

## LAND DATA

QUESTION/S	DATA
Owner's name on the tax record:	GETTING LAND LLC
APN / Parcel #:	049-009.00
Account # or GEO #:	n/a
Property Address:	247 MAGGIE MACK LN, SEVIERVILLE, TN, 37862
County:	Sevier
State:	TN
Lot Number:	n/a
Legal Description:	PB 0000 PG 0000 LOT 0000
Parcel Size:	2.64 acres
Subdivision:	n/a
Approximate Dimensions:	448.31 ft x 319.07 ft x 88.19 ft x 58.87 ftc x 296.47 ft x 244.67 ft
GPS Center Coordinates (Approximate):	35.86931815677577, -83.58183544357495
GPS Corner Coordinates (Approximate):	35.86944110917589, -83.58265098811302 35.86993907642882, -83.5822906334527 35.86932737466758, -83.5809743810746 35.8685558384367, -83.5814940574515 35.86836833171518, -83.58128164022371 35.86832529862389, -83.58148647228003 35.86903228776488 -83.58202510447181
Google map link:	<a href="https://goo.gl/maps/7oboDDqBAztaHwECA">https://goo.gl/maps/7oboDDqBAztaHwECA</a>
Elevation:	1036.7 feet
Assessed Value:	\$87,600.00
Market Value:	n/a
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	
If others, please specify:	n/a
Is there a Structure (Yes or No (If Yes: Explain)	None

## ADDITIONAL LAND INFO

QUESTION/S	DATA
Closest major city:	Knoxville, Tennessee, USA - 37 min (25.1 miles)
If No Address or 0 address: Closest Property with Numbered Address	247 MAGGIE MACK LN, SEVIERVILLE, TN, 37862
Closest small town:	White Pine, Tennessee, USA - 42 min (31.3 miles)
Nearby attractions:	TITANIC Museum Attraction - 13 min (5.2 miles) FrontPage Attractions - 12 min (5.1 miles) Beyond the Lens! Family Fun - 12 min (5.1 miles) Castle of Chaos - 14 min (5.5 miles) Blowing Cave Mill - 26 min (14.5 miles)

## COUNTY DATA

QUESTION/S	DATA
Assessor Website	<a href="https://www.seviercountyttn.org/property-assessor.html">https://www.seviercountyttn.org/property-assessor.html</a>
Assessor Contact	865.453.3242
Treasurer Website	<a href="https://secure.tennessee trustee.org/?entity=sevier&amp;state=TN">https://secure.tennessee trustee.org/?entity=sevier&amp;state=TN</a>
Treasurer Contact	n/a
Recorder/Clerk Website	<a href="https://www.seviercountyttn.org/sevier-county-clerk.html">https://www.seviercountyttn.org/sevier-county-clerk.html</a>
Recorder/Clerk Contact	865-453-5502
Zoning or Planning Department Website	<a href="https://www.seviercountyttn.org/planning--zoning.html">https://www.seviercountyttn.org/planning--zoning.html</a>
Zoning or Planning Department Contact	865-453-3882
County Environmental Health Department Website	<a href="https://www.seviercountyttn.org/health-department.html">https://www.seviercountyttn.org/health-department.html</a>
County Environmental Health Department Contact	(865) 453-1032
GIS Website	<a href="https://www.arcgis.com/apps/Viewer/index.html?appid=c2e3d550984a4f73b773fc64a1b63a6c">https://www.arcgis.com/apps/Viewer/index.html?appid=c2e3d550984a4f73b773fc64a1b63a6c</a>
CAD Website	n/a
Electricity Company Name & Phone Number	Sevier County Electric System: 865-453-2887
Water Company Name & Phone Number	n/a
Sewer Company Name & Phone Number	n/a
Gas Company Name & Phone Number	n/a
Waste Company Name & Phone Number	n/a

## TAX DATA

QUESTION/S	ANSWERS FROM THE COUNTY
<b>Are the taxes of this property current or delinquent?</b> (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
<b>Are there any back taxes for this property?</b> If yes, how much is the amount owed? ( From what year to what year)	None
<b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)	\$164.00 (2021)
<b>Are there any tax liens for this property?</b> If yes, how much is the amount owed?( From what year to what year)	None
<b>Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.</b>	
<b>Is property part of an HOA</b> (Home Owners Association) or any communities? (Yes/No)	There is no subdivision name listed in the legal description of the property
<b>How much is the annual HOA due?</b>	n/a
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	n/a
<b>County Operator Details who Confirmed the Information:</b>	<b>Tax information is available online. Click <a href="#">HERE</a></b>

## ZONING DATA

QUESTION/S	ANSWERS FROM THE COUNTY
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	Low Density Residential (LDR)
<b>Terrain type?</b> (Is it flat /slope/etc)	Quite Slope
<b>Property use code?</b>	n/a
<b>Is the land cleared?</b> (Yes/No)	Wooded
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	We cannot make a determination on if the lot is buildable. A private professional would need to assess the lot's capabilities.
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Single Family
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	No
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed on this property.
<b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	Yes
<b>Note's on RV's</b> (jot down notes whatever the county has to say)	RVs may be stored in conjunction with a principal use, but cannot be used for sleeping purposes, even temporarily. Storage only.
<b>Are Mobile homes allowed on the property?</b> (Please ask if there is restrictions.) Yes/No	Mobile homes may be an option. In LDR only one home is permitted per lot.
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	n/a
<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there is restrictions.) Yes/No	Small cabins and tiny homes are fine as we do not have a minimum size requirement, however they cannot be on wheels and must be constructed to single family home building standards.
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	There is no size restriction, however building must meet all development standards and leave enough space to meet parking requirements.
<b>Are there any building height restrictions?</b> (yes/ No) How many ft... please take down notes from the county	35'
<b>What are the setbacks of the lot?</b>	Front: 30'; Side: 15'; Rear: 30'
<b>What is the minimum lot size to build on the property?</b>	10,000 square feet
<b>Is there any time limit to build?</b>	Once a building permit is obtained work must begin within 6 months and remain active until completion. If work stops for a period of 6 months, the permit will be voided
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	We do not utilize Impact Fees
<b>Is the property in a flood zone and if so what needs to be done to the lot in order to build?</b>	Property is not within a flood zone.
<b>Any other restrictions?</b>	n/a
<b>County Operator Details who Confirmed the Information:</b>	<b>Kristina Rodreick</b> <krodreick@seviervilletn.org> (865) 868-0942

## UTILITIES DATA

QUESTION/S	ANSWERS FROM THE COUNTY
<b>Is the property in the city or MUD district? ( Please refer to FEMA)</b>  <b>Note:</b> MUD (Mixed Used Development) meaning it's a zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.	CITY OF SEVIERVILLE
<b>Is the property located inside or outside city limit?</b>  <b>Notes:</b> <b>If Inside City:</b> It means water and sewer is provided by the city <b>(You need to confirm it)</b> <b>If Outside City:</b> It considered under County, means water can be built through deep well <b>(You need to confirm it)</b>	City
<b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)	Water appears to be available nearby
<b>If YES...</b> (Put the company name and the phone number of the provider)	City of Sevierville Water Department: 865-453-5522
<b>If it's in the area</b> (Put the street name where the main water line is located.)	n/a
<b>If NO:</b> (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where the property is located.)	n/a
<b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	I am unaware if it is on septic or sewer
<b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	I am unaware if it is on septic or sewer
<b>Please ask the details of the Company Name &amp; the Contact information</b> ....(Call and Confirm if it's the right company)	n/a
<b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	n/a
<b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)	n/a
<b>Does the property currently have electricity connected?</b> (Yes, No or Do Not Know)	n/a
<b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Sevier County Electric Services: 865-453-2887
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Propane Gas
<b>For waste....</b> <b>Will the county or city pick up the trash?</b>	Public Works: 865-429-4567
<b>If YES...</b> Get the details of the company name and contact information that service in the area...  <b>NOTE: If NO,</b> (Ask if it's responsibility of the property owner.)	Public Works: 865-429-4567
<b>County Operator Details who Confirmed the Information:</b>	<b>Kristina Rodreick</b> <krodreick@seviervilletn.org> (865) 868-0942