

LAND DATA

QUESTION/S	DATA
Owner's name on the tax record:	GETTING LAND LLC
APN / Parcel #:	066-017.01
Account # or GEO #:	n/a
Property Address:	JONES COVE RD, SEVIERVILLE, TN, 37876
County:	Sevier
State:	TN
Lot Number:	Lot 1
Legal Description:	OTHA M OWNBY EST PB LM2 PG 91 LOT 1
Parcel Size:	2.98 acres
Subdivision:	OTHA M OWNBY ESTATE
Approximate Dimensions:	683.08 ft x 567.95 ft x 353.98 ft approx.
GPS Center Coordinates (Approximate):	35.84088533479, -83.34876835477995
GPS Corner Coordinates (Approximate):	35.84044130107022, -83.34961656856382 35.8411633942517, -83.34919645123739 35.84177339934356, -83.34837747453919 35.84185099643798, -83.34818070589891 35.840301192913984, -83.3484226898047
Google map link:	https://goo.gl/maps/4cDeJweMopseYu589
Elevation:	1338.6 feet
Assessed Value:	\$24,700.00
Market Value:	n/a
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved
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, TN - 59 min (44.7 miles)
If No Address or 0 address: Closest Property with Numbered Address	3953 Jones Cove Rd, Sevierville, TN 37876, USA
Closest small town:	Parrottsville, TN - 38 min (25.9 miles)
Nearby attractions:	Adrenaline Park - 39 min (22.6 miles) Moonshine History Tour - 33 min (19.7 miles) Dolly Parton Statue - 27 min (14.2 miles) McMahan Indian Mound - 28 min (14.5 miles) Ripley's Old MacDonald's Farm Mini Golf - 29 min (16.0 miles)

COUNTY DATA

QUESTION/S	DATA
Assessor Website	https://www.seviercountyttn.org/property-assessor.html
Assessor Contact	865.453.3242
Treasurer Website	https://www.countyoffice.org/sevier-county-trustees-office-sevierville-tn-33d/
Treasurer Contact	865-453-2767
Recorder/Clerk Website	https://www.seviercountyttn.org/sevier-county-clerk.html
Recorder/Clerk Contact	865-453-5502
Zoning or Planning Department Website	https://www.seviercountyttn.org/planning--zoning.html
Zoning or Planning Department Contact	865-453-3882
County Environmental Health Department Website	https://www.seviercountyttn.org/environmental-health.html
County Environmental Health Department Contact	865.429.1766
GIS Website	https://sc-gis.maps.arcgis.com/apps/Viewer/index.html?appid=c2e3d550984a4f73b773fc64
CAD Website	n/a
Electricity Company Name & Phone Number	Newport Utilities: 423-625-2800
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
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$91.00 (2021)
Are there any tax liens for this property? If yes, how much is the amount owed?(From what year to what year)	None
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.	
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Cannot find any phone number for the subdivision
How much is the annual HOA due?	n/a
Are there any HOA dues? If yes, how much is the total amount owed?	n/a
County Operator Details who Confirmed the Information:	Tax information is available online. Click HERE

ZONING DATA

QUESTION/S	ANSWERS FROM THE COUNTY
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	A1 (Agricultural)
Terrain type? (Is it flat /slope/etc)	Slope
Property use code?	n/a
Is the land cleared? (Yes/No)	Wooded
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	1 Single-Family Dwelling
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	1 Camper, personal use only
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	Yes
Notes on RV's (jot down notes whatever the county has to say)	For personal use only
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile homes are allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	Would need to meet the setbacks
Are there any building height restrictions? (yes/ No) How many ft... please take down notes from the county	No taller than 30' on the front
What are the setbacks of the lot?	Front: 40' Side & Rear: 10'
What is the minimum lot size to build on the property?	The property is lot of record
Is there any time limit to build?	Zoning permit is good for 6 months
Is there a County or City Impact fee required to build and if so how much does this cost?	Not aware of
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Not in the flood zone area
Any other restrictions?	n/a
County Operator Details who Confirmed the Information:	Ms. Cynthia (Planning and Zoning: 865-453-3882)

UTILITIES DATA

QUESTION/S	ANSWERS FROM THE COUNTY
Is the property in the city or MUD district? (Please refer to FEMA) Note: MUD (Mixed Used Development) meaning it's a zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.	SEVIER COUNTY UNINCORPORATED AREAS
Is the property located inside or outside city limit? Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) If Outside City: It considered under County, means water can be built through deep well (You need to confirm it)	County
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not available
If YES... (Put the company name and the phone number of the provider)	n/a
If it's in the area (Put the street name where the main water line is located.)	n/a
If NO: (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.)	Would need to have a well
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Not available
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Would need to install septic
Please ask the details of the Company Name & the Contact information(Call and Confirm if it's the right company)	n/a
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Yes
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	Yes
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Not connected, but electricity is available
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Newport Utilities: 423-625-2800
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	No Gas
For waste....	None
Will the county or city pick up the trash?	None
If YES... Get the details of the company name and contact information that service in the area...	n/a
County Operator Details who Confirmed the Information:	Ms. Cynthia (Planning and Zoning: 865-453-3882)