



# ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	092D A 00500 000
Lot Count:	1
Account # or GEO #:	092D A 00500 000
Property Address:	Pryor Rd, Drummonds, TN 38023
If No Address or 0 address: Closest Property with Numbered Address	1474 Pryor Rd, Drummonds, TN 38023
County:	Tipton
State:	TN
Lot Number:	None
Legal Description:	Mccluney Pb A Pg 185 Blk 000 A, Lot 0005
Parcel Size:	9.81
Subdivision:	Not in a subdivision
Approximate Dimensions:	927.68 ft North 1,133.55 ft West 643.12 ft South 570.55 ft East
GPS Center Coordinates (Approximate):	35.464323293395545, -89.9516779437557
GPS Corner Coordinates (Approximate):	35.4645,-89.9542 35.4651,-89.9539 35.465,-89.9508 35.4634,-89.9505 35.4634,-89.9527 35.4645,-89.9525
Google map link:	<a href="https://maps.app.goo.gl/17g2kCK7sLqcQ4sG6">https://maps.app.goo.gl/17g2kCK7sLqcQ4sG6</a>
Elevation:	-3277.6 feet
Market Value:	\$156,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved - <a href="https://drive.google.com/file/d/1f28QfdjM2rPdioN-1N82qMKSUeymF8Zn/view?usp=sharing">https://drive.google.com/file/d/1f28QfdjM2rPdioN-1N82qMKSUeymF8Zn/view?usp=sharing</a>
If others, please specify:	None

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:	Memphis, TN - 39 min (26.7 miles)
Closest small town:	Dixonville, TN - 7 min (3.9 miles)
Nearby attractions:	Drummonds Park - 9 min (5.1 miles) Fort Pillow State Historic Park - 1 hr 2 min (47.0 miles) Munford City Park - 17 min (10.4 miles) Meeman-Shelby Forest State Park - 24 min (11.1 miles) Lower Hatchie National Wildlife Refuge - 25 min (15.1 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	<a href="#">Link</a>
Assessor Contact	901-476-0213
Treasurer Website	<a href="#">Link</a>
Treasurer Contact	901-476-0211
Recorder/Clerk Website	<a href="#">Link</a>
Recorder/Clerk Contact	901-476-0204
Zoning or Planning Department Website	<a href="#">Link</a>
Zoning or Planning Department Contact	901-476-0255 or 901-476-0215
County Environmental Health Department Website	<a href="#">Link</a>
County Environmental Health Department Contact	901 476-0235
GIS Website	<a href="#">Link</a>
CAD Website	<a href="#">Link</a>
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
<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)	\$203.00
<b>Are there any tax liens for this property?</b> If yes, how much is the amount owed? ( From what year to what year?  <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>	None
<b>Is the property part of an HOA (Homeowners Association) or any community?</b> (Yes/No)	No
<b>How much is the annual HOA due?</b>	No
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	No
<b>County Operator Details who Confirmed the Information:</b>	<a href="https://tennesseetrustee.org/search.php">https://tennesseetrustee.org/search.php</a>
<b>ZONING DATA</b>	
QUESTION/S	DATA
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	FAR - FORESTRY, AGRICULTURE, RESIDENTIAL DISTRICT
<b>Terrain type?</b> (Is it flat /slope/etc)	Hilly
<b>Property use code?</b>	Residential
<b>Is the land cleared?</b> (Yes/No)	Not cleared
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Aside from the property that is Hilly, Yes

<p><b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)</p>	<ol style="list-style-type: none"> <li>1. Forestry and Agricultural services, except solid or liquid waste disposal.</li> <li>2. Detached single-family dwellings.</li> <li>3. Single-Wide Mobile Home.</li> <li>4. Agricultural processing, except cotton ginning.</li> <li>5. Crop and animal raising.</li> <li>6. Minor Group home for physically or mentally handicapped persons.</li> <li>7. Fisheries and related services.</li> <li>8. Church or other places of religious assembly.</li> <li>9. Utility facilities necessary for the provision of public services.</li> <li>10. Publicly owned recreational facilities.</li> <li>11. Public schools, libraries, and fire stations.</li> </ol>
<p><b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No</p>	<p>Yes</p>
<p><b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)</p>	<p>Camping ground is allowed with special exemptions</p>
<p><b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No</p>	<p>No</p>
<p><b>Notes on RV's</b> (jot down notes about whatever the county has to say)</p>	<p>Cannot live in RV permanently, can only use it as camping</p>
<p><b>Are Mobile homes allowed on the property?</b> (Please ask if there are restrictions.) Yes/No</p>	<p>Yes</p>
<p><b>Notes on mobile homes</b> (jot down notes whatever the county has to say)</p>	<p>Mobile home is allowed</p>
<p><b>Are tiny houses or small cabins allowed on the property?</b> Yes/ No (Please ask if there are restrictions.) Yes/No</p>	<p>Yes</p>
<p><b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)</p>	<p>The area occupied by all structures, including accessory structures, shall not exceed thirty (30) percent of the total area of any lot.</p>
<p><b>Are there any building height restrictions?</b> (Yes/ No) How many feet... please take down notes from the county</p>	<p>35ft</p>
<p><b>What are the setbacks of the lot?</b></p>	<p>Front Yard Setback (Arterial Roads) 60 feet  Front Yard Setback (All Other Roads) 35 feet  Side Yard Setback 15 feet  Rear Yard Setback 30 feet</p>

<b>What is the minimum lot size to build on the property?</b>	"With Private Wastewater Treatment: Minimum Area per Dwelling Unit 1 Acre Minimum Lot Width at Building Setback Line 150 feet  With Public Sewer System: Minimum Area per Dwelling Unit ½ Acre (21,780 Sq. Ft.) Minimum Lot Width at Building Setback Line 100 feet"
<b>Is there any time limit to build?</b>	The building permit is good for 6 months
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	No impact fees in the county
<b>Is the property in a flood zone and if so what needs to be done to the lot in order to build?</b>	Not in a flood zone area
<b>Any other restrictions?</b>	<a href="https://cms4files1.revize.com/tiptontn/document_center/ZoningRegs/Tipton_County_Zoning_Resolution_FULL.pdf">https://cms4files1.revize.com/tiptontn/document_center/ZoningRegs/Tipton_County_Zoning_Resolution_FULL.pdf</a>
<b>Is the property in a flood zone? (if yes add a link to FEMA Website)</b>	Zone X - Minimum floodzone hazzard
<a href="#">Link to FEMA website</a>	Check Image below
<b>Is property wetland?</b>	Not in wetlands
<a href="#">Link to Wetland website</a>	Check Image below
<b>County Operator Details who Confirmed the Information:</b>	
<b>UTILITIES DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>Is the property located inside or outside the city limit?</b>  <b>Notes:</b> <b>If Inside City:</b> It means water and sewer are provided by the city <b>(You need to confirm it)</b> <b>IF Outside City:</b> It is considered under County, which means water can be built through a deep well <b>(You need to confirm it)</b>	County
<b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)	Water is available in the area
<b>If YES...</b> (Put the company name and the phone number of the provider)	Possible water providers: Poplar Grove Utility District: +19018370182 Munford Water Treatment Plant: +19018375974
<b>If it's in the area</b> (Put the street name where the main	N/A

water line is located.)	
<b>If NO:</b> (Ask if we do we have to dig a well, or, if is there any utility company that provides water in the area where the property is located.)	No
<b>Does the property currently have a sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
<b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)	Private company
<b>Please ask for the details of the Company Name &amp; the Contact information ....</b> (Call and Confirm if it's the right company)	Budget Septic Pumping Service - +19018370503
<b>If NO:</b> Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	Would need to install a septic system
<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)	Available in the area
<b>What is the electric company name</b> (Confirm If there is an Electric company Service in the area - Select either City, Community, None, etc.)	Starnes Electric Co - +19013716004
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Natural gas Munford Gas Department - +19018370171
<b>For waste....</b> <b>Will the county or city pick up the trash?</b>	County landfill nearby
<b>If YES...</b> Get the details of the company name and contact information of that service in the area...  <b>NOTE: If NO,</b> (Ask if it's the responsibility of the property owner.)	Tipton County Landfill - +19018375907
<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM THE LM TEAM:</b>	
<b>DISCLAIMER</b>	
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.	