

## Due Dilligence Worksheet



Property Details		
Assessor's Parcel Number:	2624890540100001017210 / 054.01-1-17.21	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	Delaina Rose Cir, Brockport, NY 14420	#, street name, city, state, zip (if applicable)
County, State:	Monroe, NY	County and State property is located in
Subdivision:	No	Is the property in a subdivision?
Lot Number:	N/A	What is the lot number (If applicable)
Legal Description:	L21 S5 T4 TRI TRACT	Listed on Tax Record
TRS:	N/A	Township, Range & Section (If applicable)
Parcel Size:	4.71 acres	What is the acre size?
Terrain Type:	Flat	What is the land like? (desert, plain, wooded, flat, slope, hill, mountain, etc.)
Property Dimensions	438.96 feet x 563.79 feet x 178.5 feet x 63.7 feet x 67.03 feet x 221.53 feet x 96.41 feet x 30.8 feet x 83.07 feet x 75.5 feet x 195.29 feet x 50.14 feet x 43.44 feet x 34.23 feet x 19.51 feet x 49.41 feet x 21.74 feet approx.	
Elevation:	117.1 m or 384.2 feet	What is the elevation of the property?
Flood Zone / Wetlands:	Part of the property is in a floodzone; see link to view the image of the property by checking through the map legend and overlays then FEMA floodplain <a href="https://id.land/ranching/maps/34da165d5bbd73eab97d55d5735e3d91/share/unbranded">https://id.land/ranching/maps/34da165d5bbd73eab97d55d5735e3d91/share/unbranded</a>	Is the property in a flood zone or wetlands? "Part of the property is in a flood zone; see flood map image on the website." or "no" or "all of the property is in a flood zone."
Notes:	<a href="#">Property card link</a>	Anything you think is important to note?
Property Location / Access		
Google Map Link:	<a href="https://www.google.com/maps/place/43%C2%B014'25.1%22N+77%C2%B055'01.9%22W/@43.2401336,-77.9210461,1297m/data=!3m1!1e3!4m4!3m3!8m2!3d43.2402056!3d-77.9171044!5m1!1e4">https://www.google.com/maps/place/43%C2%B014'25.1%22N+77%C2%B055'01.9%22W/@43.2401336,-77.9210461,1297m/data=!3m1!1e3!4m4!3m3!8m2!3d43.2402056!3d-77.9171044!5m1!1e4</a>	Link to property from google maps
GPS Coordinates (Center):	43.240306, -77.917194	Coordinates for this property
GPS Coordinates (4 corners):	43.240825, -77.917742 43.240821, -77.916229 43.239540, -77.917500 43.239848, -77.917457 43.239688, -77.918321 43.239942, -77.918439 43.240048, -77.918444 43.240196, -77.918316 43.240442, -77.918246 43.240356, -77.917543 43.240505, -77.917624 43.240626, -77.917500 43.240747, -77.917538 43.240751, -77.917683	Coordinates from all 4 corners of this property
Access To Property:	Yes via Tearose Meadow Ln, Delaina Rose Cir or via Chadlee Dr since the property is connected to the three streets.	Is there direct access to property, if so what roads/streets?
Road Type:	Paved	What are the roads like (dirt, paved, etc.)?
Who Maintains Roads:	County	City, County or not maintained?
Closest Highways:	Lake Road N 3 min (1.7 miles)	Use google map

Closest Major City:	Rochester NY 27 min (20.9 miles)	Use google map to get mileage/locations
Closest Small Town:	Brockport NY 6 min (2.7 miles)	Use google map to get mileage/locations
Closest Gas Station:	Sunoco Gas Station 2 min (0.9 mile)	Use google map to get mileage/locations
Nearby Attractions:	Holley Canal Falls 13 min (7.0 miles) Braddock Bay Park 22 min (14.0 miles) High Falls 25 min (20.5 miles) Washington Square Park 25 min (21.3 miles) Highland Park 27 min (22.5 miles) Sunken Garden 28 min (21.8 miles) Charlotte Pier 30 min (17.6 miles)	Use google to get mileage/locations (State parks, lakes, river's, beaches, mountains, adventures, museums, theme parks, etc.)
Notes:	None	Anything you think is important to note?
Property Tax Information		
Assessed Taxable Value:	\$8,900.00	Per Assesor's Website
Actual Property Value:	\$8,900.00	Per Assesor's Website (if different from assessed)
Back Taxes Owed? If so amount owed:	No	Yes/No & Amount if applicable
Tax Liens? If so amount owed:	No	Yes/No & Amount if applicable
Annual Property Taxes:	\$562.88	Yearly amount found from county website
Notes:	None	Anything you think is important to note?
Zoning & Restrictions		
Zoning / Property Use Code:	Residential Vacant Land	What is the property zoned for?
What can be built on the property?	The following regulations shall apply in the O Residential Use District. A. Permitted uses. (1) One-family dwellings. (2) Churches and similar places of worship, convents and parish houses. (3) Public parks, playgrounds and similar recreational areas. (4) Public and parochial schools at all educational levels, public libraries and other municipal building and uses. (5) Home occupations.	Homes, buildings, barns, etc.
Time limit to build?	Time limit will depend on what the permit says.	Find out county time lines for building
Is camping allowed?	No	Is camping allowed? Yes/No
Camping restrictions if any:	No person shall occupy a portable structure, such as but not limited to tents, canopies and lean-tos for the purposes of sleeping out of doors on property either owned by or under the control of the Village of Brockport, unless in a location where camping is allowed, and then for a period not exceeding 48 hours.	Details on camping if allowed
Are RV's allowed?	Yes	Are RV's allowed? Yes/No
RV restrictions if any:	Travel trailers or recreation vehicles may be used for temporary living or sleeping quarters within the Village. Such temporary living habitation shall not exceed 14 days in any calendar year when the owner, his/her family or guests may use the same for sleeping or cooking purposes. Travel trailers or recreation vehicles may be used for temporary living or sleeping quarters within the Village during any authorized Village celebration, festival or event when prior celebration, festival or event approval has been granted by the Board of Trustees.	Details on RV's if allowed
Are mobile homes allowed?	No	Are mobile homes allowed? Yes/No

Mobile home restrictions if any:	occupant of any land or premises within the Village of Brockport shall use or permit the use of said land or premises as a trailer camp or for the placement of a house trailer, tent and/or tent house as a permanent structure whether intended for habitable use or not.	Details on mobile homes if allowed
Is property part of an HOA or POA?	No	Is the land part of an existing association?
HOA or POA dues, if any:	None	What are the dues?
Subdivision CC&R Availability:	N/A	Copy of CC&R's (If available at no charge)
Deed Availability:	N/A	Copy of current deed (If available at no charge)
Deed Information:	Book 8495 page 197	Reception / Book / Page #'s
Notes:	<a href="#">Brockport NY regulations</a>	Anything you think is important to note?
Utility Information		
Water?	Monroe county water and sewer authority (585) 442-2000	What does the property call for - City or Well?
Sewer / Septic?	Monroe county water and sewer authority (585) 442-2000	What does the property call for - Sewer or Septic?
Electric?	National Grid 800 642 4272	Is there service available in the area? List contact info.
Gas?	Propane Gas Hometown Energy +15853914529	Is there service available in the area? List contact info.
Waste?	Responsibility of the owner	Is there service available in the area? List contact info.
Notes:	None	Anything you think is important to note?
County Website:	<a href="https://www.monroecounty.gov/">https://www.monroecounty.gov/</a>	Website Link
Assessor Website:	<a href="https://www.monroecounty.gov/property-assessorcontacts">https://www.monroecounty.gov/property-assessorcontacts</a>	Website Link
Treasurer Website:	<a href="https://www.monroecounty.gov/finance-treasury">https://www.monroecounty.gov/finance-treasury</a>	Website Link
Recorder Website:	<a href="https://www.monroecounty.gov/clerk">https://www.monroecounty.gov/clerk</a>	Website Link
GIS Website:	<a href="https://maps.monroecounty.gov/Html5Viewer2/index.html?viewer=Parcel_Viewer&amp;runWorkflow=ParcelZoomStart&amp;ParcelID=054.01-1-17.21">https://maps.monroecounty.gov/Html5Viewer2/index.html?viewer=Parcel_Viewer&amp;runWorkflow=ParcelZoomStart&amp;ParcelID=054.01-1-17.21</a>	Website Link
Zoning Link:	N/A	From County Website
Phone number for Planning Dept:	585 753-2000	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(585) 753-1600	Phone number per website
Phone number for Treasurer:	585 753-1200	Phone number per website
Phone number for Assessor:	585-637-1135	Phone number per website
Notes:	None	Anything you think is important to note?