



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name:	SHEPARD MARY JANE CABIESES GISELE
Assessor's Parcel Number:	550200304249000 (Parcel number) / 42555 (Account number)
Property Address:	MOUNTAIN WATCH LN, MURPHY, NC, 28906
County, State:	Cherokee County, NC
Subdivision:	RIVERWALK ON THE HIWASSEE
Lot Number:	120
Legal Description:	LOT 120 RIVERWALK ON THE HIWASSEE P/O 1471/50
TRS:	N/A
Parcel Size:	2.09 Acres
Terrain Type:	Wooded / Hill / Waterfront
Lot Dimensions:	413.99 feet North 246.15 feet East 540.67 feet South 132.25 feet West
Elevation:	502.1 m or 1647.4 feet
Flood Zone / Wetlands:	Minimal wetlands and FZ nearby to west. (Hiwassee River)
Notes:	See deed attached for complete legal description.

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/QjKL7s4fckuJdFvLA
GPS Coordinates (Center):	35.075900, -84.004200

GPS Coordinates (4 corners):	35.0763,-84.0038 NE 35.076,-84.0032 SE 35.0755,-84.0048 SW 35.0758,-84.005 NW
City or County Limits:	County
School District:	Cherokee County Schools
Access To Property:	Yes, Mountain Watch Ln
Road Type:	Paved
Who Maintains Roads:	County
Closest Highways:	US-64 / US Hwy 64
Closest Major City:	Chattanooga, Tennessee (1 hr 45 min (93.5 miles)
Closest Small Town:	Murphy, North Carolina 28906 (7 min (3.1 miles)
Closest Gas Station:	Citgo, 101 US-64, Murphy, NC 28906 (6 min (2.6 miles)
Nearby Attractions:	Cherokee Historical Museum, 87 Peachtree St, Murphy, NC 28906 (7 min (3.0 miles) Murphy River Walk, Murphy Riv Walk, Murphy, NC 28906 (8 min (3.4 miles) Hanging Dog Recreation Area, State Rte 1447, Murphy, NC 28906 (16 min (7.5 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$64,000
Assessed Actual Value:	\$64,000
Back Taxes Owed? If so amount owed:	Yes, \$453.76
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$453.76
Notes:	Taxes are due for 2023.

Zoning & Restriction Information

Zoning / Property Use Code:	NO ZONING AS PER COUNTY PER CC&R, RESIDENTIAL+B40:B46B40:B47B13B40:B49B40:B53
What can be built on the property?	Per County, there are no such restrictions. Must review the CC&Rs attached before build anything.
Time limit to build?	Permit will be good for six months.
Is camping allowed?	Per County, there are no such restrictions. Per CC&Rs, Allowed for no more than 7 consecutive days, no more than twice a year.
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, there are no such restrictions. Per CC&R, you can use an RV during construction for temporary residence or for no more than 7 consecutive days, no more than twice a year.
RV restrictions if any:	N/A
Are mobile homes allowed?	Per County, there are no such restrictions. Per CC&R, not allowed.
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per County, there are no such restrictions. Per CC&R, the minimum size requirement is 1250 sq ft.
Tiny home restrictions if any:	N/A Per CC&R, secondary "guest house" minimum size requirement is 800 sq ft.
Are short term vacation rentals allowed?	Per County, there are no such restrictions. No mention within CC&R
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	County does not possess any information regarding this matter. It appears there may be an association or community in place, but we were unable to find any online presence or contact information for it. CC&R's indicates that the community also handles water services in this area. We recommend confirming these details with the property owner.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	See attached copy.
CC&R Information:	Book / Page: 1519 / 166
Deed Availability:	See attached copy.
Deed Information:	Book / Page: 01522 / 0587
Notes:	The parcel is OUTSIDE the city limits and the county has no zoning. Please review CC&R's for additional details.

Utility Information	
Water?	Unconfirmed, it appears there is a community well present that can be connected to.
Sewer / Septic?	Would need to install a septic system.
Electric?	Would have to contact Murphy Electric Power Board (+18288372211) or Duke Energy (+18007779898)
Gas?	Would have to contact Proflame 828-389-2700, Thompson Gas 828-835-9798, etc.
Waste?	Contact Turner's Garbage Service (+18285575986)
Notes:	As per Carolina Water Services & Utilities Inc, they do not provide services to this area. Although, it appears that there is an association or community responsible for public water services in this area.
County Contact Information	
County Website:	https://www.cherokeecounty-nc.gov/
Assessor Website:	https://www.cherokeecounty-nc.gov/173/Tax-Assessor
Treasurer Website:	https://www.cherokeecounty-nc.gov/218/Tax-Collector
Recorder Website:	https://www.cherokeecounty-nc.gov/261/Register-of-Deeds
GIS Website:	https://maps.cherokeecounty-nc.gov/GISweb/GISviewer/
Zoning Link:	N/A
Phone number for Planning Dept:	N/A
Phone number for Recorder:	(828) 837-2613
Phone number for Treasurer:	(828) 837-2421, ext. 2124
Phone number for Assessor:	(828) 835-3296 Ext. 1819
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A