



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	R-02-28-02-04-2-000-012.004
Ownership?	No
Lot Count:	1
Account # or GEO #:	1991438
Property Address:	Rose Hill Ln, Mobile, AL 36618
If No Address or 0 address: Closest Property with Numbered Address	6149 Rose Hill Ln, Mobile, AL 36618
County:	Mobile
State:	AL
Lot Number:	Lot 4
Legal Description:	Lot 4 Roseland Subdiv Mbk 38 P 106 #Sec 04 T4 S R2 W #Mp28 02 04 2 000
Parcel Size:	3.59
Subdivision:	Roseland Subdivision
Approximate Dimensions:	905.09 ft North 176.12 ft West 90.73 ft East 896.24 ft South
GPS Center Coordinates (Approximate):	30.7326738345797, -88.18389577160137
GPS Corner Coordinates (Approximate):	30.7329,-88.1854 30.7324,-88.1854 30.7324,-88.1825 30.7329,-88.1825
Google map link:	https://maps.app.goo.gl/4Dft181qdHm5AQgnZ
Elevation:	153.1 feet
Market Value:	\$38,994
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved - https://drive.google.com/file/d/1x8NoZPB_CzkUeVUOCaNx6SEW6KdDZkap/view?usp=sharing

If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	No structure
Property miscellaneous images	
YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Mobile, AL - 18 min (14.0 miles)
Closest small town:	Pinewood, AL - 7 min (4.6 miles)
Nearby attractions:	History Museum of Mobile - 21 min (10.4 miles) Mardi Gras Park - 21 min (10.4 miles) USS ALABAMA Battleship Memorial Park - 22 min (16.9 miles) Bienville Square - 20 min (14.4 miles) Exploreum Science Center & Poarch Band of Creek Indians Digital Dome Theater - 19 min (14.4 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(251) 574 8530
Treasurer Website	Link
Treasurer Contact	(251) 574 8530
Recorder/Clerk Website	Link
Recorder/Clerk Contact	251-574-8698
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	251-574-8595
County Environmental Health Department Website	Link
County Environmental Health Department Contact	<u>251.634.9801</u>
GIS Website	Link
CAD Website	Link
TAX DATA	
QUESTION/S	DATA
Are the taxes of this property current or delinquent? (If Current, then it 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)	\$1.00
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$7.53
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.	No
Is the property part of an HOA (Homeowners Association) or any community? (Yes/No)	No
How much is the annual HOA due?	
Are there any HOA dues? If yes, how much is the total amount owed?	
County Operator Details who Confirmed the Information:	
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	No zoning from the county
Terrain type? (Is it flat /slope/etc)	Slope
Property use code?	Vacant Residential
Is the land cleared? (Yes/No)	Not cleared
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Aside from the property being slope and wetlands in the center of the property, Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	Single-family dwellings 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)	No restrictions from the county camping is allowed
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	Yes
Notes on RV's (jot down notes about whatever the county has to say)	RV is allowed, with no restriction from the county

Are Mobile homes allowed on the property? (Please ask if there are 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 on the property? Yes/ No (Please ask if there are 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 restrictions
Are there any building height restrictions? (Yes/ No) How many feet... please take down notes from the county	No restrictions
What are the setbacks of the lot?	No restrictions
What is the minimum lot size to build on the property?	No restrictions
Is there any time limit to build?	The building permit is good for 1 year
Is there a County or City Impact fee required to build and if so how much does this cost?	No fee
Is the property in a flood zone and if so what needs to be done to the lot to build?	Not in a floodzone area
Any other restrictions?	None
Is the property in a flood zone? (if yes add a link to FEMA Website)	Zone X - Minimum floodzone hazard
Link to FEMA website	See image below
Is property wetland?	Not on wetlands - There is a pond or wetlands in the center of the property
Link to Wetland website	See image below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside the 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 is considered under County, which means water can be built through a deep well (You need	County

to confirm it)	
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Available in the area
If YES... (Put the company name and the phone number of the provider)	Mobile Area Water and Sewer system - +12516943100
If it's in the area (Put the street name where the main water line is located.)	Rose Hill LN
If NO: (Ask if we have to dig a well, or, if is there any utility company that provides water in the area where the property is located.)	No
Does the property currently have a 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 for the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	Alabama Tank Service - +12514045217
If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	Would need to install a septic system
If the septic system has to be installed, (Ask if we need to percolate the soil?)	N/A
Does the property currently have electricity connected? (Yes, No, or Do Not Know)	Available in the area
What is the electric company name (Confirm If there is an Electric company Service in the area - Select either City, Community, None, etc.)	Alabama Power Company - 1-800-245-2244
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
If YES... Get the details of the company name and contact information of that service in the area... NOTE: If NO, (Ask if it's the responsibility of the property owner.)	Rock & Roll Offs - +12516452826
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM THE LM TEAM:	

DISCLAIMER

All information provided is based on preliminary research conducted by the Online Land Market team. The buyer is responsible for verifying all information with the County regarding what can and cannot 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 services on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.