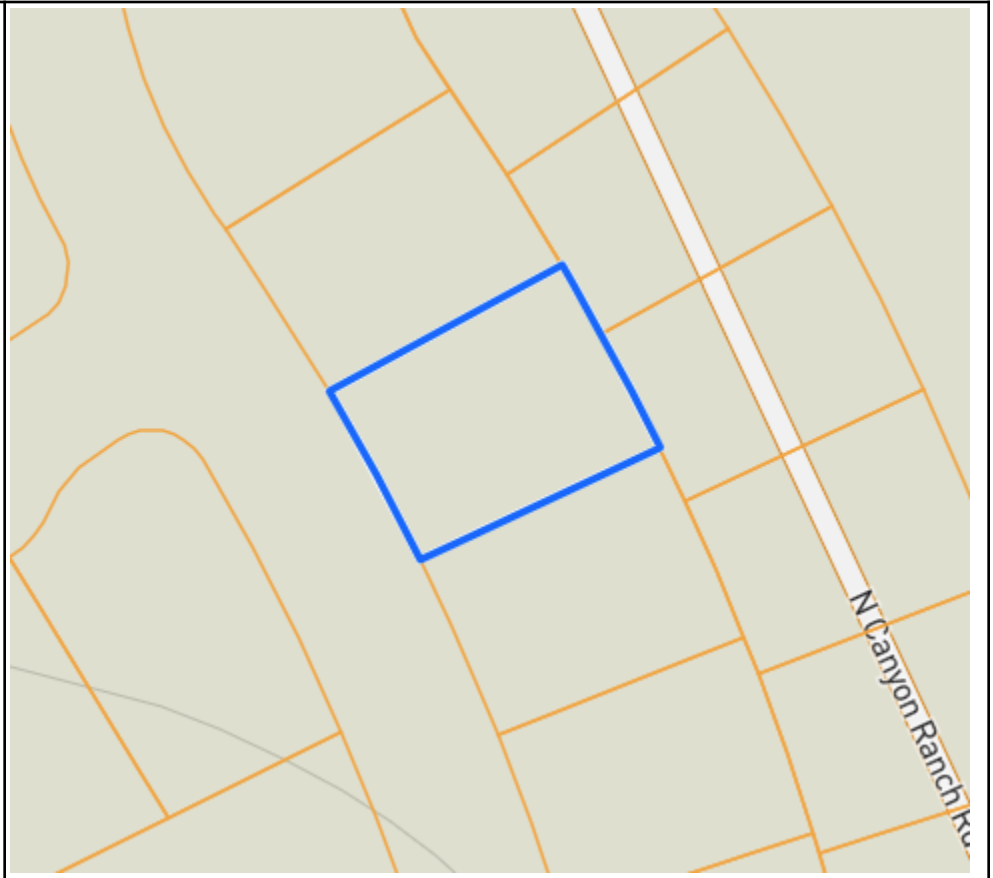
## County Details

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

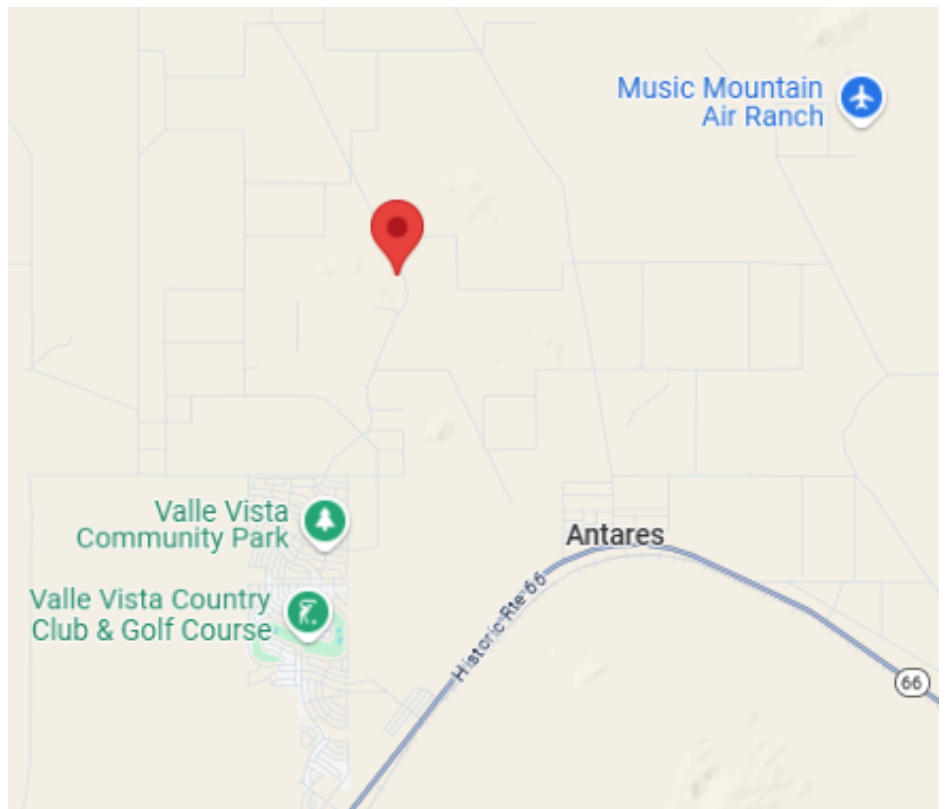
Nearby Property  
Bounds



Close Up



Main Roads  
Overview



Terrain





GIS

