



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name:	BROWN, CORRINE C (Per GIS)
Assessor's Parcel Number:	7620-28-9201
Property Address:	Lantern Wick Trail, Sylva, NC 28779
County, State:	Jackson County NC
Subdivision:	BROOKS BRANCH LIFE EST
Lot Number:	5
Legal Description:	TR 5 BROOKS BRANCH LIFE EST
TRS:	N/A
Parcel Size:	3.28 Acres
Terrain Type:	Wooded / Mountain
Lot Dimensions:	331.17 feet North 561.66 feet East 525.24 feet South 653.92 feet West
Elevation:	838.5 m or 2751.0 feet
Flood Zone / Wetlands:	No FZ, minimal wetlands nearby to west (Brook Branch)
Notes:	See deed attached for complete legal description / owner names. Property appears to have been sold in 2022, but county records still show previous owner, please review.

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/uY7ihMwmpyS7xd5A8
GPS Coordinates (Center):	35.345546, -83.283888

GPS Coordinates (4 corners):	35.346408, -83.283898 NE 35.34573, -83.283287 E 35.344907, -83.283174 SE 35.345901, -83.284499 NW1 35.346063, -83.284934 NW2
City or County Limits:	County
School District:	Jackson County Schools
Access To Property:	Yes, Lantern Wick Trail,
Road Type:	Paved
Who Maintains Roads:	County / Subdivision Association
Closest Highways:	US-23
Closest Major City:	Asheville, North Carolina (1 hr 2 min, 55.8 miles)
Closest Small Town:	Sylva, North Carolina 28779 (16 min, 7.9 miles)
Closest Gas Station:	Shell, 200 E Main St, Sylva, NC 28779 (16 min, 8.1 miles)
Nearby Attractions:	Oconaluftee Island Park, US-441, Cherokee, NC 28719 (27 min,. 19.5 miles) Soco Falls, US-19, Maggie Valley, NC 28751 (38 min, 7.4 miles) Mingo Falls, Eastern Cherokee Reservation, Cherokee, NC 28719(40 min,. 26.4 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	37,260.00
Assessed Actual Value:	37,260.00
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$141.59
Notes:	N/A

Zoning & Restriction Information

Zoning / Property Use Code:	NO ZONING AS PER COUNTY
What can be built on the property?	Per County, there are no such restrictions.
Time limit to build?	Permit is good for 6 months. Per Deed Restrictions, 1 year
Is camping allowed?	Per County, there are no such restrictions. Per Deed Restrictions, NO
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, there are no such restrictions. Per Deed Restrictions, NO
RV restrictions if any:	N/A
Are mobile homes allowed?	Per County, there are no such restrictions. Per Deed Restrictions, NO, but prefab allowed
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per County, there are no such restrictions. Per Deed Restrictions, NO, minimum of 1000' sq ft.
Tiny home restrictions if any:	N/A
Are short term vacation rentals allowed?	Per County, there are no such restrictions.
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	County could not confirm HOA status. Found nearby comp that states an HOA is present, but we could not find an official website or any contact information, would recommend confirming with property owner. Comp Link: https://www.zillow.com/homedetails/LOT-16-Lanterns-Wick-Trl-Sylva-NC-28779/2057102601_zpid/
HOA / POA dues, if any:	Per Comp found, \$200 per year (Unconfirmed)
Subdivision CC&R Availability:	Per current deed, deed restrictions found and attached, please review "Exhibit A"
CC&R Information:	1988 / 352
Deed Availability:	See attached deed.
Deed Information:	Book/Page: 2346/1250
Notes:	This parcel is OUTSIDE the city limits and county does not have zoning. Please review Deed Restrictions for additional details.

Utility Information	
Water?	Would have to drill a well.
Sewer / Septic?	Would have to install septic system.
Electric?	Contact Duke Energy (+1 800 7779898)
Gas?	Contact Mountain Community Propane +18282266752, Freeman Gas Sylva Office +18285869797, etc.
Waste?	Contact J&P Trash Removal +18283422298, Republic Services, Inc. 828-586-5290, etc.
Notes:	Unable to confirm utility providers with county, information above is based on research and is to the best of our knowledge.
County Contact Information	
County Website:	https://www.jacksonnc.org/
Assessor Website:	https://www.jacksonnc.org/tax-administration
Treasurer Website:	https://www.jacksonnc.org/tax-collector/home
Recorder Website:	https://www.jacksonnc.org/register-of-deeds/home
GIS Website:	https://gis.jacksonnc.org/rpv/
Zoning Link:	https://www.planning.jacksonnc.org/
Phone number for Planning Dept:	(828) 631-2283
Phone number for Recorder:	(828) 586-4055
Phone number for Treasurer:	(828) 586-7550
Phone number for Assessor:	(828) 586-7539
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A