



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	009.03-01-26
Lot Count:	1
Account # or GEO #:	023526
Property Address:	Cottonwood Dr, Hawley, PA 18428
If No Address or 0 address: Closest Property with Numbered Address	208 Cottonwood Dr, Hawley, PA 18428
County:	Pike County
State:	Pennsylvania
Lot Number:	259
Legal Description:	Lot: 259 Sec:3 Dist:05 City: Lackawaxen Township: Lot 259 Sec 3
Parcel Size:	0.5
Subdivision:	Fawn Lakes Forest
Approximate Dimensions:	100 feet North 227.86 feet East 100 feet South 227.86 feet West
GPS Center Coordinates (Approximate):	41.520891, -75.060217
GPS Corner Coordinates (Approximate):	41.521102, -75.060636 41.521258, -75.060341 41.520750, -75.059860 41.520591, -75.060160
Google map link:	https://goo.gl/maps/ZZwA8QG8gLaLKPrC9
Elevation:	1341.9 feet
Market Value:	\$29,600
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/11Bl-zmGf7xB6kJP1MhzudGvwcvtfvncs/view?usp=share_link
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None

Property miscellaneous images	
YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Newark, New Jersey - 1 hr 43 min (85.1 miles)
Closest small town:	Lackawaxen, Pennsylvania - 16 min (7.1 miles)
Nearby attractions:	Soarin Eagle Rail Tours, LLC - 20 min (10.3 miles) Ruins - 14 min (6.1 miles) Bingham Park - 20 min (10.2 miles) Zane Grey Museum and Upper Delaware Scenic and Recreational River Store - 15 min (7.0 miles) Wildcat Creek - 13 min (5.8 miles) Lake Wallenpaupack - 32 min (17.0 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(570) 296-5936
Treasurer Website	Link
Treasurer Contact	(570) 296-3441
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(570) 296-3508
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	570-296-3500
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(573) 324-2111
GIS Website	Link
CAD Website	Link
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	
Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	
TAX DATA	
QUESTION/S	DATA

Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	No back taxes
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$10 fee for tax search look up
Are there any tax liens for this property? If yes, how much is the amount owed?(From what year to what year? Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.	None
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Yes
How much is the annual HOA due?	\$1,555 yearly
Are there any HOA dues? If yes, how much is the total amount owed?	N/A
County Operator Details who Confirmed the Information:	
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	R-1 - Low Density Residential
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	Residential
Is the land cleared? (Yes/No)	Not cleared
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	Single-family detached dwellings
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed on the property
Are RV's allowed on the property? (Please ask if there	No

are any restrictions.) Yes/ No	
Note's on RV's (jot down notes whatever the county has to say)	RV is not allowed
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is not allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	No
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	No building shall be located nearer than 10 percent to the width of the property on which such building is to be placed to any sideline, except that a three foot minimum side yard shall be permitted for a garage or other permitted accessory building which is located toward the rear of the property.
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	35ft
What are the setbacks of the lot?	No building shall be located on any property nearer than 25 feet to the front property line or nearer than 20 feet to any side street line.
What is the minimum lot size to build on the property?	750 sqft
Is there any time limit to build?	1 year
Is there a County or City Impact fee required to build and if so how much does this cost?	None
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Not in the floozone area
Any other restrictions?	Covenants and restrictions
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone
Link to FEMA website	Check pictures below
Is property wetland?	Not on wetlands
Link to Wetland website	Check pictures below
County Operator Details who Confirmed the Information:	

UTILITIES DATA

QUESTION/S	DATA
------------	------

<p>Is the property located inside or outside city limit?</p> <p>Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) If Outside City: It considered under County, means water can be built through deep well (You need to confirm it)</p>	LACKAWAXEN, TOWNSHIP OF
<p>Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)</p>	Water is available in the area
<p>If YES... (Put the company name and the phone number of the provider)</p>	Aqua Pennsylvania Inc. - +15706470358
<p>If it's in the area (Put the street name where the main water line is located.)</p>	PA-590
<p>If NO: (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where the property is located.)</p>	N/A
<p>How much will it cost (setup cost) to have water connection?</p>	No fees
<p>Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	Septic is needed
<p>If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)</p>	Private company
<p>Please ask the details of the Company Name & the Contact information(Call and Confirm if it's the right company)</p>	Koberlein Environmental Services: +15706712940
<p>If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?</p>	Would need to install septic system
<p>If the septic system has to be installed, (Ask if do we need to percolate the soil?)</p>	N/A
<p>How much will it cost (setup cost) to have sewer connection or septic installed?</p>	Will depend on what septic system to built and would need to have a plan in order to determine the set up cost and the srvice fee
<p>Does the property currently have electricty connected? (Yes, No or Do Not Know)</p>	Available in the area
<p>What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)</p>	Penna Power & Light Co: +15702262258
<p>How much will it cost (setup cost) to have power</p>	On the process

connection?	
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas Eastern Propane: +15702263771
For waste.... Will the county or city pick up the trash?	Private company
If YES... Get the details of the company name and contact information that service in the area... NOTE: If NO, (Ask if it's responsibility of the property owner.)	WM - Beach Lake Hauling & Transfer Station: +18008695566
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	
DISCLAIMER	
The buyer is responsible for verifying all information with the County as to what can and can't be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or serviced on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.	