



PARCEL REVIEW

DUE DILIGENCE REPORT

Parcel Information

Owner Name:	LAVER, HELEN L
Assessor's Parcel Number:	103-60-041 (10360041)
Property Address:	Cantner Rd, Bisbee, AZ, 85603
County, State:	Cochise, AZ
Subdivision:	N/A
Lot Number:	71, 72
Legal Description:	Bisbee Lots 71 72 Blk 27
TRS:	T23S R24E SEC 8
Parcel Size:	0.11 acres 4,790 Sq Ft +/-
Terrain Type:	Sloped, Partially Wooded
Lot Dimensions:	65 ft N 35 ft E 105 ft S 115 ft W
Elevation:	5560 ft
Flood Zone / Wetlands:	None
Notes:	See deed attached for complete legal description.

Location & Access Information

Google Map Link:	https://maps.app.goo.gl/jubh3gwspt1P6akG6
GPS Coordinates (Center):	31.44735, -109.92935

GPS Coordinates (4 corners):	31.4475, -109.9292 NE 31.4474, -109.9292 SE 31.4473, -109.9294 SW 31.4476, -109.9294 NW
City or County Limits:	City of Bisbee
School District:	Bisbee Unified District
Access To Property:	Cantner Rd.
Road Type:	Paved
Who Maintains Roads:	City of Bisbee
Closest Highways:	US-191 ; I-10
Closest Major City:	Tucson, Arizona, 1 hr 47 min (97.8 miles)
Closest Small Town:	Bisbee, Arizona, 1 min (495 ft)
Closest Gas Station:	Circle K Gas Station, 401 Garden Ave, Bisbee, AZ 85603, 3 min (0.5 mile)
Nearby Attractions:	Bisbee Ghosts: Ghost Tours and Haunted Pub Crawls, 61 Main St, Bisbee, AZ 85603, 4 min (1.0 mile) The Bisbee Restoration Museum, 37 Main St, Bisbee, AZ 85603, 4 min (1.0 mile) Center Town Old Bisbee, Arizona, 2 Tombstone Canyon, Bisbee, AZ 85603, 5 min (1.1 miles) Bisbee Mining & Historical Museum, 5 Copper Queen Plaza, Bisbee, AZ 85603, 5 min (1.2 miles) The Bisbee Seance Room, 26 Brewery Ave, Bisbee, AZ 85603, 6 min (1.2 miles) Queen Mine Tour, 478 N Dart Rd, Bisbee, AZ 85603, 7 min (1.4 miles)
Notes:	There appear to be power lines running through the center of the property, which may cause additional setback requirements, would recommend further review.
Tax Information	
Assessed Taxable Value:	FCV \$4,200 LPV \$2,251
Assessed Actual Value:	FCV \$28,000 LPV \$15,009
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$281.96
Notes:	Taxes are current through 2025.

Zoning & Restriction Information

Zoning / Property Use Code:	Per City, Residential (R-1) (Historic District Overlay)
What can be built on the property?	Single Family Dwelling, Accessory Structure, Etc. See details attached. Development may be challenging due to lot size, slope and set back requirements. Additionally, any development within the Historic District will require review and approval from the planning board. Would recommend further review or contact the City Planning Department for additional details.
Time limit to build?	Permits are valid 180 days from issuance and can be extended with inspection.
Is camping allowed?	Per City, Not allowed.
Camping restrictions if any:	N/A
Are RV's allowed?	Per City, Not allowed as a dwelling.
RV restrictions if any:	RV's may be stored if a primary dwelling is established.
Are mobile homes allowed?	Per City, Not allowed.
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per City, Yes, if site built and building code is met. (With approval from the Planning Board)
Tiny home restrictions if any:	Would need to meet building code, placement requirements, etc.
Are short term vacation rentals allowed?	Per City, Yes (With approval from the Planning Board).
Vacation rental restrictions if any:	Would require business license, registration and permit approval.
Is property part of an HOA / POA?	Unable to locate, if any.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any.
CC&R Information:	N/A
Deed Availability:	See attached.
Deed Information:	Document ID: 2013-10032
Notes:	Information above is based on City restrictions. Unable to locate CC&R's or Deed restrictions, if any. Development may be challenging due to lot size, slope and set back requirements. Additionally, any development within the Historic District will require review and approval from the planning board. Would recommend further review or contact the City Planning Department for additional details.

Utility Information	
Water?	Contact Arizona Water Co 520-432-5321
Sewer / Septic?	Contact City of Bisbee Public Works 520-432-6001
Electric?	Contact APS (602) 371-7171 or (800) 253-9405
Gas?	Contact Southwest Gas Corporation 877-860-6020, or use propane.
Waste?	Contact City of Bisbee Public Works 520-432-6001
Notes:	All utilities available at street or nearby, contact corresponding provider for connection details, fees, etc.
County Contact Information	
County Website:	https://www.cochise.az.gov/
Assessor Website:	https://www.cochise.az.gov/178/Assessor
Treasurer Website:	https://www.cochise.az.gov/439/Treasurer
Recorder Website:	https://www.cochise.az.gov/498/Recorder
GIS Website:	https://gis-cochise.opendata.arcgis.com/
Zoning Link:	https://www.bisbeeaz.gov/2306/Planning-and-Zoning-Commission
Phone number for Planning Dept:	520-432-6000 - City
Phone number for Recorder:	520-432-8350
Phone number for Treasurer:	520-432-8400
Phone number for Assessor:	520-432-8650
City Website:	https://www.bisbeeaz.gov/
Phone number for City:	520-432-6000
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