



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	19.17D.2.47
Account # or GEO #:	N/A
Property Address:	Lake Shore Dr. 21, Pocono Lake, PA, 18347
County:	Monroe
State:	PA
Lot Number:	LOT 21
Legal Description:	LOT 21 BLK A 34 SEC 7
Parcel Size:	0.38 acres
Subdivision:	TOBYHANNA TOWNSHIP SEC 07
Approximate Dimensions:	128.84 feet North 54.68 feet East 124.91 feet South 98.72 feet West
GPS Center Coordinates (Approximate):	<u>41.148676, -75.557955</u>
GPS Corner Coordinates (Approximate):	41.148810, -75.558178 41.148719, -75.558209 41.148547, -75.558192 41.148607, -75.557726 41.148659, -75.557733 41.148746, -75.557722
Google map link:	<u>https://goo.gl/maps/b72VWkmUVv7KyufH6</u>
Elevation:	1702.8ft
Market Value:	\$25,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	<u>https://drive.google.com/file/d/1YSd1L5KOpKvR-dcRPxR8H43cUM62fkKf/view?usp=sharing</u>
If others, please specify:	N/A
Is there a Structure (Yes or No (If Yes: Explain)	No
Property Miscellaneous Images:	<u>https://drive.google.com/drive/folders/1nfXWsth_KN0d7XWvM9w-n640yEYYb1zW?usp=sharing</u>
YouTube Link:	<u>https://youtu.be/Ngj87EGJ4f0?si=cmrscb0T_KEC58JQ</u>
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Scranton Pennsylvania, USA - 43 min (25.9 miles)

If No Address or 0 address: Closest Property with Numbered Address	136 Michigana Dr, Pocono Lake, PA 18347, USA
Closest small town:	Blakeslee Pennsylvania 18610, USA - 15 min (8.0 miles)
Nearby attractions:	Austin T. Blakeslee Natural Area - 18 min (8.9 miles) Thomas Darling Preserve - 19 min (9.9 miles) Split Rock - 25 min (13.2 miles) Lake Harmony - 26 min (14.6 miles) Lehigh Tannery Historic Site - 32 min (21.2 miles) Seven Tubs Nature Area - 32 min (20.8 miles) Lookout (Scranton) - 37 min (23.9 miles)

COUNTY DATA

QUESTION/S	DATA
Assessor Website	http://www.monroecountypa.gov/Dept/Assessment/Pages/default.aspx
Assessor Contact	(570) 517-3133
Treasurer Website	http://www.monroecountypa.gov/treasurer
Treasurer Contact	(570) 517-3180
Recorder/Clerk Website	http://www.monroecountypa.gov/Dept/ROD/Pages/default.aspx
Recorder/Clerk Contact	(570) 517-3969
Zoning or Planning Department Website	http://www.monroecountypa.gov/planning
Zoning or Planning Department Contact	(570) 517-3100
County Environmental Health Department Website	https://www.monroecohealth.com/environmental-health-services
County Environmental Health Department Contact	(270)-487-6782
GIS Website	https://www.monroegis.org/myiDVViewer/map/13c626a56e926e3e/Public
CAD Website	N/A
Electricity Company Name & Phone Number	PPL Electric Utilities Corporation. +18003425775
Water Company Name & Phone Number	N/A
Sewer Company Name & Phone Number	N/A
Gas Company Name & Phone Number	Suburban Propane +15708397191
Waste Company Name & Phone Number	Monroe County Municipal Waste Authority 570-643-6100

TAX DATA

QUESTION/S	DATA
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)	\$410.94
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.	None
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Arrowhead Lake Community Association (570) 646-1771 Option 3
How much is the annual HOA due?	Our assessments are \$965 for 2023. You have to remember this is a private, gated community.
Are there any HOA dues? If yes, how much is the total amount owed?	N/a
County Operator Details who Confirmed the Information:	I tried to call the Association many times, but my call have been routed to voicemail and I've already sent an email as well and still waiting for them respond.

ZONING DATA

QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Medium-Density Residential District
Terrain type? (Is it flat /slope/etc)	Quite rolling
Property use code?	R-2
Is the land cleared? (Yes/No)	Wooded
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes, you must have to meet the setbacks requirement.
What can be built on the property? (Different types of homes that we can build on the lots.)	Single-family detached dwellings
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
Note's on RV's (jot down notes whatever the county has to say)	RV's not allowed
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile homes not allowed

Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Not allowed
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	Maximum Lot Coverage: 15.0 %, Minimum Habitable Floor Area (square feet): 750
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	• The height of the building may not exceed 38 feet in Tobyhanna Township, and 35 feet in Coolbaugh Township (as per CC&Rs)
What are the setbacks of the lot?	Minimum Front Setback - 40 ft. Minimum Side Setback - 15 ft. Minumum Rear Setback - 40 ft.
What is the minimum lot size to build on the property?	• Minimum size of building is 1,200 square feet of living space. Maximum, 3,800 Sq. Ft. (as per CC&Rs)
Is there any time limit to build?	A zoning permit is good for 2 years
Is there a County or City Impact fee required to build and if so how much does this cost?	County has no information to this
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Zone X (Via FEMA)
Any other restrictions?	N/A
County Operator Details who Confirmed the Information:	<beisler@tobyhannatownship.pa.gov>
UTILITIES DATA	
QUESTION/S	DATA
Is the property in the city or MUD district? (Please refer to FEMA) Note: MUD (Mixed Used Development) meaning it's a zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.	TOBYHANNA, TOWNSHIP OF
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)	Town
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not yet connected but available in the area
If YES... (Put the company name and the phone number of the provider)	Knight Well Drilling: +15708428142
If it's in the area (Put the street name where the main	Cannot determine where the main waterline is located

water line is located.)	
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 water well
How much will it cost (setup cost) to have water connection?	Buyer must gather Information
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Well 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)	American Pump Service: +15702363056
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install septic system
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	N/a
How much will it cost (setup cost) to have sewer connection or septic installed?	Buyer must gather Information
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Not yet connected but 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.)	PPL Electric Utilities Corporation. +18003425775
How much will it cost (setup cost) to have power connection?	They will conduct a survey first before giving the estimated cost to have a connetion.
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Suburban Propane +15708397191
For waste.... Will the county or city pick up the trash?	City/County
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.)	Monroe County Municipal Waste Authority 570-643-6100
GENERAL DD NOTES FROM LM TEAM:	
DISCLAIMER	
The buyer is responsible for verifying all information with the County as to what can and can't 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 serviced on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.	