



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name:	SIMS TAMMIE LOUISE AND& SIMS KENNETH
Assessor's Parcel Number:	1420000101 (Parcel #) / 23746750 (Account #) / 218115525520 (PIN)
Property Address:	Audobon Rd, Boiling Spring Lakes, NC 28461
County, State:	Brunswick County, NC
Subdivision:	N/A
Lot Number:	191
Legal Description:	L-191 S-164 PART 3 BSL PLAT G/106
TRS:	N/A
Parcel Size:	1 Acre
Terrain Type:	Wooded
Lot Dimensions:	289.04 feet North 154.54 feet East 289.8 feet South 144.15 feet West
Elevation:	18.2 m or 59.7 feet
Flood Zone / Wetlands:	The location of this parcel falls within a designated "Wetland" zone
Notes:	See deed attached for complete legal description.

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/mzuEJeNFcYjUc9DKA
GPS Coordinates (Center):	34.055400, -78.057400

GPS Coordinates (4 corners):	34.055233, -78.056959 NE 34.054944, -78.057303 SE 34.055527, -78.057943 SW 34.055825, -78.057602 NW
City or County Limits:	City
School District:	Brunswick County Schools
Access To Property:	Limited access via Audobon Rd (undeveloped)
Road Type:	Dirt
Who Maintains Roads:	City
Closest Highways:	George II Hwy SE
Closest Major City:	Wilmington, North Carolina (36 min (24.5 miles)
Closest Small Town:	Boiling Spring Lakes, North Carolina (6 min (2.7 miles)
Closest Gas Station:	BSL Mini Mart, 3094 George II Hwy SE, Southport, NC 28461 (6 min (2.7 miles)
Nearby Attractions:	Robert G Muse Mem Pk, 155 E Boiling Spring Rd, Boiling Spring Lakes, NC 28461 (6 min (2.5 miles) Southport Historic Riverwalk Marsh walking bridge and gazebo, WX8F+MF, Southport, NC 28461 (19 min (11.6 miles) Oak Island Lighthouse, 300a Caswell Beach Rd, Oak Island, NC 28465 (24 min (15.3 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$8,250
Assessed Actual Value:	\$8,250
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$60.54
Notes:	N/A

Zoning & Restriction Information

Zoning / Property Use Code:	SINGLE FAMILY RESIDENTIAL - (R-2)
What can be built on the property?	Single family dwellings - See the ordinance attached.
Time limit to build?	Permit is good for 6 months.
Is camping allowed?	Per City, No
Camping restrictions if any:	N/A
Are RV's allowed?	Per City, No
RV restrictions if any:	N/A
Are mobile homes allowed?	Per City, No only stick build homes are allowed
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per City, Yes
Tiny home restrictions if any:	Would have to follow building code
Are short term vacation rentals allowed?	Per City, they do not regulate short term rentals.
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	No
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 copy.
Deed Information:	Book / Page: 0708 / 754
Notes:	The Parcel is INSIDE the City of Boiling Spring Lakes. The information above is based on city restrictions, unable to locate subdivision CC&R's if any. Wetlands may cause development issues, would recommend contacting planning department for additional details.

Utility Information	
Water?	Would have to drill a well.
Sewer / Septic?	Would have to install a septic.
Electric?	Would have to contact Brunswick Electric Corporation (+19107544391) or Duke Energy (+18007693766).
Gas?	Would have to contact Blossman Gas (+19107548788), AmeriGas Propane (+19107555597).
Waste?	Would have to contact Waste Industries/GFL (910-253-4177)
Notes:	As per City Planner and Brunswick County Utilities, well and septic is required. Utilities may be limited due to location, no visible power poles near the property.
County Contact Information	
County Website:	https://www.brunswickcountync.gov
Assessor Website:	https://www.brunswickcountync.gov/tax-office/
Treasurer Website:	https://www.brunswickcountync.gov/tax-office/
Recorder Website:	https://rod.brunsko.net
GIS Website:	https://brunsko.maps.arcgis.com/apps/webappviewer/index.html?id=6df283e1aa634006baeedf6daac40d38
Zoning Link:	https://www.brunswickcountync.gov/planning/
Phone number for Planning Dept:	(910) 253-2025
Phone number for Recorder:	(910) 253-2690
Phone number for Treasurer:	(910) 253-2829
Phone number for Assessor:	(910) 253-2811
City Website:	https://www.cityofbsl.org/
Phone number for City:	910-363-0025
Notes:	N/A