

Due Diligence Report

AZ-Mohave-335-13-212

Property Details

Owner Name	THRUSTON ARTHUR L II & PAMELA S
Owner Address	2747 E UNIVERSITY DR UNIT 31000 MESA, AZ 85213
Assessor's Parcel Number	335-13-212

Property Facts

Address	Meadview, AZ 86444, USA
County	Mohave
State	AZ
Subdivision/Block/Lot	REALSITE ARIZONA RANCHETTES
Legal Description (unofficial)	REALSITE ARIZONA RANCHETTES UNIT 4 LOT 1796
T R S	T-26N, R-16W, S-11
Parcel Size	1.12
Number of Parcels	1
Google Map Link	https://maps.app.goo.gl/EUyYZmaRkw94pXKT7
Property Record	https://www.mohave.gov/departments/assessor/assessor-search/

GPS Coordinates

	Degrees, Minutes, Seconds	Decimal Degrees
Center	35°38'52.9"N 113°57'26.0"W	35.648028, -113.957222
NE	35°38'54.3"N 113°57'24.9"W	35.648424, -113.956916
SE	35°38'51.6"N 113°57'24.9"W	35.647667, -113.956919
SW	35°38'51.6"N 113°57'27.1"W	35.647669, -113.957518
NW	35°38'54.3"N 113°57'27.1"W	35.648426, -113.957516

Last Transfer Info

Deed Type	Warranty Deed
Deed Transfer Date	
Deed Record Location	

County Website Information

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

Property Tax Information

Assessed Property Value	\$235
Back Taxes Owed	\$0
Tax Liens	\$0
Annual Property Taxes	(No Record found for 2024)

Actual Property Details/Information

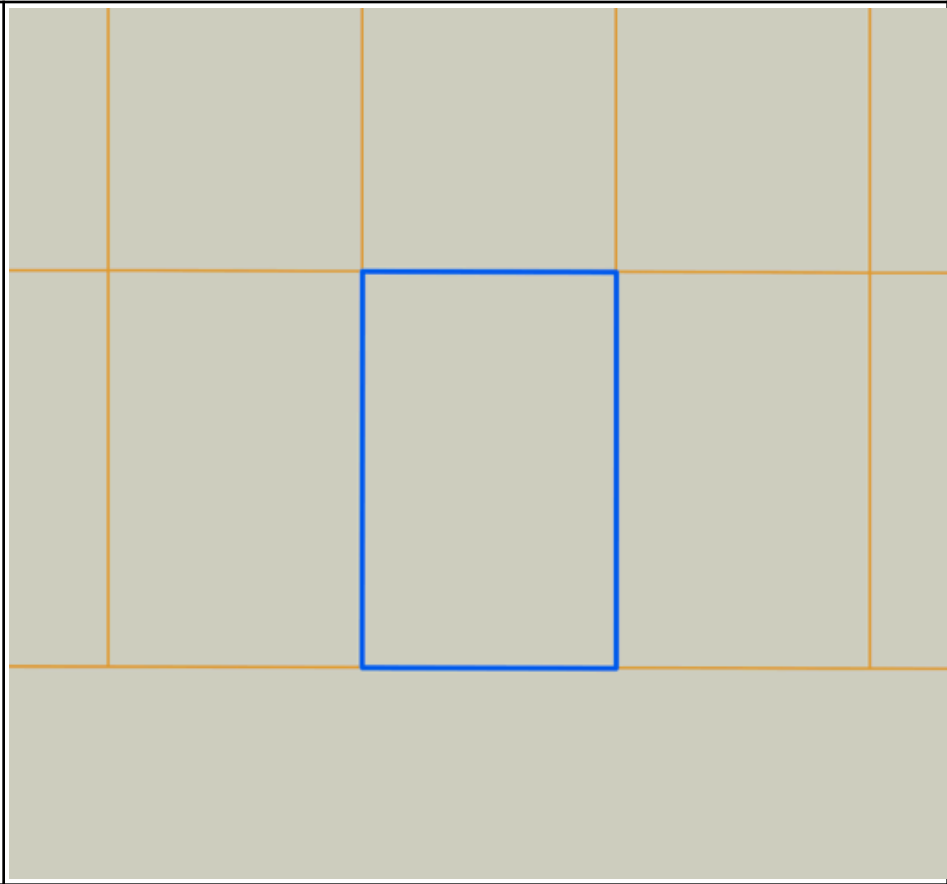
Access Road	Unnamed Road (Anteras Point nearby road)
Road Surface	Dirt
Road Maintenance	County
Elevation (ft)	2,821 ft
Terrain Type	Flat, Desert
Closest Highways	Route-66
Closest Major Cities	Kingman, Topock, Henderson, Flagstaff, Las Vegas
Nearby Attractions	Monolith Garden Trail, Mohave Museum of History and Arts, Arizona Route 66 Museum, Lewis Kingman Park, Metcalfe Park, Lake Mead 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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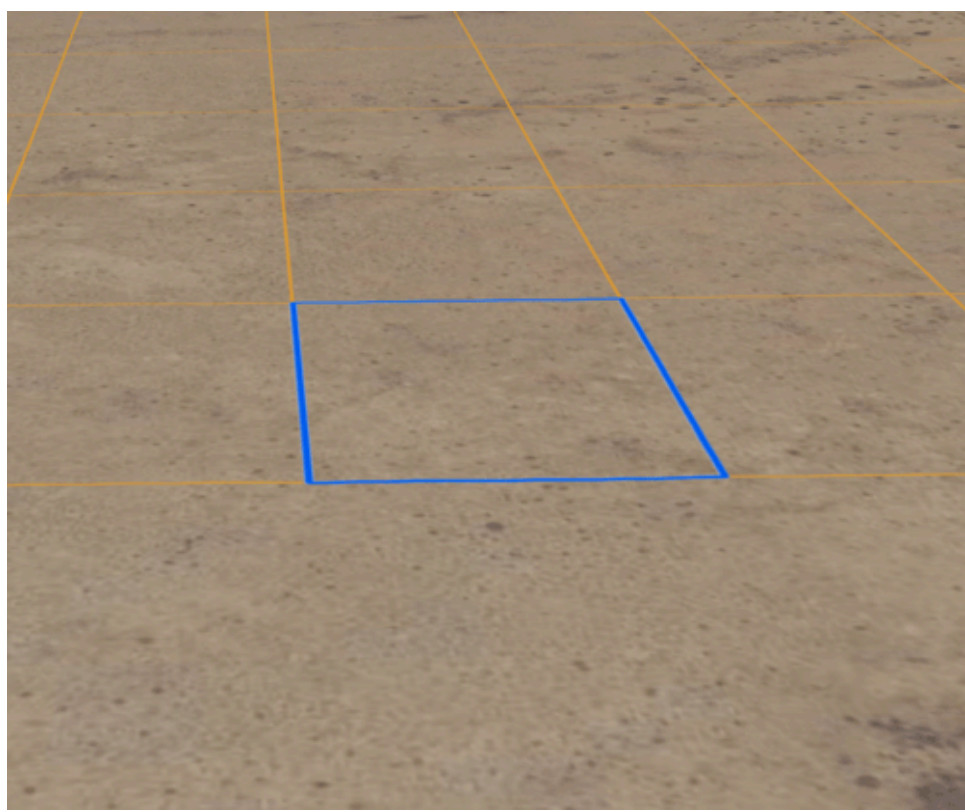
Photos

<p>Nearby Property Bounds</p>	 A diagram showing a grid of property boundaries. The grid is composed of light gray rectangular cells. A blue square highlights a specific cell in the middle of the grid. The grid is defined by orange lines. There are four vertical orange lines and two horizontal orange lines. The blue square is located in the second column from the left and the second row from the top.
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Close Up



Terrain



GIS

