



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	636-023-008
Lot Count:	1
Account # or GEO #:	636023008
Property Address:	St Pierre Rd, Mountain Center, CA 92561
If No Address or 0 address: Closest Property with Numbered Address	68230 St Pierre Rd, Mountain Center, CA 92561
County:	Riverside
State:	California
Lot Number:	Did not indicate
Legal Description:	1.43 ACRES IN POR PAR 58 RS 032/029
Parcel Size:	1.43 acres
Subdivision:	Not in a subdivision
Approximate Dimensions:	607.37 feet North 421.25 feet West 25.06 feet East 287.51 feet South
GPS Center Coordinates (Approximate):	33.581860, -116.482550
GPS Corner Coordinates (Approximate):	33.58165,-116.48363 33.58165,-116.48224 33.58234,-116.48180 33.58239,-116.48185
Google map link:	https://goo.gl/maps/gpx5ruN2kbYY9pjN7
Elevation:	4032.9 feet
Market Value:	\$28,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1BMvgFnVmEG9eWzybBtvmrUtsGayweHDu/view?usp=drive_link
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	https://drive.google.com/drive/folders/1mCOUieh3mw

	Lj8Pnnn1X3wrDWdVu3xE_z?usp=sharing
YouTube Link:	https://youtu.be/p4Tg-oPOh0U?si=c7vVJGJmlUQ5cXX
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Riverside, California - (1 hr 48 min (74.9 miles)
Closest small town:	Palm Desert, California - (33 min (18.8 miles)
Nearby attractions:	Coachella Valley Vista Point - (17 min (9.1 miles) Visitor Center - (25 min (14.0 miles) Palm Desert Cross - (31 min (17.5 miles) The Living Desert Zoo and Gardens - (29 min (17.3 miles) Greater Palm Springs - (37 min (21.8 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	951-955-6200
Treasurer Website	Link
Treasurer Contact	(951) 955-3900
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(951) 955-6200
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(951) 955-3200
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(888) 722-4234
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)	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$89.22 (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.	N/A
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	No
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:	Property Tax Information Online
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Quite a slope
Property use code?	R-1-1
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 homes
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
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)	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, only in mobile home park is 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)	None
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	40ft
	<p>1.The front yard shall be not less than twenty (20) feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.</p> <p>2.Side yards on interior and through lots shall be not less than ten (10) percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten (10) feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty (50) feet wide the yard need not exceed twenty (20) percent of the width of the lot.</p> <p>3.The rear yard shall not be less than ten (10) feet.</p>
What are the setbacks of the lot?	
What is the minimum lot size to build on the property?	7,200 sqft
Is there any time limit to build?	6 months
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?	Yes, the property is in flood zone.
Any other restrictions?	https://library.municode.com/ca/riverside_county/code_s/code_of_ordinances?nodeld=TIT17ZO_CH17.24OMID_WZO
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone D

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>	County
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)	Heritage Well Service - +19517632210
If it's in the area (Put the street name where the main water line is located.)	N/A
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.)	Would need to dig a well
How much will it cost (setup cost) to have water connection?	Buyer needs to gather information
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Private company
Please ask the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	Lanik Septic Services - +19517634424
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install septic system
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	Will depend on the size and type of the system

connection or septic installed?	
Does the property currently have electricity 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.)	Anza Electric Co-Op - +19517634333
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)	No gas
For waste....	
Will the county or city pick up the trash?	None
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.)	Responsibility of the property owner
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	
DISCLAIMER	
<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>	