



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	C885-000-0020-1000
Lot Count:	1
Account # or GEO #:	C88500000201000
Property Address:	43691 Vashon Ln, El Paso, TX 79938
County:	El Paso
State:	TX
Lot Number:	LOT 10
Legal Description:	2 COWLITZ ESTATES LOT 10 (17859.60 SQ FT)
Parcel Size:	0.41 acres
Subdivision:	COWLITZ ESTATES
Approximate Dimensions:	167 feet North 107.65 feet West 103.15 feet East 163.28 feet South
GPS Center Coordinates (Approximate):	31.806087, -106.174959
GPS Corner Coordinates (Approximate):	31.806234022178543, -106.17522583322479 31.80593500564303, -106.17521906684546 31.805944589521356, -106.1746879060675 31.80623498056333, -106.17469241698706
Google map link:	https://goo.gl/maps/oyKLqmEQh1Qy8pLu6
Elevation:	4058.4 feet
Market Value:	\$118,860
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1KnF-CgUyHXMOuMU-xSEMwGY5zXYvtudH/view?usp=drive_link
If others, please specify:	
Is there a Structure (Yes or No (If Yes: Explain)	
Property miscellaneous images	https://drive.google.com/drive/folders/1dEN8VcPF1e8MPxSLsxVeDWzW8FPNPWDs?usp=sharing
YouTube Link:	https://youtu.be/T2SddIR1db8?si=UX4I5UrCKad8RlhQ

ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	El paso, TX - 30 min (20.6 miles)
If No Address or 0 address: Closest Property with Numbered Address	N/A
Closest small town:	Butterfield, Texas - 9 min (6.0 miles)
Nearby attractions:	Uniroyal Gal - 5 min (2.4 miles) Little Red - 3 min (1.1 miles) Cave Kiva at Hueco Tanks State Park - 22 min (15.7 miles) Flying Saucer Building - 9 min (7.6 miles) Red Sands - 27 min (21.0 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(915) 771-2300
Treasurer Website	Link
Treasurer Contact	(915) 212-0106
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(915) 546-2071
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(915) 212-0104
County Environmental Health Department Website	Link
County Environmental Health Department Contact	915) 212-0000
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

Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	
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)	\$455.81 (2022)
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)	None
How much is the annual HOA due?	N/A
Are there any HOA dues? If yes, how much is the total amount owed?	N/A
County Operator Details who Confirmed the Information:	Link
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	Residential
Is the land cleared? (Yes/No)	Yes
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 dwelling mobile home
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is allowed
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No

Note's on RV's (jot down notes whatever the county has to say)	Can only park in the property
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	No restriction
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	No restriction
What are the setbacks of the lot?	No restriction
What is the minimum lot size to build on the property?	No restriction
Is there any time limit to build?	No restriction
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 floodzone area
Any other restrictions?	None
Is property in a Floodzone? (if yes add link to FEMA Website)	Not in the floodzone area
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
Is the property located inside or outside city limit? 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	County

confirm it)	
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not yet connected but available in the area
If YES... (Put the company name and the phone number of the provider)	El Paso Water - +19155945500
If it's in the area (Put the street name where the main water line is located.)	Vashon Ln
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.)	N/A
How much will it cost (setup cost) to have water connection?	For residential: Deposit Fee: \$75 Would need to do a site visit since this is new connection property
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Sewer is available
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	City
Please ask the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	El Paso Water - +19155945500
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	N/A
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	N/A
How much will it cost (setup cost) to have sewer connection or septic installed?	Would need to do a site visit since this is new connection property
Does the property currently have electricy connected? (Yes, No or Do Not Know)	Not yet connected but available in the area
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	El Paso Electric: +18005921634
How much will it cost (setup cost) to have power connection?	On the process
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	propane gas
For waste.... Will the county or city pick up the trash?	Private company (optional, owners may choose which companies to do service)

<p>If YES... Get the details of the company name and contact information that service in the area...</p> <p>NOTE: If NO, (Ask if it's responsibility of the property owner.)</p>	<p>Patriot Junk Removal - +19157779478</p>
<p>County Operator who Confirmed the Information:</p>	
<p>GENERAL DD NOTES FROM LM TEAM:</p>	
<p>DISCLAIMER</p>	
<p>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.</p>	