



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	20-5-220-0-002-041000
Lot Count:	1
Account # or GEO #:	20-5-220-0-002-041000
Property Address:	Finney Pl, Robertsville, MO 63072
If No Address or 0 address: Closest Property with Numbered Address	5408 Finney Pl, Robertsville, MO 63072
County:	Franklin
State:	MO
Lot Number:	LOT 9
Legal Description:	Lot:9 Finney Acres
Parcel Size:	4.1
Subdivision:	Finney Acres
Approximate Dimensions:	391.95 ft North 57.71 ft West 461.20 ft East 316.55 ft South
GPS Center Coordinates (Approximate):	38.36319, -90.79023
GPS Corner Coordinates (Approximate):	38.3638,-90.7907 38.3635,-90.7894 38.3624,-90.7897 38.3624,-90.7902 38.3629,-90.7911
Google map link:	https://maps.app.goo.gl/ESr2qGSBiB73HtRL7
Elevation:	-3277.6 feet
Market Value:	\$46,794
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved - https://drive.google.com/file/d/12tKMn2-GR14KkbCPniwfPotywxfaOKFl/view?usp=sharing
If others, please specify:	None

Is there a Structure (Yes or No (If Yes: Explain)	No structures on the property
Property miscellaneous images	
YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	St. Louis, MO - 55 min (49.3 miles)
Closest small town:	Robertsville, MO - 10 min (5.1 miles)
Nearby attractions:	Meramec Caverns - 38 min (29.0 miles) Six Flags St. Louis - 31 min (19.6 miles) Red Cedar Inn Museum and Visitor Center - 22 min (15.2 miles) - Lone Elk Park - 50 min (44.8 miles) The Gateway Arch - 55 min (49.9 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	https://franklin.missouriassessors.com/parcel.php?gid=123874
Assessor Contact	636 583-6348
Treasurer Website	https://fcpay.franklinmo.gov/search
Treasurer Contact	636-583-6353
Recorder/Clerk Website	https://www.franklinmo.org/recorder
Recorder/Clerk Contact	877-345-1210
Zoning or Planning Department Website	https://www.franklinmo.org/planning_zoning
Zoning or Planning Department Contact	636-583-6369
County Environmental Health Department Website	https://www.franklinmo.org/environmental_health
County Environmental Health Department Contact	636-583-7300.
GIS Website	https://fcmo.maps.arcgis.com/apps/webappviewer/index.html?id=3a2470d6f7234f00ad1270fee6375a6e
CAD Website	https://fcmo.maps.arcgis.com/apps/webappviewer/index.html?id=3a2470d6f7234f00ad1270fee6375a6e
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
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$ 173.78
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.	
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	No
How much is the annual HOA due?	No
Are there any HOA dues? If yes, how much is the total amount owed?	No
County Operator Details who Confirmed the Information:	
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	"W" ZONING DISTRICT
Terrain type? (Is it flat /slope/etc)	Slope
Property use code?	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 sloped, Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	<ol style="list-style-type: none"> 1. Planned Unit Developments 2. Second dwellings and medical hardships per Article 10. 3. Single family dwellings, one dwelling unit per lot to include site-built homes, modular homes, mobile home (single), and mobile home (double). 4. Single family dwellings on an un-subdivided lot not to exceed two site-built or modular dwelling units per lot with a maximum density of 1 single family dwelling unit per three acres. 5. Subdivisions with fewer than 7 lots

	6. Two family dwellings (i.e. duplex)
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)	As per the county zoning ordinance Campgrounds are 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)	Only RV park is allowed
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)	Maximum of one dwelling unit per 40,000 square feet
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	35ft
What are the setbacks of the lot?	Did not indicate in county zoning
What is the minimum lot size to build on the property?	Minimum lot area for subdivisions without central water and sewer service - three (3) acres. Minimum lot area for subdivisions with central water and sewer service – one (1) acre.
Is there any time limit to build?	Building permit is good for 6 months
Is there a County or City Impact fee required to build and if so how much does this cost?	A full paper copy (in binder) of the Unified Land Use Regulations may be purchased from the Planning & Zoning Department for \$35.00 (with advance notice).
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Not in a floodzone area
Any other restrictions?	https://www.franklinmo.org/vertical/sites/%7B5730E807-248F-430C-88E4-9222B8E63B07%7D/uploads/Article_7-March_14.pdf
Is property in a Floodzone? (if yes add link to FEMA	Zone X - Minimum floodzone hazzard

Website)	
Link to FEMA website	See image below
Is property wetland?	Not on wetlands
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 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 confirm it)	County
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not available in the area
If YES... (Put the company name and the phone number of the provider)	AAA Pump Service & Well Drilling - +16362854075
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
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)	AAA Pump Service & Well Drilling - +16362854075
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to installs eptic system
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	N/A
Does the property currently have electricty connected? (Yes, No or Do Not Know)	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.)	Ameren Missouri - +18005527583
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Gas station nearby LP Mart - +16362850196
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 that service in the area... NOTE: If NO, (Ask if it's responsibility of the property owner.)	Hueffmeier Trucking Inc - +16362719855
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM 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.	