



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	103-250-016-520
Lot Count:	1
Account # or GEO #:	103-250-016-520
Property Address:	Hillcrest Rd, Susanville, CA 96130
If No Address or 0 address: Closest Property with Numbered Address	698-140 Hillcrest Rd, Susanville, CA 96130
County:	Lassen
State:	California
Lot Number:	Did not indicate
Legal Description:	N/A
Parcel Size:	2.07 acres
Subdivision:	No
Approximate Dimensions:	459.05 ft by 226.27 ft by 366.31 ft by 445.83 ft
GPS Center Coordinates (Approximate):	40.41831252840903, -120.66832094030377
GPS Corner Coordinates (Approximate):	40.41905506278411, -120.66883819805527 40.41891838068726, -120.66845501785969 40.41755971740593, -120.66772351115148 40.41808400906612, -120.66886767052834 40.4185001749651, -120.6686908206779 40.418622576160594, -120.66901504831428
Google map link:	https://goo.gl/maps/w9SvGhayQBkrv2NPA
Elevation:	4483.9 feet
Market Value:	\$125,993
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/18Vms-QHz-Q48LRMNFmePFPzJq2DdaqM5/view?usp=sharing
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	https://drive.google.com/drive/folders/1tV0ENBPO5Nw wElhm_8Q9mbK6Nj5jCtjd?usp=drive_link

YouTube Link:	https://youtu.be/LgdeR5qm-KM?si=mxIN1hXhSc_SiT66
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Sacramento, CA - 3 hr 32 min (184 miles)
Closest small town:	Susanville, CA - 3 min (1.1 miles)
Nearby attractions:	Lassen Historical Museum - 2 min (0.9 mile) Susanville Ranch Park - 4 min (1.6 miles) Riverside Park - 4 min (1.5 miles) Lassen Volcanic National Park - 1 hr 4 min (64.2 miles) Indian Valley Museum - 1 hr 13 min (54.5 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	844-893-7216
Treasurer Website	Link
Treasurer Contact	(530) 251-8221
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(530) 251-8234
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(530) 251-8269
County Environmental Health Department Website	Link
County Environmental Health Department Contact	530-251-8528
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	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)	No back taxes
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$39.22 (2022)
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)	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:	https://countytaxretriever.com/bills/bill_detailed/4/103250016520
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	R-1 Single Family District
Terrain type? (Is it flat /slope/etc)	Quite 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
Note's on RV's (jot down notes whatever the county has to say)	Cannot live in RV

Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is allowed with permit
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
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 for all structures, forty (40) percent.
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	35ft
What are the setbacks of the lot?	<p>1. Front, twenty (20) feet; except that houses constructed with garages having a swing driveway, with the entrance facing the side property line, or with the garage facing the street but set back a minimum of twenty (20) feet, may have a minimum fifteen (15) foot setback;</p> <p>2. Where four or more lots in a block have been improved with dwellings prior to August 5, 1963, the original adoption date of the zoning ordinance (not including accessory buildings), the minimum front yard setback shall be the average setback of the existing buildings, if the setback is more or less than the required setback of this district;</p> <p>3. Side, five feet on the interior side yard and ten (10) feet on the corner side yard;</p> <p>4. Rear, fifteen (15) foot setback for the main building;</p>
What is the minimum lot size to build on the property?	<p>1. Interior lot, six thousand (6,000) square feet;</p> <p>2. Corner lot, seven thousand (7,000) square feet;</p> <p>3. Lot width, corner seventy (70) feet and interior sixty (60) feet;</p>
Is there any time limit to build?	6 months
Is there a County or City Impact fee required to build and if so how much does this cost?	None
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Not in a floodzone area

Any other restrictions?	https://library.qcode.us/lib/susanville_ca/pub/municipal_code/item/title_17-chapter_17_12-17_12_060
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone X
Link to FEMA website	Check pictures below
Is property wetland?	Not on wetlands
Link to Wetland website	Check pictures below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
<p>Is the property located inside or outside 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 considered under County, means water can be built through deep well (You need to confirm it)</p>	City
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)	City of Susanville Public Works Department, Water Division - (530) 257-6321
If it's in the area (Put the street name where the main water line is located.)	Hillcrest Rd
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.)	N/A
How much will it cost (setup cost) to have water connection?	Buyer needs to gather information
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Sewer is available in the area
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	City
Please ask the details of the Company Name & the Contact information(Call and Confirm if it's the right company)	e Susanville Sanitary District - (530) 257-5665

If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	N/A
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 needs to 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.)	Lassen Municipal Utility District - +15302574174
How much will it cost (setup cost) to have power connection?	On the process
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Natural gas
For waste.... Will the county or city pick up the trash?	Private company
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.)	C & S Waste Solutions at (530) 252-1200
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	
DISCLAIMER	
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.	