



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name:	S D HANEY
Assessor's Parcel Number:	3037F 047
Property Address:	OLAF CT, ELLIJAY, GA, 30540
County, State:	Gilmer County, GA
Subdivision:	EAGLE MTN
Lot Number:	1195
Legal Description:	LT 1195 PH 20 EAGLE MTN
TRS:	N/A
Parcel Size:	0.59 Acres
Terrain Type:	Wooded / Hill / Slope
Lot Dimensions:	266.34 feet North 250.98 feet East 82.96 feet South 224.32 feet West
Elevation:	406.7 m or 1334.4 feet
Flood Zone / Wetlands:	No
Notes:	N/A

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/giLBLBTsivjg2yZ69
GPS Coordinates (Center):	34.657748, -84.558139

GPS Coordinates (4 corners):	34.6582, -84.5577 NE 34.6577, -84.5581 SE 34.6576, -84.5583 SW 34.6582, -84.5585 NW
City or County Limits:	County
School District:	Gilmer County School District
Access To Property:	Yes, OLAF CT
Road Type:	Paved
Who Maintains Roads:	County / POA
Closest Highways:	GA-515
Closest Major City:	Chattanooga, Tennessee (1 hr 21 min (74.9 miles)
Closest Small Town:	Ellijay, Georgia 30540 (21 min (11.2 miles)
Closest Gas Station:	Valero, GA-382, Ellijay, GA 30540 (13 min (6.9 miles)
Nearby Attractions:	Tumbling Waters Trail, 34.651,-84.608, Ellijay, GA 30540 (38 min (21.1 miles) Squidbillies Monument, Ellijay, GA 30536 (23 min (12.8 miles) Talking Rock Nature Park, 1846 Carns Mill Rd, Talking Rock, GA 30175 (23 min (14.2 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$7,300
Assessed Actual Value:	\$7,300
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$46.70
Notes:	N/A

Zoning & Restriction Information

Zoning / Property Use Code:	R-2 (Residential High Density)
What can be built on the property?	Single Family Detached. Please see attached file for additional details.
Time limit to build?	Permit will be good for 6 months and can be extend.
Is camping allowed?	Per County, No Per POA, Not allowed.
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, No Per POA, Not allowed.
RV restrictions if any:	N/A
Are mobile homes allowed?	Per County, Yes Per POA, No
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per County, No Per POA, No
Tiny home restrictions if any:	N/A
Are short term vacation rentals allowed?	Per County, Yes Per POA, Yes
Vacation rental restrictions if any:	No regulations as per county Per POA, would have to register with Rental Program.
Is property part of an HOA / POA?	Yes, Coosawattee POA. (https://www.mycrra.com) Phone: 706-640-4010
HOA / POA dues, if any:	Annual fee: \$960 POA will only share back dues information with the owner, if any.
Subdivision CC&R Availability:	See attached CC&Rs
CC&R Information:	N/A
Deed Availability:	There is a fee of 50 cents per copy for walk-in customers.
Deed Information:	Instrument:02040092
Notes:	This parcel is "OUTSIDE" the city limits. Please review CC&R's and POA website for additional details.

Utility Information	
Water?	Water is available. Contact The Ellijay Gilmer County Water and Sewerage Authority ((706) 276-2202).
Sewer / Septic?	Would have to install a septic system.
Electric?	Would have to contact Amicalola EMC (+17062535200) or Georgia Power (1-888-660-5890).
Gas?	Would have to contact Appalachian Propane (+17066350515), Gas Incorporated (+1 706-276-5950), Freeman Gas Ellijay Office (+1 706-273-2378), etc.
Waste?	Would have to contact Cantrell's Garbage Services (+17066362464), Reynolds Brothers Garbage Service (+17067078727), Wells Waste Disposal (+1 706-698-7274), WM - Ellijay Transfer Station (+1 706-635-6519), etc.
Notes:	As per The Ellijay Gilmer County Water and Sewerage Authority, water is available.
County Contact Information	
County Website:	https://gilmercounty-ga.gov/
Assessor Website:	https://gilmerassessors.com/
Treasurer Website:	https://gilmercounty-ga.gov/tax-commissioner/
Recorder Website:	https://gilmercounty-ga.gov/clerk-superior-court/
GIS Website:	https://qpublic.schneidercorp.com/Application.aspx?AppID=672&LayerID=11357&PageTypeID=1&KeyValue=3037F%20%20047
Zoning Link:	https://gilmercounty-ga.gov/planning-zoning/
Phone number for Planning Dept:	(706) 635-3406
Phone number for Recorder:	(706) 635-4462
Phone number for Treasurer:	(706) 635-4762
Phone number for Assessor:	(706) 276-2742
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A