



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	19.17B.1.132
Account # or GEO #:	N/A
Property Address:	Kippack Path 11, Pocono Lake, PA, 18347
County:	Monroe
State:	PA
Lot Number:	LOT 11
Legal Description:	LOT 11 BLK 15 SEC 2
Parcel Size:	0.25 acres
Subdivision:	ARROWHEAD LAKE SEC 02
Approximate Dimensions:	66.92 feet North 167.45 feet East 84.71 feet South 152.69 feet West
GPS Center Coordinates (Approximate):	41.144543, -75.565093
GPS Corner Coordinates (Approximate):	41.144748, -75.565172 41.144341, -75.565304 41.144265, -75.565020 41.144716, -75.564924
Google map link:	https://goo.gl/maps/W4s465eeh47888c49
Elevation:	1683.1ft
Market Value:	\$25,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1I1150z_NLY6RUcFFgCd_lGZ-nJiddz2_/view?usp=share_link
If others, please specify:	N/A
Is there a Structure (Yes or No (If Yes: Explain)	No
Property Miscellaneous Images:	https://drive.google.com/drive/folders/1WDsTLL1GZB8_lLOJceuDRUcOB30oKvFam?usp=share_link
Youtube Link:	https://youtu.be/jx0uuvZfQG8
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Scranton Pennsylvania, USA - 42 min (25.4 miles)
If No Address or 0 address: Closest Property with Numbered Address	No
Closest small town:	Blakesleen Pennsylvania 18610, USA - 14 min (7.5 miles)

Nearby attractions:	Austin T. Blakeslee Natural Area - 17 min (8.3 miles) Thomas Darling Preserve - 18 min (9.3 miles) Split Rock - 23 min (12.7 miles) Lake Harmony - 24 min (14.0 miles) Lehigh Tannery Historic Site - 30 min (20.6 miles) Seven Tubs Nature Area - 30 min (20.3 miles) Lookout (Scranton) - 34 min (23.4 miles)
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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 - 8003425775
Water Company Name & Phone Number	N/A
Sewer Company Name & Phone Number	N/A
Gas Company Name & Phone Number	N/A
Waste Company Name & Phone Number	N/A

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)	\$427.50

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)	Yes, Arrowhead Lake Community Association - 5706461771
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?	\$935 (2022)
County Operator Details who Confirmed the Information:	Kelly - 5705173180
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	R-2 Medium Density Residential District
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	N/A
Is the land cleared? (Yes/No)	No (With trees)
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	There are no records of any perc test being done. You will need to have a perc test done in order know is these properties are buildable.
What can be built on the property? (Different types of homes that we can build on the lots.)	1. Single-Family detached dwellings 2. Municipal uses 3. Cemeteries 4. Multifamily 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)	RVs are 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 are not allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is 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)	Maximum Lot Coverage - 15.0%
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. Minimum 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)	No water line available
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 water line is located.)	Cannot determine where the main waterline 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	Would need to dig a water well

the property is located.)	
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
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 connection.
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
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.)	Trash Center: call <u>570-643-9325</u> or <u>570-646-1771</u> option 4 and then option 2
County Operator Details who Confirmed the Information:	
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.	