



# ONLINE LANDMARKET

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:	<a href="https://maps.app.goo.gl/ESr2qGSBiB73HtRL7">https://maps.app.goo.gl/ESr2qGSBiB73HtRL7</a>
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 - <a href="https://drive.google.com/file/d/12tKMn2-GR14KkbCPnJwFPotywxfaOKFl/view?usp=sharing">https://drive.google.com/file/d/12tKMn2-GR14KkbCPnJwFPotywxfaOKFl/view?usp=sharing</a>
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:	<a href="https://youtu.be/C2sLzY_fvlw">https://youtu.be/C2sLzY_fvlw</a>
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	<a href="https://franklin.missouriassessors.com/parcel.php?gid=123874">https://franklin.missouriassessors.com/parcel.php?gid=123874</a>
Assessor Contact	636 583-6348
Treasurer Website	<a href="https://fcpay.franklinmo.gov/search">https://fcpay.franklinmo.gov/search</a>
Treasurer Contact	636-583-6353
Recorder/Clerk Website	<a href="https://www.franklinmo.org/recorder">https://www.franklinmo.org/recorder</a>
Recorder/Clerk Contact	877-345-1210
Zoning or Planning Department Website	<a href="https://www.franklinmo.org/planning_zoning">https://www.franklinmo.org/planning_zoning</a>
Zoning or Planning Department Contact	636-583-6369
County Environmental Health Department Website	<a href="https://www.franklinmo.org/environmental_health">https://www.franklinmo.org/environmental_health</a>
County Environmental Health Department Contact	636-583-7300.
GIS Website	<a href="https://fcmo.maps.arcgis.com/apps/webappviewer/index.html?id=3a2470d6f7234f00ad1270fee6375a6e">https://fcmo.maps.arcgis.com/apps/webappviewer/index.html?id=3a2470d6f7234f00ad1270fee6375a6e</a>
CAD Website	<a href="https://fcmo.maps.arcgis.com/apps/webappviewer/index.html?id=3a2470d6f7234f00ad1270fee6375a6e">https://fcmo.maps.arcgis.com/apps/webappviewer/index.html?id=3a2470d6f7234f00ad1270fee6375a6e</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
<b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)	\$ 173.78
<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 need to know if there are any mortgages or liens.</b>	
<b>Is property part of an HOA (Home Owners Association) or any community?</b> (Yes/No)	No
<b>How much is the annual HOA due?</b>	No
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	No
<b>County Operator Details who Confirmed the Information:</b>	
ZONING DATA	
QUESTION/S	DATA
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	"W" ZONING DISTRICT
<b>Terrain type?</b> (Is it flat /slope/etc)	Slope
<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)	Aside from the property being sloped, Yes
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	<ol style="list-style-type: none"> <li>1. Planned Unit Developments</li> <li>2. Second dwellings and medical hardships per Article 10.</li> <li>3. Single-family dwellings, one dwelling unit per lot to include site-built homes, modular homes, mobile homes (single), and mobile homes (double).</li> <li>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.</li> <li>5. Subdivisions with fewer than 7 lots</li> </ol>

	6. Two family dwellings (i.e. duplex)
<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)	As per the county zoning ordinance, Campgrounds are 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)	Only RV park is allowed
<b>Are Mobile homes allowed on the property?</b> (Please ask if there are restrictions.) Yes/No	Yes
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	Mobile home is allowed
<b>Are tiny houses or small cabins allowed on the property?</b> Yes/ No (Please ask if there are 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)	Maximum of one dwelling unit per 40,000 square feet
<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>	It was not indicated in the county zoning
<b>What is the minimum lot size to build on the property?</b>	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.
<b>Is there any time limit to build?</b>	The building permit is good for 6 months
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	A full paper copy (in a binder) of the Unified Land Use Regulations may be purchased from the Planning & Zoning Department for \$35.00 (with advance notice).
<b>Is the property in a flood zone and if so what needs to be done to the lot to build?</b>	Not in a flood zone area
<b>Any other restrictions?</b>	<a href="https://www.franklinmo.org/vertical/sites/%7B5730E807-248F-430C-88E4-9222B8E63B07%7D/uploads/Article_7-March_14.pdf">https://www.franklinmo.org/vertical/sites/%7B5730E807-248F-430C-88E4-9222B8E63B07%7D/uploads/Article_7-March_14.pdf</a>

Is the property in a flood zone? (if yes add a link to FEMA Website)	Zone X - Minimum floodzone hazzard
<a href="#">Link to FEMA website</a>	See image below
Is property wetland?	Not on wetlands
<a href="#">Link to Wetland website</a>	See image below
County Operator Details who Confirmed the Information:	
<b>UTILITIES DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<p><b>Is the property located inside or outside the city limit?</b></p> <p><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 is considered under County, which means water can be built through a deep well <b>(You need to confirm it)</b></p>	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)	AAA Pump Service & Well Drilling - +16362854075
<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, if is there any utility company that provides water in the area where the property is located.)	Would need to dig a well
<b>Does the property currently have a 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 for the details of the Company Name &amp; the Contact information ....</b> (Call and Confirm if it's the right company)	AAA Pump Service & Well Drilling - +16362854075
<b>If NO:</b> 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
<b>If the septic system has to be installed,</b> (Ask if we need to percolate the soil?)	N/A
<b>Does the property currently have electricity</b>	Available in the area

<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.)	Ameren Missouri - +18005527583
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Gas station nearby LP Mart - +16362850196
<b>For waste....</b> <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...  <b>NOTE: If NO,</b> (Ask if it's the responsibility of the property owner.)	Hueffmeier Trucking Inc - +16362719855
<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.	