

# DUE DILIGENCE REPORT



## Property Details

Owner Name(s):	NAPOLEAN BELLAMY
Assessor's Parcel Number:	0436-052-03-0000
Property Address:	Cahuilla Rd, Apple Valley, CA 92307
County, State:	San Bernardino County, CA
Subdivision:	N/A
Lot Number:	N/A
Legal Description:	NW 1/4 OF NE 1/4 OF NW 1/4 OF NW 1/4 OF SEC 9 TP 5N R 2W 2.5 AC M/L EX ST
TRS:	T5N R2W SEC9
Parcel Size:	2.00 Acres
Terrain Type:	Desert
Lot Dimensions:	299.5 feet North 290.6 feet East 299.5 feet South 290.7 feet West
Elevation:	947.5 m or 3108.7 feet
Flood Zone / Wetlands:	<b>The location of this parcel falls within a designated "Flood-Zone D" area.</b>
Notes:	<b>N/A</b>

## Property Location / Access

Google Map Link:	<a href="https://maps.app.goo.gl/5osPRWByLuKVERzi6">https://maps.app.goo.gl/5osPRWByLuKVERzi6</a>
GPS Coordinates (Center):	34.54403, -117.10054
GPS Coordinates (4 corners):	34.544436, -117.100063 NE 34.543640, -117.100065 SE 34.543641, -117.101060 SW 34.544437, -117.101055 NW
City or County Limits:	County
School District:	Apple Valley Unified School District
Access To Property:	Yes, via Cahuilla Rd

Road Type:	Dirt
Who Maintains Roads:	County
Closest Highways:	CA-18
Closest Major City:	San Bernardino, California (59 min, 53.2 miles)
Closest Small Town:	Apple Valley, California (12 min, 7.9 miles)
Closest Gas Station:	ARCO, 22488 CA-18, Apple Valley, CA 92307 (12 min, 7.2 miles)
Nearby Attractions:	California Route 66 Museum, 16825 D St, Victorville, CA 92395 (20 min, 12.4 miles) Victor Valley Museum, 11873 Apple Valley Rd, Apple Valley, CA 92308 (22 min, 13.5 miles) Mojave Narrows Regional Park, 18000 Yates Rd, Victorville, CA 92392 (25 min, 13.7 miles)
Notes:	<b>N/A</b>
<b>Property Tax Information</b>	
Assessed Taxable Value:	\$39,552.00
Assessed Actual Value:	\$39,552.00
Back Taxes Owed? If so amount owed:	<b>Yes, \$6,342.97</b>
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$571.83
Notes:	<b>Taxes are delinquent since 2018. The values updated above are for the year 2024 and tax amount is for the year 2024.</b>
<b>Zoning &amp; Restriction Information</b>	
Zoning / Property Use Code:	RURAL LIVING - (RL)
What can be built on the property?	<b>Single family dwelling, Accessory crop production, Community gardens - See the attached "Land Uses"</b>
Time limit to build?	Building permit will be good for one year.
Is camping allowed?	Per County, No
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, Yes
RV restrictions if any:	Only allowed during construction for temporary living and storage purposes.

Are mobile homes allowed?	Per County, No
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per County, there is no minimum size requirement for a stick built house, only have to follow setbacks.
Tiny home restrictions if any:	N/A
Are short term vacation rentals allowed?	Per County, Yes
Vacation rental restrictions if any:	Would have to register with county's code enforcement on short term rentals.
Is property part of an HOA or POA?	County does not have information about this and nothing found online. Better to confirm with the owner.
HOA or POA dues, if any:	N/A
Subdivision CC&R Availability:	<b>Unable to locate CC&amp;Rs if any</b>
CC&R Information:	N/A
Deed Availability:	There is a fee of \$3 to get the deed copy from Recorder-Clerk Office.
Deed Information:	Document # 1989-0235639
Notes:	<b>The Parcel is OUTSIDE the city limits. The information above is based on county restrictions, unable to locate subdivision CC&amp;R's if any.</b>
<b>Utility Information</b>	
Water?	Would have to dig a well.
Sewer / Septic?	Would have to install a septic.
Electric?	Would have to contact Southern California Edison (800-655-4555/800-250-7339).
Gas?	Would have to contact Silver Valley Propane (760-247-7755) or Ferrellgas (760-868-3114).
Waste?	Would have to contact Donan Disposal LLC (760-265-4976) or Haulindawgz (844-456-3949).

Notes:	Per Thunderbird Water District and Mojave Water Agency, well and septic is required.
<b>County Contact Information</b>	
County Website:	<a href="https://main.sbcounty.gov/">https://main.sbcounty.gov/</a>
Assessor Website:	<a href="https://arc.sbcounty.gov/">https://arc.sbcounty.gov/</a>
Treasurer Website:	<a href="https://www.mytaxcollector.com/default.aspx">https://www.mytaxcollector.com/default.aspx</a>
Recorder Website:	<a href="https://arc.sbcounty.gov/">https://arc.sbcounty.gov/</a>
GIS Website:	<a href="https://arcpropertyinfo.sbcounty.gov/">https://arcpropertyinfo.sbcounty.gov/</a>
Zoning Link:	<a href="https://lus.sbcounty.gov/planning-home/">https://lus.sbcounty.gov/planning-home/</a>
Phone number for Planning Dept:	909-387-8311
Phone number for Recorder:	909-387-8306
Phone number for Treasurer:	909-387-8308
Phone number for Assessor:	909-387-8307
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A