



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name:	DAVID M GEE & GEE KATHY R
Assessor's Parcel Number:	3052AR 015
Property Address:	CARLISLE DR, ELLIJAY, GA, 30540
County, State:	Gilmer County GA
Subdivision:	EAGLE MTN
Lot Number:	2904
Legal Description:	LT 2904 EAGLE MTN PH 92
TRS:	N/A
Parcel Size:	0.73 Acres
Terrain Type:	Wooded / Hilly
Lot Dimensions:	268.56 feet North 182.78 feet East 272.99 feet South 106.27 feet West
Elevation:	421.5 m or 1382.7 feet
Flood Zone / Wetlands:	No
Notes:	N/A

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/81JGfkE8ThjjWhRPA
GPS Coordinates (Center):	34.6679, -84.5493

GPS Coordinates (4 corners):	34.6679, -84.5488 NE 34.6675, -84.5492 SE 34.6681, -84.5497 SW 34.6683, -84.5495 NW
City or County Limits:	County
School District:	Gilmer County School District
Access To Property:	Yes, CARLISLE DR/ Monticello Dr / Newton Ln
Road Type:	Dirt
Who Maintains Roads:	County
Closest Highways:	US-76
Closest Major City:	Chattanooga, Tennessee (1 hr 26 min, 68.5 miles)
Closest Small Town:	East Ellijay, Georgia (15 min, 6.4 miles)
Closest Gas Station:	Conoco, 15 Oak St, East Ellijay, GA 30540 (15 min, 6.4 miles)
Nearby Attractions:	EXPEDITION:BIGFOOT! The Sasquatch Museum, 1934 GA-515, Blue Ridge, GA 30513 (25 min, 16.5 miles) Tumbling Waters Trail, 34.651,-84.608, Ellijay, GA 30540 (29 min, 13.8 miles) Rock City Gardens, 1400 Patten Rd, Lookout Mountain, GA 30750 (1 hr 36 min, 72.4 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:	As per county assessor, you would need to come to the office to get the document details as it is an old recorded deed not in the system.
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?App=GilmerCountyGA&Layer=Parcels&PageTypeID=1&PageID=0&KeyValue=3052AR%20015
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