



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	127A-030
Lot Count:	1
Account # or GEO #:	127A030
Property Address:	Griffin Landing Rd, Girard, GA 30426
If No Address or 0 address: Closest Property with Numbered Address	1975 Griffin Landing Rd, Girard, GA 30426
County:	Burke
State:	GA
Lot Number:	Lot 11
Legal Description:	LT 11 BLK III
Parcel Size:	5.04
Subdivision:	Not in a subdivision
Approximate Dimensions:	350.5 ft North 572.4 ft East 310.3 ft South 515.8 ft West
GPS Center Coordinates (Approximate):	33.110476, -81.700826
GPS Corner Coordinates (Approximate):	33.111246, -81.701168 33.111063, -81.700136 33.109519, -81.700559 33.109819, -81.701391
Google map link:	https://maps.app.goo.gl/YJgXZ7bManfftKU27
Elevation:	-3277.6 feet
Market Value:	\$45,487
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Other
If others, please specify:	Gravel - https://drive.google.com/file/d/16YxJ188BXX0iOU2HAr7Rcbo7BdksF8GI/view?usp=sharing

Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	
YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Augusta, Georgia - 50 min (38.5 miles)
Closest small town:	Girard, Georgia - 7 min (5.4 miles)
Nearby attractions:	The Rope Swing and Landing - 11 min (8.5 miles) Audubon's Silver Bluff Center and Sanctuary - 1 hr 3 min (50.4 miles) Georgia Visitors Center - 1 hr 30 min (79.6 miles) Allendale Kite Field 1 - 40 min (36.1 miles) Phinizy Swamp Nature Park - 41 min (32.8 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	706-554-2607
Treasurer Website	Link
Treasurer Contact	706-554-3223
Recorder/Clerk Website	Link
Recorder/Clerk Contact	706-554-2279
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	706-554-8758
County Environmental Health Department Website	Link
County Environmental Health Department Contact	706-554-8758
GIS Website	Link
CAD Website	Link
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	
Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	
TAX DATA	
QUESTION/S	DATA

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)	\$251.59
Are there any tax liens for this property? If yes, how much is the amount owed?(From what year to what year? 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.	N/A
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	No
How much is the annual HOA due?	None
Are there any HOA dues? If yes, how much is the total amount owed?	None
County Operator Details who Confirmed the Information:	Property Tax Information Online
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	R-1, Low density residential.
Terrain type? (Is it flat /slope/etc)	Quite slope
Property use code?	Residential
Is the land cleared? (Yes/No)	Not cleared
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.)	Single family dwelling
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Can only camp while building a structure in the property
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No

Note's on RV's (jot down notes whatever the county has to say)	Can only park but not live in it
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)	Permissible, subject to site design standards for the use
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)	None
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	
What are the setbacks of the lot?	Minimum lot Frontage: 75 ft
What is the minimum lot size to build on the property?	1 acre without water and sewer
Is there any time limit to build?	Building 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?	None
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Not in a floodzone area
Any other restrictions?	Development Standard
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone X minimum floodzone hazard
Link to FEMA website	Check image below
Is property wetland?	Not in wetlands
Link to Wetland website	Check image below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
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	County

confirm it)	
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not available, well is needed
If YES... (Put the company name and the phone number of the provider)	Young's Well Drilling Pump Services LLC - +17067265112
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 dig a well
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Private company
Please ask the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	D.DeLaigle - +17065512123
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install septic system
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	N/A
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Not yet connected but available in the area
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Georgia Power Co - +17065544233
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	No gas nearby
For waste....	
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...	
NOTE: If NO, (Ask if it's responsibility of the property owner.)	Responsibility of the property owner
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	

DISCLAIMER

All information provided is based on preliminary research conducted by the Online Land Market team. The buyer is responsible for verifying all information with the County regarding what can and cannot be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or services on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.