

## LAND DATA

QUESTION/S	DATA
Owner's name on the tax record:	ADAMS, JACK A
APN / Parcel #:	28-24-30-30006
Account # or GEO #:	N/A
Property Address:	WATERVILLE, WA, 98858
County:	Douglas County
State:	WA
Lot Number:	LOT 3
Legal Description:	S1/2 LOT 3;
Parcel Size:	20.0 acres
Subdivision:	N/A
Approximate Dimensions:	655.36 ft x 1226.39 ft x 655.37 ft x 1226.46 ft approx.
GPS Center Coordinates (Approximate):	47.892171, -119.875184 47.893070, -119.877791 47.891300, -119.877759 47.891314, -119.872619 47.893106, -119.872630
GPS Corner Coordinates (Approximate):	
Google map link:	<a href="https://goo.gl/maps/zZyMvkcPojenFakO6">https://goo.gl/maps/zZyMvkcPojenFakO6</a>
Elevation:	1898.6 ft
Assessed Value:	<b>\$36,800.00</b>
Market Value:	<b>\$36,800.00</b> - Market Value (2023)
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Dirt
If others, please specify:	N/A
Is there a Structure (Yes or No (If Yes: Explain)	NO

## ADDITIONAL LAND INFO

QUESTION/S	DATA
Closest major city:	Spokane, Washington, USA - 2 hr 46 min (146 miles)
If No Address or 0 address: Closest Property with Numbered Address	552 Peach Rd, Waterville, WA 98858, USA
Closest small town:	Chelan, Washington 98816, USA - 36 min (21.7 miles)
Nearby attractions:	Gallagher Flat State Wildlife Recreation Area - 32 min (20.8 miles) Chelan Museum - 36 min (21.6 miles) Don Morse Memorial Park - 38 min (22.1 miles) Slidewaters - 38 min (22.8 miles) Manson Viewpoint - 45 min (26.7 miles) Manson Bay Park - 51 min (29.7 miles)

## COUNTY DATA

QUESTION/S	DATA
Assessor Website	<a href="https://www.douglascountywa.net/162/Assessor">https://www.douglascountywa.net/162/Assessor</a>
Assessor Contact	509-745-8521
Treasurer Website	<a href="https://www.douglascountywa.net/158/Treasurer">https://www.douglascountywa.net/158/Treasurer</a>
Treasurer Contact	509-745-8525
Recorder/Clerk Website	<a href="https://www.douglascountywa.net/266/Clerk-of-Superior-Court">https://www.douglascountywa.net/266/Clerk-of-Superior-Court</a>
Recorder/Clerk Contact	509-745-8529
Zoning or Planning Department Website	<a href="https://www.douglascountywa.net/311/Planning-Commission">https://www.douglascountywa.net/311/Planning-Commission</a>
Zoning or Planning Department Contact	509-884-7173
County Environmental Health Department Website	N/A
County Environmental Health Department Contact	N/A
GIS Website	<a href="https://gis.douglascountywa.net/portal/apps/webappviewer/index.html?id=0fe80ac77b224f0c980d4052e946be03">https://gis.douglascountywa.net/portal/apps/webappviewer/index.html?id=0fe80ac77b224f0c980d4052e946be03</a>
CAD Website	N/A
Electricity Company Name & Phone Number	<a href="https://www.douglascountywa.net/162/Assessor">Douglas County PUD +15098847191</a>
Water Company Name & Phone Number	N/A
Sewer Company Name & Phone Number	<a href="https://www.douglascountywa.net/162/Assessor">Apple Valley Pumping Inc. +15098847960</a>
Gas Company Name & Phone Number	<a href="https://www.douglascountywa.net/162/Assessor">Aq Supply Petroleum &amp; Propane +15096628188</a>
Waste Company Name & Phone Number	<a href="https://www.douglascountywa.net/162/Assessor">Consolidated Disposal Services +15097542468</a>

## TAX DATA

QUESTION/S	ANSWERS FROM THE COUNTY
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)	N/A
How much is the annual property tax? (Current Year if available, if not get the previous year)	332.43 (2022)
Are there any tax liens for this property? If yes, how much is the amount owed?( From what year to what year?	N/A
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 property part of an HOA (Home Owners Association) or any communities? (Yes/No)	No
How much is the annual HOA due?	N/A
Are there any HOA dues? If yes, how much is the total amount owed?	N/A
County Operator Details who Confirmed the Information:	<b>Ms. Becky from the Douglas County Treasurer's Office</b>

## ZONING DATA

QUESTION/S	ANSWERS FROM THE COUNTY
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	RR-20
<b>Terrain type?</b> (Is it flat /slope/etc)	Slope
<b>Property use code?</b>	N/A
<b>Is the land cleared?</b> (Yes/No)	Yes
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	As per Mr. Tanner the property is buildable.
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Single family dwelling and potentially secondary accessory dwelling.
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	No
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	According to Mr. Tanner it is not allowed.
<b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	NO
<b>Note's on RV's</b> (jot down notes whatever the county has to say)	According to Mr. Tanner it is not allowed.
<b>Are Mobile homes allowed on the property?</b> (Please ask if there is restrictions.) Yes/No	NO
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	According to Mr. Tanner it is not allowed.
<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there is restrictions.) Yes/No	According to Mr. Tanner it is allowed as long as you meet zoning density standard.
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	As per Mr. Tanner there is no total size restriction.
<b>Are there any building height restrictions?</b> (yes/ No) How many ft... please take down notes from the county	35 Feet
<b>What are the setbacks of the lot?</b>	28 ft front, 5 Ft sides, 15 ft rear no minimum lot size
<b>What is the minimum lot size to build on the property?</b>	About a year but can get extension.
<b>Is there any time limit to build?</b>	No county or city impact fee according to Mr. Tanner.
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	Zone X indicates an area where the annual flood risk is between one percent and 0.2 percent.
<b>Is the property in a flood zone and if so what needs to be done to the lot in order to build?</b>	N/A
<b>Any other restrictions?</b>	N/A
<b>County Operator Details who Confirmed the Information:</b>	<b>Mr. Tanner from the Land Services Department (509 888 6544)</b>

## UTILITIES DATA

QUESTION/S	ANSWERS FROM THE COUNTY
<b>Is the property in the city or MUD district?</b> ( Please refer to FEMA)	DOUGLAS COUNTY UNINCORPORATED AREAS
<b>Note:</b> MUD (Mixed Used Development) meaning it's a zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.	
<b>Is the property located inside or outside city limit?</b>	County
<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 considered under County, means water can be built through deep well ( <b>You need to confirm it</b> )	
<b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)	No, and there's no water utility company nearby. Owner needs to dig a well.
<b>If YES...</b> (Put the company name and the phone number of the provider)	N/A
<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, is there any utility company who provides water in the area where the property is located.)	N/A
<b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Not connected but sewer is available in the area.
<b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Private
<b>Please ask the details of the Company Name &amp; the Contact information</b> ....(Call and Confirm if it's the right company)	Apple Valley Pumping Inc. +15098847960
<b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	N/A
<b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)	N/A
<b>Does the property currently have electricity connected?</b> (Yes, No or Do Not Know)	No, but there is an electric company in the nearby area.
<b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Douglas County PUD +15098847191
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Propane
<b>For waste....</b>	County
<b>Will the county or city pick up the trash?</b> <b>If YES...</b> Get the details of the company name and contact information that service in the area...	Consolidated Disposal Services +15097542468
<b>NOTE: If NO,</b> (Ask if it's responsibility of the property owner.)	
<b>County Operator Details who Confirmed the Information:</b>	