



# Property Verification Form

This form is for internal use ONLY and should not be provided to the public or other real estate companies.

For ALL listings, complete within 5 days of taking listing

For ALL sales, complete during the inspection contingency period



Property Address: \_\_\_\_\_  
 Owner's Name: \_\_\_\_\_  
 Legal Description: \_\_\_\_\_  
 \_\_\_\_\_  
 Major Cross Streets: \_\_\_\_\_ Tax Code: \_\_\_\_\_ T/R/S: \_\_\_\_\_  
 Completed For: \_\_\_\_\_  
 Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_  Listing Agt  Buyer's Agt  Dual Agt

### CONTRACT DISCLOSURES:

#### Environmental:

<input type="checkbox"/> No <input type="checkbox"/> Yes Endangered Species	Info. Source Name: _____	Date: _____
<input type="checkbox"/> No <input type="checkbox"/> Yes Super Fund/WQARF	Info. Source Name: _____	Date: _____
<input type="checkbox"/> No <input type="checkbox"/> Yes Military Airport	Info. Source Name: _____	Date: _____
<input type="checkbox"/> No <input type="checkbox"/> Yes Tucson Int'l Airport	Info. Source Name: _____	Date: _____
<input type="checkbox"/> No <input type="checkbox"/> Yes _____	Info. Source Name: _____	Date: _____

#### Flood Plain:

FEMA  No  Yes  Possible  Request faxed/sent to: \_\_\_\_\_ Date: \_\_\_\_\_  
 Information Rec'd & Placed in file: \_\_\_\_\_  
 Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

Municipal  No  Yes  Possible  Request faxed/sent to: \_\_\_\_\_ Date: \_\_\_\_\_  
 Information Rec'd & Placed in file: \_\_\_\_\_  
 Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

#### HOA:

No  Yes  
 Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

#### Riparian Area:

No  Yes  
 Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

### PROPERTY INFORMATION:

**Additions:**  No  Yes Date: \_\_\_\_\_ Type: \_\_\_\_\_  
**Improvements:**  No  Yes Date: \_\_\_\_\_ Type: \_\_\_\_\_  
**Permits:**  No  Yes Date: \_\_\_\_\_ Type: \_\_\_\_\_  
 Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Assessments (non-HOA):**  No  Yes Amount: \$ \_\_\_\_\_ Duration: \_\_\_\_\_  
 Reason: \_\_\_\_\_  
 Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Eminent Domain:**

Road Widening:  No  Yes  
 University of Arizona Expansion Area:  No  Yes  
 Other (specify): \_\_\_\_\_  No  Yes

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Road**  City (incl. in taxes)  County  None  Private -Name of Provider: \_\_\_\_\_

**Maintenance:** Road Maintenance Agreement:  No  Yes Agreement Recorded:  No  Yes

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Schools:** High: \_\_\_\_\_ Middle: \_\_\_\_\_ Elem.: \_\_\_\_\_

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Sq. Footage:** Bldg. \_\_\_\_\_ sq. ft. Source:  Assessor  Appraiser (Name \_\_\_\_\_)

Owner  Broker  Other (Name: \_\_\_\_\_)

Lot \_\_\_\_\_ sq. ft. Source:  Assessor  Appraiser (Name \_\_\_\_\_)

Owner  Broker  Other (Name: \_\_\_\_\_)

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Taxes:** Amount: \$ \_\_\_\_\_ Year: \_\_\_\_\_ Exemptions: \_\_\_\_\_

Delinquent:  No  Yes Amount: \$ \_\_\_\_\_

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Wood Infestation:** History -  No  Yes, Date last treated: \_\_\_\_\_ Treated by: \_\_\_\_\_

Under Warranty Contract -  No  Yes, Expiration Date: \_\_\_\_\_

Provider: \_\_\_\_\_ Transfer fee amount: \$ \_\_\_\_\_

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Zoning:** Code: \_\_\_\_\_ Conditional: \_\_\_\_\_

**Surrounding** East - Zoning: \_\_\_\_\_

**Properties:** North: - Zoning: \_\_\_\_\_

South - Zoning: \_\_\_\_\_

West - Zoning: \_\_\_\_\_

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**SITE BOUNDARIES:**

**Easements:**  No  Yes, Type: \_\_\_\_\_

Plat Map  Legal Description  Preliminary Title Report  Other: \_\_\_\_\_

Legal Access:  No  Yes

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Staked/Flagged:**  No  Yes Date Staked/Flagged: \_\_\_\_\_

Date Information Rec'd & Placed in file: \_\_\_\_\_

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Survey/**  No  Yes Date Surveyed: \_\_\_\_\_

**Encroachments:**  No  Yes

Date Information Rec'd & Placed in file: \_\_\_\_\_

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Ordinances:**

Scenic Route:  No  Yes Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

Hillside Develop:  No  Yes Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

Other, \_\_\_\_\_ Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

Verification may require personal visit to appropriate municipality

**Manufactured SFR:**Affixed:  No\*  Yes \*This will be a land only listingFHA/VA Compliant  No  Yes

Model #: \_\_\_\_\_ Serial #: \_\_\_\_\_

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**UTILITIES:****Cable TV:**  Connected  Available -  At lot line, or  Distance to lot line \_\_\_\_\_ ft.  Not Available**Cable Internet:**  No  Yes

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Electric:**  Available  At lot line, or  Distance to lot line \_\_\_\_\_ ft.  Not Available

Company: \_\_\_\_\_

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Fire Protection:**  City (inc. in taxes)  Within fire district (inc. in taxes) – Name: \_\_\_\_\_ Subscription – Rural Metro/Other (specify): \_\_\_\_\_ Paid by owner  Paid through HOA

Company: \_\_\_\_\_

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Garbage Service:**  City (inc. in taxes)  Subscription:  
 Paid by owner  Paid through HOA

Company: \_\_\_\_\_

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Gas:**  Connected  Available -  At lot line, or  Distance to lot line \_\_\_\_\_ ft.  Not Available Bottled - (  Rented  Owned )

Company: \_\_\_\_\_

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Septic:**  Installed Date: \_\_\_\_\_, Pumped/Certified Date: \_\_\_\_\_ No county records  No tank present

Company: \_\_\_\_\_

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Sewer:**  Available -  At lot line, or  Distance to lot line \_\_\_\_\_ ft.  Not Available Connected Date: \_\_\_\_\_,  No county records, Dye test ordered: \_\_\_\_\_

Company: \_\_\_\_\_

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Telephone:**  Available -  At lot line, or  Distance to lot line \_\_\_\_\_ ft.  Not Available

Company: \_\_\_\_\_

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Water:** Provider: \_\_\_\_\_ Phone: \_\_\_\_\_ Private Well  Shared Well Registered with AZ Depart. Of Water Resources  Yes  NoWell Agreement:  Yes  No Agreement Recorded:  Yes  No Placed in file: \_\_\_\_\_

Information Source Name: \_\_\_\_\_ Date: \_\_\_\_\_

# Property Verification Resources

**Tucson Multiple Listing Service:** <http://www.tarmls.com>

Websites may be located in “Links”

## Property Information:

### Additions/Improvements/Permits

Tucson: 791-4233,  
[www.tucson.az.gov/pro/pro/devactionsrch.jsp](http://www.tucson.az.gov/pro/pro/devactionsrch.jsp)  
Marana: 382-2600  
Oro Valley: 229-8852

Sahaurita: 822-8852  
Pima County: 740-8579, <http://asr.co.pima.az.us/>  
Pinal County: 866-6455

### Assessments

Tucson: 791-4124, <http://www.tucsonaz.gov/dfast/fastweb.html>  
Marana: 382-2600  
Oro Valley: 229-4700  
Sahaurita: 822-8852  
Pima County: 740-8579, <http://www.pima.gov/finance/HTML/Indes.html>  
Pima County Parcel Search: <http://www.dot.pima.gov/gis/maps/landbase/parsrch.htm>  
Pinal County: 866-6425

### Flood – FEMA MAP SERVICE CENTER

City of Tucson: <http://www.transview.org> –  
Town of Marana: Information cannot be obtained online – form must be faxed - \$5.00 fee  
Town of Oro Valley: <http://www.townofororovalley.com/maps/>  
Pima County Only – Regional Flood Control District: <http://rfcd.pima.gov> – If information is not online, you must fax form – no fee

### Road Maintenance

Tucson: 791-432 or fax 791-4239  
Marana: 382-2500  
Oro Valley: 229-4800 or fax 229-4871

Sahaurita: 398-5959  
Pima County: 740-6332  
Pinal County: 866-6411

### Schools

Altar Valley: 822-1484  
Amphitheater: 696-5000, <http://transportation.amphi.com>  
Catalina #16: 299-6446  
Continental: 625-4581  
Flowing Wells: 696-8801  
Marana: 682-4766, <http://eft.maranausd.org/edulog/webquery>  
Sahaurita: 625-3502

Sunnyside: 545-2000  
Tanque Verde: 749-5751  
TUSD: <http://168.174.252.106/edulog/webquery>  
Vail: 879-2000  
Pima County:  
[http://www.schools.co.pima.az.us/school\\_districts/default.htm](http://www.schools.co.pima.az.us/school_districts/default.htm)  
Pinal County: 866-6565

### Taxes

Delinquent Tax Number: 740-3785  
Pima County: 740-8341, [www.to.co.pima.az.us](http://www.to.co.pima.az.us)  
Pinal County: 866-6425

### Wood Infestation

Structural Pest Control Commission: 800-223-0618, [www.sb.state.az.us](http://www.sb.state.az.us)

### Zoning

Tucson: 791-4541, [www.ci.tucson.az.us/planning](http://www.ci.tucson.az.us/planning)  
Marana: 382-2600  
Oro Valley: 229-4800

Pima County: 740-6450, [www.pimaxpress.com](http://www.pimaxpress.com)  
Pinal County: 866-6442  
Sahaurita: 822-8852

# Property Verification Resources

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### Utilities:

#### Cable TV/Internet

Comcast: 744-1900  
Cox: 884-0133  
Eagle West:  
Saddlebrooke: 800-998-8084  
Western (Comcast): 578-0382

#### Electric

TEP: 623-7711  
TRICO: 744-2944

#### Fire Protection

Avra Valley: 682-3255  
City of South Tucson: 622-3309  
Corona: 762-5007  
Drexel Heights: 883-4341  
Flowing Wells: 887-5218  
Golder Ranch: 825-9001  
Mescal Volunteer: 520-586-7007

Northwest: 887-1010  
Picture Rocks: 682-7878  
Rincon Valley: 647-3760  
Rural Metro: 297-3600  
Three Points: 822-9303  
Tucson: 791-4512  
Oracle: 520-896-2980

#### Garbage

Waste Management: 744-2600

#### Gas

Southwest Gas: 889-1888  
Southwest Gas fax line: 794-6506 (use SW Gas form for vacant land)

#### Septic

Pima County Waste Management: 740-6829, [www.pima.gov/wwm](http://www.pima.gov/wwm)  
Pinal County Sanitary Department: 866-6562  
Sahuarita, 399-1105

#### Sewer

Pima County Waste Management: 740-6602, fax: 798-3229, [www.pima.gov/wwm](http://www.pima.gov/wwm)  
SaddleBrooke: 825-3423, [www](http://www)

#### Telephone

Qwest: 800-244-1111

#### Water

Arizona Water: 723-5346  
Avra Valley: 682-7331  
Farmers Water: 791-2852  
Flowing Wells: 877-4192  
Goodman Water (Pinal County): 520-625-1671  
Green Valley Community Water: 625-8409  
Green Valley: 625-9112  
La Casita: 623-5172  
Lago Del Oro: 825-3423  
Las Quintas: 625-8040  
Lazy C Water: 743-0758  
Marana Water: 682-5027

Metro Water: 575-8100  
Oro Valley: 229-5000  
Quail Creek: 825-3423  
Rancho De Conejo: 628-8355  
Rancho Sahuarita: 339-1105  
Ray Water: 623-1332  
Saguaro/Rincon: 647-3114  
Sahuaro Water: 577-2616  
Thim Utility: 290-1255  
Town of Marana: 382-2570  
Tucson: 791-3242  
Vail: 647-3679