



# ONLINE LANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	12018-75-00110 (120187500110)
Lot Count:	1
Account # or GEO #:	2023-120187500110
Property Address:	Beach Shore Ln, Shelton, WA 98584
If No Address or 0 address: Closest Property with Numbered Address	691 E Island Shores Rd, Shelton, WA 98584
County:	Mason
State:	WA
Lot Number:	Did not indicate in county website
Legal Description:	SW SE TR "K" OF SURVEY 3/86
Parcel Size:	5.42
Subdivision:	Not in a subdivision
Approximate Dimensions:	678.16 ft North 281.13 ft West 318.54 ft East 664.35 ft South
GPS Center Coordinates (Approximate):	47.216113675234105, -122.85140253636962
GPS Corner Coordinates (Approximate):	47.2165,-122.8528 47.2157,-122.8529 47.2156,-122.8501 47.2165,-122.8501
Google map link:	<a href="https://maps.app.goo.gl/BqdtNPE3EXoDqPB16">https://maps.app.goo.gl/BqdtNPE3EXoDqPB16</a>
Elevation:	133.6 feet
Market Value:	\$162,370
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Dirt
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	There is a gate before you enter the property
Property miscellaneous images	

YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Seattle, 1 hr 43 min (85.0 miles)
Closest small town:	Grant, WA - 14 min (7.4 miles)
Nearby attractions:	Miniature Lighthouse - 1 hr 20 min (41.5 miles) Lake Cushman Lookout - 53 min (36.7 miles) Port Plaza - 56 min (40.8 miles) East Bay Public Plaza - 53 min (40.3 miles) Rainbow Rails - 53 min (37.5 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	<a href="#">Link</a>
Assessor Contact	360-427-9670 ext. 567
Treasurer Website	<a href="#">Link</a>
Treasurer Contact	(360) 427-9670 Ext: 475
Recorder/Clerk Website	<a href="#">Link</a>
Recorder/Clerk Contact	(360) 427-9670 Ext. 467
Zoning or Planning Department Website	<a href="#">Link</a>
Zoning or Planning Department Contact	360-427-9670 x352
County Environmental Health Department Website	<a href="#">Link</a>
County Environmental Health Department Contact	360-427-9670
GIS Website	<a href="#">Link</a>
CAD Website	<a href="#">Link</a>
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

<b>Are there any back taxes for this property?</b> If yes, how much is the amount owed? ( From what year to what year)	No back taxes
<b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)	\$169.79 (2023)
<b>Are there any tax liens for this property?</b> If yes, how much is the amount owed?( From what year to what year?  <b>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.</b>	None
<b>Is property part of an HOA (Home Owners Association) or any communities?</b> (Yes/No)	None
<b>How much is the annual HOA due?</b>	None
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	None
<b>County Operator Details who Confirmed the Information:</b>	<a href="#">Link</a>
<b>ZONING DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	Rural Residential ( 5 acres )
<b>Terrain type?</b> (Is it flat /slope/etc)	Slight slope
<b>Property use code?</b>	RR5
<b>Is the land cleared?</b> (Yes/No)	Not cleared
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	(a)Uses. Single-family residential, hobby farm (small scale commercial agriculture, including aquaculture and wood lots), church, local community and recreation centers, group homes, cell towers, fire station, fish hatchery, public utilities.
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	Yes
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	Camping is allowed
<b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	No

<b>Note's on RV's</b> (jot down notes whatever the county has to say)	Can only park and use as a storage
<b>Are Mobile homes allowed on the property?</b> (Please ask if there is restrictions.) Yes/No	No
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	There is a zoning specialize for this (Mobile home parks)
<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	None
<b>Are there any building height restrictions?</b> (Yes/ No) How many ft... please take down notes from the county	35ft
<b>What are the setbacks of the lot?</b>	(c)Front Yard Setback. Twenty-five feet. (d)Side and Rear Yard Setbacks. Side and rear yard setbacks for the residential dwelling is twenty feet, for accessory buildings shall be twenty feet, for accessory structures used for agricultural purposes or home occupations shall be fifty feet, and for buildings of nonresidential land uses shall be twenty-five feet. Exception to the side yard standard is allowed on a parcel with a lot width up to one hundred feet at the building site: the required side yard setback for a residential dwelling and accessory structures shall be equal to ten percent of the lot width but in no case shall be less than five feet from the property line.
<b>What is the minimum lot size to build on the property?</b>	5 ACRES
<b>Is there any time limit to build?</b>	6 months
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	None
<b>Is the property in a flood zone and if so what needs to be done to the lot in order to build?</b>	Not in a floodzone area
<b>Any other restrictions?</b>	None
<b>Is property in a Floodzone?</b> (if yes add link to FEMA Website)	Zone X
<a href="#">Link to FEMA website</a>	Check pictures below
<b>Is property wetland?</b>	Not on wetlands but there is a creek on the property
<a href="#">Link to Wetland website</a>	Check pictures below
<b>County Operator Details who Confirmed the</b>	

Information:	
<b>UTILITIES DATA</b>	
QUESTION/S	DATA
<b>Is the property located inside or outside city limit?</b>  <b>Notes:</b> <b>If Inside City:</b> It means water and sewer is provided by the city ( <b>You need to confirm it</b> ) <b>IF Outside City:</b> It considered under County, means water can be built through deep well ( <b>You need to confirm it</b> )	County
<b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)	Not available in the area
<b>If YES...</b> (Put the company name and the phone number of the provider)	Arcadia Drilling: +18884263395
<b>If it's in the area</b> (Put the street name where the main water line is located.)	N/A
<b>If NO:</b> (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
<b>How much will it cost (setup cost) to have water connection?</b>	Buyer needs to gather information
<b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
<b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Private company
<b>Please ask the details of the Company Name &amp; the Contact information ....</b> (Call and Confirm if it's the right company)	B-Line Construction, Inc.: +13604264221
<b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install septic system
<b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)	N/A
<b>How much will it cost (setup cost) to have sewer connection or septic installed?</b>	Buyer needs to gather information
<b>Does the property currently have electricity connected?</b> (Yes, No or Do Not Know)	Not yet connected but available in the area
<b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either City,	Mason PUD 3 - +13604268255

Community, None etc.)	
<b>How much will it cost (setup cost) to have power connection?</b>	On the process
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	No nearby gas
<b>For waste.... Will the county or city pick up the trash?</b>	None
<b>If YES...</b> Get the details of the company name and contact information that service in the area...  <b>NOTE: If NO,</b> (Ask if it's responsibility of the property owner.)	Responsibility of the property owner
<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM LM TEAM:</b>	
<b>DISCLAIMER</b>	
<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>	