



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	750220020
Ownership?	No
Lot Count:	1
Account # or GEO #:	750220020
Property Address:	32nd Ave, Thermal, CA 92274
If No Address or 0 address: Closest Property with Numbered Address	82501 32nd Ave, Thermal, CA 92274
County:	Riverside
State:	CA
Lot Number:	N/A
Legal Description:	5.00 Acres In Por Ne 1/4 Of Sec 23 T4 S R7 E For Total Description See Assessors Maps
Parcel Size:	5
Subdivision:	None
Approximate Dimensions:	330.90 ft North 656.85 ft West 652.29 ft East 329.61 ft South
GPS Center Coordinates (Approximate):	33.81027, -116.21756
GPS Corner Coordinates (Approximate):	33.8112, -116.2181 33.8112, -116.217 33.8094, -116.217 33.8094, -116.2181
Google map link:	https://maps.app.goo.gl/yYLVr3pVqU6TESpr6
Elevation:	948 ft
Market Value:	\$84,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	The parcel is accessible via dirt roads that connect to the paved Desert Rock Rd and the dirt 32nd Ave - https://drive.google.com/file/d/1FRoqlzkdsEujQsT3D0h

	Wyqf2YzHmAQLT/view?usp=sharing
If others, please specify:	No
Is there a Structure (Yes or No (If Yes: Explain)	No
Property miscellaneous images	
YouTube Link:	https://youtu.be/lzhflb93Mo?si=Rz9vgtZOpy1lDux_
ADDITIONAL LAND INFO	
QUESTION/S	
Closest major city:	Los Angeles, CA - 2 hr 24 min (126 miles)
Closest small town:	Indio Hills, CA - 3 min (1.7 miles)
Nearby attractions:	Keys View - 1 hr 29 min (68.4 miles) Barker Dam - 1 hr 22 min (62.9 miles) Covered Wagon Tours - 15 min (12.4 miles) Walk of the Stars Palm Springs - 36 min (24.4 miles) Public Art "Peace Memorial" - 29 min (21.3 miles)
COUNTY DATA	
QUESTION/S	
Assessor Website	Link
Assessor Contact	(951) 955-6200
Treasurer Website	Link
Treasurer Contact	(951) 955-3900
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(951) 955-1069
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(951) 955-3200
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(951) 358-5000
GIS Website	Link
TAX DATA	
QUESTION/S	
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$317.38
Are there any tax liens for this property? If yes, how much is the amount owed? (From what year to what year?)	None

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.	
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:	
ZONING DATA	
QUESTION/S	
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	W-2 ZONE (CONTROLLED DEVELOPMENT AREAS)
Terrain type? (Is it flat /slope/etc)	Mid slope
Property use code?	W-2-20
Is the land cleared? (Yes/No)	Not cleared
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	No, as per the county property is landlocked and would need a survey and transportation to get through the property
What can be built on the property? (Different types of homes that we can build on the lots.)	<ol style="list-style-type: none"> 1. One-family dwellings. 2. Field crops, flower and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture, including the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products. 3. The noncommercial keeping of horses on lots not less than 20,000 square feet in area and 100 feet in width, provided they are kept not less than 100 feet from any street and 20 feet from any property line. A maximum of two horses per 20,000 square feet and, in any event, not more than four horses on a lot will be permitted. 4. Home occupations
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is 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)	Can only park but can't live in it
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is allowed
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are 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)	None
Are there any building height restrictions? (Yes/ No) How many feet... please take down notes from the county	40ft
What are the setbacks of the lot?	None
What is the minimum lot size to build on the property?	20,000 sqft
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 to build?	Not in a flood zone area
Any other restrictions?	https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/Ord348-04-28-2023-FINAL.pdf#page=372&zom=100,100,881
Is the property in a Floodzone? (if yes add a link to FEMA Website)	Not in a flood zone
Link to FEMA website	Please see the picture below
Is property wetland?	There are a few wetlands on the property
Link to Wetland website	Please see the picture below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA

<p>Is the property located inside or outside the 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 is considered under County, which means water can be built through a deep well (You need to confirm it)</p>	County
<p>Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)</p>	Not available in the area
<p>If YES... (Put the company name and the phone number of the provider)</p>	Palm Springs Pump, Inc.: +17603422603
<p>If it's in the area (Put the street name where the main water line is located.)</p>	N/A
<p>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.)</p>	Would need to dig a well
<p>Does the property currently have a Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	Septic is needed
<p>If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)</p>	Private company
<p>Please ask for the details of the Company Name & the Contact information(Call and Confirm if it's the right company)</p>	Sanco Pumping Services: +17603278859
<p>If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?</p>	Would need to install a septic system
<p>If the septic system has to be installed, (Ask if we need to percolate the soil?)</p>	N/A
<p>Does the property currently have electricity connected? (Yes, No, or Do Not Know)</p>	A power pole in 32nd Ave and Dilon Rd
<p>What is the electric company name (Confirm If there is an electric company Service in the area - Select either City, Community, None, etc.)</p>	Southern California Edison Co: +18006554555
<p>What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)</p>	Propane gas Tops Propane Inc.: +17603426705
<p>For waste.... Will the county or city pick up the trash?</p>	None
<p>If YES... Get the details of the company name and contact information of that service in the area...</p>	The property owner is responsible for the trash

NOTE: If NO, (Ask if it's the responsibility of the property owner.)	
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM THE OLM TEAM:	
DISCLAIMER	
<p>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.</p>	