



ONLINE LANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	100-08-00-066.000
Ownership?	Yes
Lot Count:	1
Account # or GEO #:	27547233
Property Address:	Wilkinsville Hwy, Gaffney, SC 29340
If No Address or 0 address: Closest Property with Numbered Address	220 Wilkinsville Hwy, Gaffney, SC 29340
County:	Cherokee
State:	SC
Lot Number:	No lot number indicated
Legal Description:	Wilkinsville Hwy Scb
Parcel Size:	1.66
Subdivision:	None
Approximate Dimensions:	214.10 ft NorthEast 278.98 ft West 264.06 ft East 230.76 ft South
GPS Center Coordinates (Approximate):	35.0551, -81.63744
GPS Corner Coordinates (Approximate):	35.0556, -81.6374 35.0552, -81.6369 35.0546, -81.6374 35.055, -81.638
Google map link:	https://maps.app.goo.gl/fykgQPCPWg8ANQq78
Elevation:	828.5 feet
Market Value:	\$91,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved road of Wilkinsville Highway- https://drive.google.com/file/d/1BN1upwHYICdOnCTfcXyQaMQM0t73SN5d/view?usp=sharing
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	
Closest major city:	Charlotte, NC - 1 hr (54.6 miles)
Closest small town:	York Hills, SC - 5 min (2.0 miles)
Nearby attractions:	Peachoid - 13 min (6.5 miles) McCluney Park - 3 min (1.4 miles) John Q. Little Park - 2 min (0.9 mile) Grover Railfanning Area - 21 min (15.3 miles) Barnet Park - 32 min (23.3 miles)
COUNTY DATA	
QUESTION/S	
Assessor Website	Link
Assessor Contact	864-487-2552
Treasurer Website	Link
Treasurer Contact	(864) 487-2560
Recorder/Clerk Website	Link
Recorder/Clerk Contact	864-487-2575
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	864-487-2561
County Environmental Health Department Website	Link
County Environmental Health Department Contact	864-487-2705
GIS Website	Link
CAD Website	Link
TAX DATA	
QUESTION/S	
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)	\$ -
How much is the annual property tax? (Current Year if	\$ 825.07

available, if not get the previous year)	
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.	No
Is the property part of an HOA (Home Owners Association) or any community? (Yes/No)	No
How much is the annual HOA due?	-
Are there any HOA dues? If yes, how much is the total amount owed?	-
County Operator Details who Confirmed the Information:	
ZONING DATA	
QUESTION/S	
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	GC - General Commercial
Terrain type? (Is it flat /slope/etc)	Slight slope in front of the property, the rest is level
Property use code?	Commercial
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.)	Retail stores, restaurants, offices, service businesses Single-family dwelling is permitted
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)	Camping is not allowed
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Notes on RV's (jot down notes about whatever the county has to say)	RV is not allowed
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is not allowed

Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are restrictions.) Yes/No	No
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	Maximum Impervious Surface Area Ratio 65%
Are there any building height restrictions? (Yes/ No) How many feet... please take down notes from the county	50ft
What are the setbacks of the lot?	35ft front None Side None Rear
What is the minimum lot size to build on the property?	Minimum Lot Area (per 1,000 Square Feet)
Is there any time limit to build?	building permit is good for a year
Is there a County or City Impact fee required to build and if so how much does this cost?	
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 flood zone area
Any other restrictions?	https://www.cityofgaffney-sc.gov/DocumentCenter/View/225/Zoning-Ordinance-PDFZ
Is the property in a flood zone? (if yes add a link to FEMA Website)	Zone X - minimum floodzone hazzard
Link to FEMA website	See image below
Is property wetland?	Not on wetlands
Link to Wetland website	See image below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside the 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 is considered under County, which means water can be built through a deep well (You need to confirm it)	City
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Available in the area

If YES... (Put the company name and the phone number of the provider)	Board of Public Works - +18644888800
If it's in the area (Put the street name where the main water line is located.)	Wilkinsville Hwy
If NO: (Ask if we do we have to dig a well, or, is there any utility company that provides water in the area where the property is located.)	No
Does the property currently have a Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Available in the area
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)	City
Please ask for the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	Board of Public Works - +18644888800
If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	No
If the septic system has to be installed, (Ask if we need to percolate the soil?)	No
Does the property currently have electricity connected? (Yes, No, or Do Not Know)	Available in the area
What is the electric company name (Confirm If there is an Electric company Service in the area - Select either City, Community, None, etc.)	Lowry Utilities - +18644874596
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas Freeman Gas Gaffney Office - +18644898577
For waste.... Will the county or city pick up the trash?	City
If YES... Get the details of the company name and contact information of that service in the area... NOTE: If NO, (Ask if it's the responsibility of the property owner.)	Public Works - 864-206-3305
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM THE OLM 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.