



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name:	THOMAS M DANISKA & DANISKA CHIQUETA
Assessor's Parcel Number:	3076A 053
Property Address:	Amy Creek Cir, Ellijay, GA, 30540
County, State:	Gilmer County, GA
Subdivision:	AMY CREEK
Lot Number:	53
Legal Description:	LT 53 AMY CREEK PB 21-16A-B
TRS:	N/A
Parcel Size:	2.69 Acres
Terrain Type:	Wooded / Hill / Slope
Lot Dimensions:	599.35 feet North 57.47 feet East 355.58 feet South 290.17 feet West
Elevation:	586.9 m or 1925.4 feet
Flood Zone / Wetlands:	No
Notes:	N/A

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/3cBW56e5Uf9DdLBA8
GPS Coordinates (Center):	34.803400, -84.453200

GPS Coordinates (4 corners):	34.8037, -84.4522 NE 34.8036, -84.4522 SE 34.8031, -84.4531 SW 34.8033, -84.4541 NW
City or County Limits:	County
School District:	Gilmer County School District
Access To Property:	Yes, Amy Creek Cir
Road Type:	Dirt
Who Maintains Roads:	County
Closest Highways:	US-76
Closest Major City:	Chattanooga, Tennessee (1 hr 41 min (75.0 miles)
Closest Small Town:	Ellijay, Georgia 30540 (21 min (9.3 miles)
Closest Gas Station:	Citgo, 807 Boardtown Rd, Ellijay, GA 30540 (18 min (8.1 miles)
Nearby Attractions:	EXPEDITION:BIGFOOT! The Sasquatch Museum, 1934 GA-515, Blue Ridge, GA 30513 (21 min (8.6 miles) Blue Ridge Adventure Park, 2087 E 1st St, Blue Ridge, GA 30513 (25 min (12.9 miles) Haunted Blue Ridge Ghost Tours, E Main St, Blue Ridge, GA 30513 (28 min (14.0 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$5,080
Assessed Actual Value:	\$12,700
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$81.25
Notes:	N/A

Zoning & Restriction Information

Zoning / Property Use Code:	R-1 RESIDENTIAL LOW DENSITY DISTRICT
What can be built on the property?	See the attached documents.
Time limit to build?	Permit will be good for 6 months.
Is camping allowed?	No
Camping restrictions if any:	N/A
Are RV's allowed?	No
RV restrictions if any:	N/A
Are mobile homes allowed?	Yes
Mobile home restrictions if any:	It must be inspected before moving and only one mobile home is allowed. Review the ordinance for more detailed classification.
Are tiny homes allowed?	No
Tiny home restrictions if any:	N/A
Are short term vacation rentals allowed?	Yes
Vacation rental restrictions if any:	No regulations as per county. Review the ordinance for more detailed classification.
Is property part of an HOA / POA?	County does not possess any information regarding this matter, and no relevant information could be found online. It would be advisable to verify with the property owner.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any. (As per recorder, deed restrictions may apply)
CC&R Information:	N/A
Deed Availability:	There is a fee of \$0.50 Per page to get a copy of the Deed.
Deed Information:	Book/Page: 312/103
Notes:	The parcel is OUTSIDE the city limits. The information above is based on County Restrictions, unable to locate Subdivision CC&R's or Deed Restrictions, if any. As per recorder deed restrictions may apply.

Utility Information	
Water?	Would have to drill a well. (Possible shared well available per comps)
Sewer / Septic?	Would have to install a septic system.
Electric?	Would have to contact Amicalola EMC (+17062762362)
Gas?	Would have to contact Ferrellgas (+18002821022), Gas Incorporated (+17062765950), etc.
Waste?	Would have to contact Wells Waste Disposal (+17066987274), Cantrell's Garbage Services (+17066362464), WM - Ellijay Transfer Station (+17066356519), etc.
Notes:	According to the Ellijay Water-Sewer Authority, there are no water or sewer connections available, well and septic would be required. Comps in the area state that a shared well is present, but this information could not be confirmed.
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=3076A%20%20053
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