



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	ZANGARA ALEXANDER
Assessor's Parcel Number:	124317
Address:	Alberton Ave, El Paso, TX 79928
County:	El Paso County, TEXAS
Subdivision:	HORIZON CITY #83
Lot number:	7 & 8
Legal Description:	746 HORIZON CITY #83 7 & 8 (49653.00 SQ FT)
TRS:	N/A
Parcel size:	1.14 acres
Terrain type:	Desert
Elevation:	1228.0 m or 4028.9 feet
Flood zone:	Unknown
Notes:	See deed attached for complete legal description.

Property Location / Access

Google map link:	https://goo.gl/maps/7F4B9SLr74ismwWH8
GPS Coordinates:	31.668262, -106.127294
GPS Coordinates (4 corners):	31.668515, -106.127712 - NW 31.668494, -106.126897 - NE 31.667988, -106.126878 - SE 31.667988, -106.127702 - SW
Access to property:	Yes, Alberton Avenue and Unnamed Road
Road surface/type:	Dirt
Who maintains roads:	County
Closest highways:	I-10
Closest major city:	El Paso, TX 79930 (35 min (27.2 miles)
Closest small town:	Clint, Texas 79836 (20 min (10.8 miles)
Closest gas station:	GULF, 14432 Rudi Kuefner Dr, Horizon City, TX 79928 (11 min (6.2 miles)
Nearby attractions:	Rio Bosque Park, 10716 Socorro Rd, El Paso, TX 79927 (31 min (15.8 miles) Old El Paso County Jail Museum, 1551 Main St, San Elizario, TX 79849 (23 min (12.3 miles) Golden Eagle Park, 14400 Golden Eagle Dr, Horizon City, TX 79928 (11 min (5.8 miles)
Notes:	N/A

Property Tax Information

Assessed property value:	\$1,192.00
Actual property value:	\$1,192.00
Back taxes owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual property taxes:	\$34.03
Notes:	N/A

Zoning & Restriction Information

Zoning / Property use code:	No Zoning
What can be built on the property?	Anything can be built as there are no restrictions from county. Must have water facility available in order to use as Residential. Must visit the place to confirm the access.
Time limit to build?	Per county, there are no restrictions.
Is camping allowed?	Per county, there are no restrictions.
Camping restrictions if any:	N/A
Are RV's allowed?	Yes
RV restrictions if any:	Must have water facility available
Are mobile homes allowed?	Yes
Mobile home restrictions if any:	Must have water facility available
Is property part of an HOA or POA?	No
HOA or POA dues if any:	N/A
Subdivision CC&R availability:	Unable to locate online, if any.
Deed availability:	Deed is attached
Deed information:	Instrument# 00078003569

Notes:	This parcel is outside the city limits and county has no zoning. Unable to locate subdivision CC&R's, if any.
Utility Information	
Water?	Would have to drill well or alternative.
Sewer / Septic?	Would have to install septic system.
Electric?	Would have to contact El Paso Electric (+19155435970) or Rio Grande Electric Coop
Gas?	Would have to contact LPZ Propane(+1 915-491-7971) or Ferrellgas(+1 915-851-3692).
Waste?	Would have to contact El Catrin Waste Disposal(+1 915-301-1852) or Rapid Disposal LLC(+1 915-479-9996).
Notes:	Utilities may be difficult to obtain due to location. Power poles located west in developed area, would need to run lines or use alternative power.
County Contact Information	
County Website:	http://www.epcounty.com/
Assessor Website:	http://www.epcounty.com/taxoffice/
Treasurer Website:	N/A
Recorder Website:	http://www.epcounty.com/clerk/
GIS Website:	https://gis.elpasotexas.gov/pdnmapais/
Zoning Link:	N/A
Phone number for Planning Dept:	N/A
Phone number for Recorder:	(915) 546-2071
Phone number for Treasurer:	N/A
Phone number for Assessor:	(915) 771-2300
Notes:	N/A