



# PARCEL REVIEW

DUE DILIGENCE REPORT

## Property Details

Owner Name:	Jeff & Deborah Minarik
Assessor's Parcel Number:	034-010-010-000 (034010010)
Property Address:	3730 E Highway 4, Murphys, CA, 95247
County, State:	Calaveras County, CA
Subdivision:	N/A
Lot Number:	N/A
Legal Description:	Por Of Se4 Of Nw4 Of 26 T4 R14
TRS:	T4N R14E SEC 26
Parcel Size:	4.45 acres
Terrain Type:	Sloped / Lightly Wooded / Brush
Lot Dimensions:	Approximate, measured via GIS 525 ft E 975 ft S 800 ft W
Elevation:	3280 ft - 3320 ft
Flood Zone / Wetlands:	No
Notes:	N/A

## Property Location & Access

Google Map Link:	<a href="https://maps.app.goo.gl/smrDqtHRi9Uk3PjX6">https://maps.app.goo.gl/smrDqtHRi9Uk3PjX6</a>
GPS Coordinates (Center):	38.17218, -120.40283

GPS Coordinates (4 corners):	38.1728, -120.4022 NE1 38.1727, -120.4024 NE2 38.1718, -120.4012 SE 38.1718, -120.4046 SW
City or County Limits:	County
School District:	Bret Harte Union High School District
Access To Property:	Hwy-4
Road Type:	Paved
Who Maintains Roads:	State
Closest Highways:	CA-4 (Ebbetts Pass Hwy)
Closest Major City:	Sacramento, California, 1 hr 45 min (90.7 miles)
Closest Small Town:	Murphys, California, 7 min (4.5 miles)
Closest Gas Station:	Shell, 138 E CA-4, Murphys, CA 95247, 6 min (4.2 miles)
Nearby Attractions:	Mercer Caverns, 1665 Sheep Ranch Rd, Murphys, CA 95247, 12 min (6.3 miles) Moaning Caverns Adventure Park, 5350 Moaning Cave Rd, Vallecito, CA 95251, 14 min (9.9 miles) Natural Bridges Trailhead, Parrotts Ferry Rd, Vallecito, CA 95251, 15 min (11.4 miles) Angels Camp Museum, 753 S Main St, Angels Camp, CA 95222, 17 min (13.0 miles)
Notes:	N/A
<b>Property Tax Information</b>	
Assessed Taxable Value:	\$205,884
Assessed Actual Value:	\$205,884
Back Taxes Owed? If so amount owed:	<b>Yes, \$5,934.94</b>
Tax Liens? If so amount owed:	N/A
Annual Property Taxes:	\$2,487.91
Notes:	<b>Taxes unpaid since 2023. Total amount due \$5,934.94</b>

## Zoning & Restriction Information

Zoning / Property Use Code:	C1-PD
What can be built on the property?	Commercial - Retail / Business Services. See details attached.
Time limit to build?	Building permits are valid for 1 year.
Is camping allowed?	Per County, Not allowed.
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, Not allowed as a dwelling.
RV restrictions if any:	N/A
Are mobile homes allowed?	Per County, Not allowed as a dwelling.
Mobile home restrictions if any:	A mobile home may only be occupied during construction for up to 1 year, with a valid building permit.
Are tiny homes allowed?	Per County, Not allowed as a dwelling.
Tiny home restrictions if any:	N/A
Are short term vacation rentals allowed?	Per County, they do not regulate STR.
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	No
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any.
CC&R Information:	N/A
Deed Availability:	There is a fee of \$2 for first page and \$0.50 for each additional page.
Deed Information:	2005R27017
Notes:	<b>Information above is based on County restrictions, unable to locate CC&amp;R's or Deed restrictions, if any.</b>

## Utility Information

Water?	Would have to contact Calaveras County Water District (209) 754-3543
Sewer / Septic?	Would need to install a septic system.
Electric?	Would have to contact Pacific Gas and Electric Company (800) 743-5000
Gas?	Would have to contact Campora Propane Services (209) 736-0449, Suburban Propane (209) 984-5283, etc.
Waste?	Would have to contact private hauler or visit County transfer station (209) 795-3222.
Notes:	<b>Water is available and septic is required. Power poles visible on access road.</b>

## County Contact Information

County Website:	<a href="https://www.calaverasgov.us/">https://www.calaverasgov.us/</a>
Assessor Website:	<a href="https://assessor.calaverasgov.us/">https://assessor.calaverasgov.us/</a>
Treasurer Website:	<a href="https://taxcollector.calaverasgov.us/">https://taxcollector.calaverasgov.us/</a>
Recorder Website:	<a href="https://clerkrecorder.calaverasgov.us/">https://clerkrecorder.calaverasgov.us/</a>
GIS Website:	<a href="http://opendata-calaveras-gis.opendata.arcgis.com/">http://opendata-calaveras-gis.opendata.arcgis.com/</a>
Zoning Link:	<a href="https://planning.calaverasgov.us/">https://planning.calaverasgov.us/</a>
Phone number for Planning Dept:	(209) 754-6394
Phone number for Recorder:	(209) 754-6372
Phone number for Treasurer:	(209) 754-6350
Phone number for Assessor:	(209) 754-6356
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A