



ONLINE LANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	501782-057-0 (5017820570)
Ownership?	No
Lot Count:	1
Account # or GEO #:	5017820570
Property Address:	11922 113th Ave, Anderson Island, WA 98303
If No Address or 0 address: Closest Property with Numbered Address	N/A
County:	Pierce
State:	WA
Lot Number:	N/A
Legal Description:	N/A
Parcel Size:	0.24
Subdivision:	Lake Josephine Riviera # 9
Approximate Dimensions:	104.17 Feet North 92.18 Feet East 120.28 Feet South 95.51 Feet West
GPS Center Coordinates (Approximate):	47.148432, -122.689183
GPS Corner Coordinates (Approximate):	47.148558, -122.688918 47.148306, -122.688916 47.148310, -122.689397 47.148442, -122.689400 47.148564, -122.689338
Google map link:	https://maps.app.goo.gl/qn2FnnbFvRALg8ft8
Elevation:	217.8 feet
Market Value:	\$32,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved of 113th Ave - https://drive.google.com/file/d/15UW-D85AZpN2GLSziOPIgNpEIZvTiQ3/view?usp=sharing

If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	
YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	
Closest major city:	Tacoma, Washington - 1 hr 7 min (20.7 miles)
Closest small town:	Anderson Island - 6 min (2.3 miles)
Nearby attractions:	Lowell Johnson Park - 6 min (2.3 miles) Andy's Marine Park - 8 min (3.4 miles) Tolmie State Park - 1 hr 7 min (25.3 miles) Saltar's Point Beach - 45 min (8.0 miles) Farrell's Marsh Wildlife Area - 46 min (8.3 miles)
COUNTY DATA	
QUESTION/S	
Assessor Website	Link
Assessor Contact	(253)798-6111
Treasurer Website	Link
Treasurer Contact	(253)798-6111
Recorder/Clerk Website	Link
Recorder/Clerk Contact	253-798-7440
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(253) 798-7250
County Environmental Health Department Website	Link
County Environmental Health Department Contact	253) 798-4211
GIS Website	Link
CAD Website	Link
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	

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
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$188.82
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.	N/A
Is the property part of an HOA (Homeowners Association) or any community? (Yes/No)	Lake Josephine Riviera
How much is the annual HOA due?	\$816.00
Are there any HOA dues? If yes, how much is the total amount owed?	-
County Operator Details who Confirmed the Information:	https://rivieraclub.org
ZONING DATA	
QUESTION/S	
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
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)	Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	Single-family dwelling
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No

Notes on RV's (jot down notes about whatever the county has to say)	Cannot live in an RV
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is not allowed
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are restrictions.) Yes/No	No
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	None
Are there any building height restrictions? (Yes/ No) How many feet... please take down notes from the county	No home shall exceed 26 feet in height as measured from the highest point of the roof down to the top of the foundation (mudsill).
What are the setbacks of the lot?	Did not indicate in covenants and restrictions
What is the minimum lot size to build on the property?	Every dwelling shall have a minimum of 1,000 square feet of enclosed year-round living area of which at least 800 square feet shall be on the main floor.
Is there any time limit to build?	building permit is good for a year
Is there a County or City Impact fee required to build and if so how much does this cost?	No impact fee from the county
Is the property in a flood zone and if so what needs to be done to the lot to build?	Not in a flood zone area
Any other restrictions?	https://rivieraclub.org/wp-content/uploads/2022/01/Riviera-Covenants-Bylaws-searchable-doc.pdf
Is the property in a flood zone? (if yes add a link to FEMA Website)	Zone X - minimum floodzone hazzard
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

<p>Is the property located inside or outside the city limit?</p> <p>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 to confirm it)</p>	County
<p>Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)</p>	Available in the area
<p>If YES... (Put the company name and the phone number of the provider)</p>	Rivera Community Club - 253) 884-4093
<p>If it's in the area (Put the street name where the main water line is located.)</p>	Rivera Dr
<p>If NO: (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.)</p>	No
<p>Does the property currently have a sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	Septic is needed
<p>If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)</p>	Private company
<p>Please ask for the details of the Company Name & the Contact information(Call and Confirm if it's the right company)</p>	FloHawks Plumbing and Septic - +12534997828
<p>If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?</p>	Would need to install a septic system
<p>If the septic system has to be installed, (Ask if we need to percolate the soil?)</p>	N/A
<p>Does the property currently have electricity connected? (Yes, No, or Do Not Know)</p>	Available in the area
<p>What is the electric company name (Confirm If there is an electric company Service in the area - Select either City, Community, None, etc.)</p>	Tanner Electric Co-Op - +14258880623
<p>What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)</p>	No gas nearby
<p>For waste.... Will the county or city pick up the trash?</p>	Private company
<p>If YES... Get the details of the company name and contact information of that service in the area...</p>	LRI - ANDERSON ISLAND TRANSFER STATION - +12538477555

NOTE: If NO, (Ask if it's the responsibility of the property owner.)	
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM THE OLM TEAM:	
DISCLAIMER	
<p>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.</p>	