



# ONLINE LANDMARKET

| LAND DATA                                                          |                                                                                                                                                                                                                                                              |
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| QUESTION/S                                                         | DATA                                                                                                                                                                                                                                                         |
| APN / Parcel #:                                                    | 0611B-01-002.000                                                                                                                                                                                                                                             |
| Ownership?                                                         | No                                                                                                                                                                                                                                                           |
| Lot Count:                                                         | 1                                                                                                                                                                                                                                                            |
| Account # or GEO #:                                                | 36734                                                                                                                                                                                                                                                        |
| Property Address:                                                  | Simmons Dr, Long Beach, MS 39560                                                                                                                                                                                                                             |
| If No Address or 0 address: Closest Property with Numbered Address | 6560 Simmons Dr, Long Beach, MS 39560                                                                                                                                                                                                                        |
| County:                                                            | Harrison                                                                                                                                                                                                                                                     |
| State:                                                             | MS                                                                                                                                                                                                                                                           |
| Lot Number:                                                        | No lot number indicated                                                                                                                                                                                                                                      |
| Legal Description:                                                 | 4.7 Ac(c) Beg At Inter Of S Mar Of 28 Th St & E Mar Of Simmons Dr E Along 28 Th St 141.5 Ft S 40 Ft E 25 Ft N 40 Ft To Rd E Along Rd 144.5 Ft S 70 Ft M/L To Ne Mar Of Ms Power Easement Sely Along Easement 369.5 Ft N 317 Ft M/L To 28 Th St E Along Rd 50 |
| Parcel Size:                                                       | 4.7                                                                                                                                                                                                                                                          |
| Subdivision:                                                       | Not in a subdivision                                                                                                                                                                                                                                         |
| Approximate Dimensions:                                            | 1,228.31 ft North<br>437.04 ft West<br>628.40 ft South<br>398.21 ft East                                                                                                                                                                                     |
| GPS Center Coordinates (Approximate):                              | 30.383155, -89.146176                                                                                                                                                                                                                                        |

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|                                                                                                   | 30.3837,-89.147<br>30.3837,-89.1466<br>30.3836,-89.1466<br>30.3836,-89.1465<br>30.3837,-89.1465<br>30.3837,-89.146<br>30.3835,-89.146<br>30.3829,-89.1452<br>30.3837,-89.1452<br>30.3837,-89.145<br>30.3826,-89.145<br>30.3825,-89.147                            |
| <b>GPS Corner Coordinates (Approximate):</b>                                                      |                                                                                                                                                                                                                                                                   |
| <b>Google map link:</b>                                                                           | <a href="https://maps.app.goo.gl/n8UAQo8arSLy5Z1Y8">https://maps.app.goo.gl/n8UAQo8arSLy5Z1Y8</a>                                                                                                                                                                 |
| <b>Elevation:</b>                                                                                 | 23.0 feet                                                                                                                                                                                                                                                         |
| <b>Market Value:</b>                                                                              | \$54,699                                                                                                                                                                                                                                                          |
| <b>Access to the property?</b> (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other) | Paved - <a href="https://drive.google.com/file/d/1mKACz3PP1jxamzpmkjtLzMzuk7cobduw/view?usp=sharing">https://drive.google.com/file/d/1mKACz3PP1jxamzpmkjtLzMzuk7cobduw/view?usp=sharing</a>                                                                       |
| <b>If others, please specify:</b>                                                                 | None                                                                                                                                                                                                                                                              |
| <b>Is there a Structure</b> (Yes or No (If Yes: Explain)                                          | None                                                                                                                                                                                                                                                              |
| <b>Property miscellaneous images</b>                                                              |                                                                                                                                                                                                                                                                   |
| <b>YouTube Link:</b>                                                                              |                                                                                                                                                                                                                                                                   |
| <b>ADDITIONAL LAND INFO</b>                                                                       |                                                                                                                                                                                                                                                                   |
| <b>QUESTION/S</b>                                                                                 |                                                                                                                                                                                                                                                                   |
| <b>Closest major city:</b>                                                                        | New Orleans, LA - 1 hr 11 min (72.4 miles)                                                                                                                                                                                                                        |
| <b>Closest small town:</b>                                                                        | Cuevas, MS - 9 min (5.0 miles)                                                                                                                                                                                                                                    |
| <b>Nearby attractions:</b>                                                                        | Fishbone Alley - 10 min (4.3 miles)<br>Ship Island Excursions - 13 min (4.8 miles)<br>Big Easy Travel - 8 min (3.2 miles)<br>Gulf Islands Waterpark - 12 min (6.2 miles)<br>Ocean Adventures Marine Park - 19 min (12.7 miles)<br>Jones Park - 12 min (4.9 miles) |
| <b>COUNTY DATA</b>                                                                                |                                                                                                                                                                                                                                                                   |
| <b>QUESTION/S</b>                                                                                 |                                                                                                                                                                                                                                                                   |
| <b>Assessor Website</b>                                                                           | <a href="#">Link</a>                                                                                                                                                                                                                                              |
| <b>Assessor Contact</b>                                                                           | 228-435-8266                                                                                                                                                                                                                                                      |
| <b>Treasurer Website</b>                                                                          | <a href="#">Link</a>                                                                                                                                                                                                                                              |

| <b>Treasurer Contact</b>                                                                                                                                                                                                                                                          | 228-435-8266                           |
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| <b>Recorder/Clerk Website</b>                                                                                                                                                                                                                                                     | <a href="#">Link</a>                   |
| <b>Recorder/Clerk Contact</b>                                                                                                                                                                                                                                                     | 39501 228-865-421                      |
| <b>Zoning or Planning Department Website</b>                                                                                                                                                                                                                                      | <a href="#">Link</a>                   |
| <b>Zoning or Planning Department Contact</b>                                                                                                                                                                                                                                      | 228-831-3367                           |
| <b>County Environmental Health Department Website</b>                                                                                                                                                                                                                             | <a href="#">Link</a>                   |
| <b>County Environmental Health Department Contact</b>                                                                                                                                                                                                                             | 660) 425-6324                          |
| <b>GIS Website</b>                                                                                                                                                                                                                                                                | <a href="#">Link</a>                   |
| <b>CAD Website</b>                                                                                                                                                                                                                                                                | <a href="#">Link</a>                   |
| <b>TAX DATA</b>                                                                                                                                                                                                                                                                   |                                        |
| QUESTION/S                                                                                                                                                                                                                                                                        | 1                                      |
| <b>Are the taxes of this property current or delinquent?</b> (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                                     |
| <b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)                                                                                                                                                                             | \$310.03                               |
| <b>Are there any tax liens for this property?</b> If yes, how much is the amount owed? ( From what year to what year?<br><br><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> | No                                     |
| <b>Is the property part of an HOA (Home Owners Association) or any community?</b> (Yes/No)                                                                                                                                                                                        | No                                     |
| <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="#">Tax Information Online</a> |
| <b>ZONING DATA</b>                                                                                                                                                                                                                                                                |                                        |
| QUESTION/S                                                                                                                                                                                                                                                                        |                                        |
| <b>What is the zoning of the property?</b><br>(Residential/Commercial/Agricultural/etc)                                                                                                                                                                                           | R-2 - Single Family                    |

|                                                                                                                             |                                                                                                                                                                                                   |
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| <b>Terrain type?</b> (Is it flat /slope/etc)                                                                                | Flat                                                                                                                                                                                              |
| <b>Property use code?</b>                                                                                                   | Residential                                                                                                                                                                                       |
| <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.)                         | Single-family dwelling<br>Duplex                                                                                                                                                                  |
| <b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No                              | No                                                                                                                                                                                                |
| <b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)                | Camping is not allowed                                                                                                                                                                            |
| <b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No                                | No                                                                                                                                                                                                |
| <b>Notes on RV's</b> (jot down notes about whatever the county has to say)                                                  | RV is not allowed                                                                                                                                                                                 |
| <b>Are Mobile homes allowed on the property?</b> (Please ask if there are restrictions.) Yes/No                             | No                                                                                                                                                                                                |
| <b>Notes on mobile homes</b> (jot down notes whatever the county has to say)                                                | Mobile home is not allowed                                                                                                                                                                        |
| <b>Are tiny houses or small cabins allowed on the property?</b> Yes/ No (Please ask if there are restrictions.) Yes/No      | No                                                                                                                                                                                                |
| <b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county) | 75% of total dwelling units                                                                                                                                                                       |
| <b>Are there any building height restrictions?</b> (Yes/ No) How many feet... please take down notes from the county        | 35ft                                                                                                                                                                                              |
| <b>What are the setbacks of the lot?</b>                                                                                    | 15ft front<br>14ft side                                                                                                                                                                           |
| <b>What is the minimum lot size to build on the property?</b>                                                               | 6,000 sqft                                                                                                                                                                                        |
| <b>Is there any time limit to build?</b>                                                                                    | The building permit is good for 1 year                                                                                                                                                            |
| <b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>                            | <a href="https://www.cityoflongbeachms.info/_files/ugd/d7cff0_749516469cbf4be1a4447237cab351f9.pdf">https://www.cityoflongbeachms.info/_files/ugd/d7cff0_749516469cbf4be1a4447237cab351f9.pdf</a> |
| <b>Is the property in a flood zone and if so what needs to be done to the lot to build?</b>                                 | Yes, property in the flood zone area                                                                                                                                                              |
| <b>Any other restrictions?</b>                                                                                              | <a href="https://www.cityoflongbeachms.info/_files/ugd/e9789a_41ec8060cb744de5a7ef5a5e4ed4a80d.pdf">https://www.cityoflongbeachms.info/_files/ugd/e9789a_41ec8060cb744de5a7ef5a5e4ed4a80d.pdf</a> |

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| <b>Is the property in a flood zone? (if yes add a link to FEMA Website)</b>                                                                                                                                                                                                                                                                   | Zone AE - Regulatory floodway                   |
| <a href="#">Link to FEMA website</a>                                                                                                                                                                                                                                                                                                          | See image below                                 |
| <b>Is property wetland?</b>                                                                                                                                                                                                                                                                                                                   | NorthEast of the property is in wetlands        |
| <a href="#">Link to Wetland website</a>                                                                                                                                                                                                                                                                                                       | See image below                                 |
| <b>County Operator Details who Confirmed the Information:</b>                                                                                                                                                                                                                                                                                 |                                                 |
| <b>UTILITIES DATA</b>                                                                                                                                                                                                                                                                                                                         |                                                 |
| <b>QUESTION/S</b>                                                                                                                                                                                                                                                                                                                             | <b>DATA</b>                                     |
| <b>Is the property located inside or outside the city limit?</b><br><br><b>Notes:</b><br><b>If Inside City:</b> It means water and sewer is provided by the city <b>(You need to confirm it)</b><br><b>If Outside City:</b> It is considered under County, which means water can be built through a 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)                                                                                                                                                                                                                                         | Available in the area                           |
| <b>If YES...</b> (Put the company name and the phone number of the provider)                                                                                                                                                                                                                                                                  | Long Beach Waterworks Department - +12288648531 |
| <b>If it's in the area</b> (Put the street name where the main water line is located.)                                                                                                                                                                                                                                                        | Simmond RD                                      |
| <b>If NO:</b> (Ask if we do we have to dig a well, or, if is there any utility company that provides water in the area where the property is located.)                                                                                                                                                                                        | N/A                                             |
| <b>Does the property currently have a sewer or septic?</b><br>(Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)                                                                                                                                                                                                  | Sewer is available                              |
| <b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)                                                                                                                                                                                                                                      | city                                            |
| <b>Please ask for the details of the Company Name &amp; the Contact information ....</b> (Call and Confirm if it's the right company)                                                                                                                                                                                                         | Long Beach Waterworks Department - +12288648531 |
| <b>If NO:</b> Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?                                                                                                                                                                                                                               | No                                              |
| <b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)                                                                                                                                                                                                                                                   | No                                              |
| <b>Does the property currently have electricity</b>                                                                                                                                                                                                                                                                                           | Available in the area                           |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |
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| <b>connected?</b> (Yes, No, or Do Not Know)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                            |
| <b>What is the electric company name</b> (Confirm If there is an electric company Service in the area - Select either City, Community, None, etc.)                                                                                                                                                                                                                                                                                                                                                                                                       | Mississippi Power - 1-800-532-1502         |
| <b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Propane gas<br>Blossman Gas - +12288641162 |
| <b>For waste....</b><br><b>Will the county or city pick up the trash?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Private company                            |
| <b>If YES...</b> Get the details of the company name and contact information of that service in the area...<br><br><b>NOTE: If NO,</b> (Ask if it's the responsibility of the property owner.)                                                                                                                                                                                                                                                                                                                                                           | Waste Pro - Gulfport - +12282560215        |
| <b>County Operator who Confirmed the Information:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                            |
| <b>GENERAL DD NOTES FROM THE OLM TEAM:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                            |
| <b>DISCLAIMER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                            |
| 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. |                                            |