



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	0488-006 (488006)
Ownership?	No
Lot Count:	1
Account # or GEO #:	75386
Property Address:	35 Sunset Dr, Lafayette, GA 30728
If No Address or 0 address: Closest Property with Numbered Address	N/A
County:	Walker
State:	GA
Lot Number:	No lot number indicated
Legal Description:	PtII 48 7/4
Parcel Size:	22.16
Subdivision:	No
Approximate Dimensions:	1,070.36 ft North 1,369.84 ft West 1,511.42 ft East 0ft South
GPS Center Coordinates (Approximate):	34.70232, -85.26534
GPS Corner Coordinates (Approximate):	34.704,-85.2663 34.704,-85.2662 34.7041,-85.2662 34.704,-85.2654 34.7042,-85.263 34.7004,-85.265 34.700694290099726, -85.26662393358134
Google map link:	https://maps.app.goo.gl/U27VeHzzmUkwM8PU7
Elevation:	1084.0 feet
Market Value:	\$143,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved Road of Sunset Dr. https://drive.google.com/file/d/1vQ6dW7nQDtI8V8hJBr

	ZZBsB5y90jYegO/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:	Atlanta, GA - 1 hr 34 min (99.7 miles)
Closest small town:	Naomi, GA - 5 min (3.7 miles)
Nearby attractions:	Walker Rocks at LaFayette Mural - 3 min (1.5 miles) Wilder Tower - 22 min (16.4 miles) The Corpsewood Manor - 24 min (14.9 miles) Dolly Parton Mural - 41 min (29.9 miles) Chickamauga And Chattanooga National Military Park - 1 hr 2 min (44.5 miles)
COUNTY DATA	
QUESTION/S	
Assessor Website	Link
Assessor Contact	706-638-4823
Treasurer Website	Link
Treasurer Contact	706-638-2929
Recorder/Clerk Website	Link
Recorder/Clerk Contact	706.638.1742
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	706-638-4048
County Environmental Health Department Website	Link
County Environmental Health Department Contact	706-639-2574
GIS Website	Link
CAD Website	Link
TAX DATA	
QUESTION/S	766.49
Are the taxes of this property current or delinquent? (If Current, then it 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 available, if not get the previous year)	\$107.30
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 (Homeowners 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:	Link
ZONING DATA	
QUESTION/S	
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	R1 - Residential
Terrain type? (Is it flat /slope/etc)	Quite a Slope
Property use code?	Conservation Use Rural Land
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)	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	No

ask if there are restrictions.) Yes/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	Need to meet the minimum square footage requirements or other building codes applicable to permanent single-family residences.
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	The maximum density usually corresponds to these lot size requirements, so it would be approximately 2.9 dwelling units per acre, depending on the exact lot dimensions and other factors such as road frontage and setbacks.
Are there any building height restrictions? (Yes/ No) How many feet... please take down notes from the county	35ft
What are the setbacks of the lot?	Front Yard Setback: Buildings must be set back a minimum of 25 feet from the front property line. Side Yard Setback: There is a minimum requirement of 10 feet for side yard setbacks. Rear Yard Setback: The rear yard setback must be at least 25 feet from the rear property line.
What is the minimum lot size to build on the property?	For properties served by public or private water and septic systems, a typical lot size would be around 15,000 square feet.
Is there any time limit to build?	The 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?	None
Is the property in a flood zone and if so what needs to be done to the lot to build?	Not in a flood zone area
Any other restrictions?	https://library.municode.com/ga/lafayette/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZO_ARTIID
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

<p>Is the property located inside or outside the city limit?</p> <p>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)</p>	City of Lafayette
<p>Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)</p>	Not yet connected but available in the area
<p>If YES... (Put the company name and the phone number of the provider)</p>	LaFayette Public Utility Department - +17066391500
<p>If it's in the area (Put the street name where the main water line is located.)</p>	US-27
<p>If NO: (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.)</p>	No
<p>Does the property currently have a sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	Not yet connected but available in the area
<p>If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)</p>	City of Lafayette
<p>Please ask for the details of the Company Name & the Contact information(Call and Confirm if it's the right company)</p>	LaFayette Public Utility Department - +17066391500
<p>If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?</p>	No
<p>If the septic system has to be installed, (Ask if we need to percolate the soil?)</p>	No
<p>Does the property currently have electricity connected? (Yes, No, or Do Not Know)</p>	Not yet connected but available in the area
<p>What is the electric company name (Confirm If there is an electric company Service in the area - Select either City, Community, None, etc.)</p>	LaFayette Public Utility Department - +17066391500
<p>What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)</p>	Propane gas Blossman Gas - +17066382540
<p>For waste.... Will the county or city pick up the trash?</p>	Private company
<p>If YES... Get the details of the company name and contact information of that service in the area...</p>	H & R Sanitation - +17066241675

NOTE: If NO, (Ask if it's the responsibility of the property owner.)	
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM THE OLM TEAM:	
DISCLAIMER	
<p>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.</p>	