



ONLINE LANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	R-02-03-09-30-3-000-030
Ownership?	No
Lot Count:	1
Account # or GEO #:	Key number: 19679
Property Address:	Hill St, Citronelle, AL 36522
If No Address or 0 address: Closest Property with Numbered Address	19735 School St, Citronelle, AL 36522
County:	Mobile
State:	AL
Lot Number:	Lot 17
Legal Description:	LOT 17 BLK 25 TOWN OF CITRONELLE DBK 79 P 1 & PT LOT 15 DESC AS FOLLOWS BEG INTER E F/W HILL ST & SW COR LOT 15 BLK 25 WHICH IS POB TH N ALONG E R/W HILL 680 FT(S) TO NW COR LOT 17 TH SE ALONG N LINE LOT 17 900 FT(S) TO N R/W SCHOOL TH SWLY 570 FT (S) TH NWLY 153.10 FT TH WLY 137.39 FT TH NWLY 90 FT (S) TH SWLY 120.8 FT TH NWLY 90 FT (S) TO POB #SEC 30 T2N R2W #MP03 09 30 3 000
Parcel Size:	8.99
Subdivision:	Rural Zone One
Approximate Dimensions:	895.76 ft North 692.01 ft West 518.08 ft South 560.36 ft East
GPS Center Coordinates (Approximate):	31.10406, -88.22404

GPS Corner Coordinates (Approximate):	31.1053,-88.2252 31.1045,-88.2225 31.1033,-88.2236 31.1035,-88.224 31.1035,-88.2245 31.1036,-88.2248 31.1033,-88.2249 31.1034,-88.2252
Google map link:	https://maps.app.goo.gl/FLBZs7pWkCw8Kq9h9
Elevation:	293.6 feet
Market Value:	\$75,399
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Dirt - https://drive.google.com/file/d/1oZZj9if4TMEck-2il_uXE5Nw0y_93y0H/view?usp=sharing
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	
YouTube Link:	https://youtu.be/PZWmJteeDI0?si=gSENF4b5PxivqVMA
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Mobile, AL - 45 min (34.6 miles)
Closest small town:	Gulfcrest, AL - 12 min (7.8 miles)
Nearby attractions:	Ellicott's Stone Historical Park - 26 min (20.9 miles) County Line Historic Schoolhouse & Old Jail - 43 min (34.9 miles) Harmon Family Christmas Lights - 9 min (6.6 miles) Depot Creek Greenway - Pavilion - 43 min (34.2 miles) Mane Attraction - 3 min (1.1 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(251) 574 8530
Treasurer Website	Link
Treasurer Contact	(251) 574 8530
Recorder/Clerk Website	Link
Recorder/Clerk Contact	251-574-8698
Zoning or Planning Department Website	Link

Zoning or Planning Department Contact	251-574-8595
County Environmental Health Department Website	Link
County Environmental Health Department Contact	<u>251.634.9801</u>
GIS Website	Link
CAD Website	Link

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
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$605.37
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 the property part of an HOA (Homeowners Association) or any community? (Yes/No)	No
How much is the annual HOA due?	
Are there any HOA dues? If yes, how much is the total amount owed?	
County Operator Details who Confirmed the Information:	Link

ZONING DATA

QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	R-1 Low-Density Single-Family Residential District
Terrain type? (Is it flat /slope/etc)	Slightly rolling
Property use code?	Residential
Is the land cleared? (Yes/No)	Not cleared
Is the property buildable? (Yes/ No/Maybe/ etc.. write	Yes, as per the city

whatever the county has to say)	
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)	RV is not allowed
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)	There is a zoning that is only allowed for manufactured/mobile homes
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are restrictions.) Yes/No	Yes, as per the city
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	The maximum land coverage by building(s) shall be thirty (30) percent of the total lot area.
Are there any building height restrictions? (Yes/ No) How many feet... please take down notes from the county	30ft
What are the setbacks of the lot?	(1)Front: Each lot shall have a minimum front yard of thirty-five (35) feet. (2)Side: Each lot shall have a total side yard of a minimum of thirty (30) feet; with a minimum of ten (10) feet on one (1) side. (3)Rear: Each lot shall have a minimum rear yard of forty (40) feet.
What is the minimum lot size to build on the property?	12,000 sqft
Is there any time limit to build?	The 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?	None
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://library.municode.com/al/citronelle/codes/code_of_ordinances?nodeId=COOR_APXAZO

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
Is the property located inside or outside the 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 is considered under County, which means water can be built through a deep well (You need to confirm it)	City of Citronelle
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Water is available
If YES... (Put the company name and the phone number of the provider)	Hill St
If it's in the area (Put the street name where the main water line is located.)	South Alabama Utilities - +12518662365
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.)	No
Does the property currently have a sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Sewer is available
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)	City of Citronelle
Please ask for the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	South Alabama Utilities - +12518662365
If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	No
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	No
Does the property currently have electricity	Available in the area

connected? (Yes, No, or Do Not Know)	
What is the electric company name (Confirm If there is an electric company Service in the area - Select either City, Community, None, etc.)	South Alabama Utilities - +12518662365
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas Parden Propane - +12518662479
For waste.... Will the county or city pick up the trash?	Garbage dump nearby
If YES... Get the details of the company name and contact information of that service in the area... NOTE: If NO, (Ask if it's the responsibility of the property owner.)	GFL Environmental - +18888958696
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM THE OLM 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.	