



# ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	13092920001000
Ownership?	Yes
Lot Count:	1
Account # or GEO #:	13092920001000
Property Address:	TBD - ATTALA LOT 4
If No Address or 0 address: Closest Property with Numbered Address	312 W South St, Kosciusko, MS 39090
County:	Attala
State:	MS
Lot Number:	4
Legal Description:	N/A
Parcel Size:	6.57
Subdivision:	Not in a subdivision
Approximate Dimensions:	242.44 ft North 1,298.23 ft West 1,318.84 ft East 227.95 ft South
GPS Center Coordinates (Approximate):	33.0472,-89.6038
GPS Corner Coordinates (Approximate):	33.0488,-89.6042 33.0488,-89.6035 33.0452,-89.6035 33.0452,-89.6042
Google map link:	<a href="https://maps.app.goo.gl/2A1Vs5y73RTsVd4c7">https://maps.app.goo.gl/2A1Vs5y73RTsVd4c7</a>
Elevation:	448.8 feet
Market Value:	\$56,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved road of W South St. - <a href="https://drive.google.com/file/d/1Zv6YfzYfP6fbQjJP0PSmzJpgrNS3BDom/view?usp=sharing">https://drive.google.com/file/d/1Zv6YfzYfP6fbQjJP0PSmzJpgrNS3BDom/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:	<a href="https://youtu.be/PrkyY-c_n34?si=lzjR94NsO2sHWqya">https://youtu.be/PrkyY-c_n34?si=lzjR94NsO2sHWqya</a>
<b>ADDITIONAL LAND INFO</b>	
<b>QUESTION/S</b>	
Closest major city:	Jackson, MS - 1 hr 18 min (81.6 miles)
Closest small town:	Williamsville, MS - 8 min (3.5 miles)
Nearby attractions:	Kosy Pocket Park - 4 min (1.5 miles) Aponaug Recreational Park - 1 min (0.1 mile) Kosciusko City Parks & Rec - 4 min (1.7 miles) Kosciusko Information Center - 6 min (2.3 miles) Ethel Walking Track Park - 17 min (10.6 miles)
<b>COUNTY DATA</b>	
<b>QUESTION/S</b>	
Assessor Website	<a href="https://www.attalacounty.net/tax-assessor">https://www.attalacounty.net/tax-assessor</a>
Assessor Contact	662-289-5731
Treasurer Website	<a href="https://www.attalacounty.net/tax-assessor">https://www.attalacounty.net/tax-assessor</a>
Treasurer Contact	662-289-5731
Recorder/Clerk Website	<a href="https://www.attalacounty.net/chancery-clerk">https://www.attalacounty.net/chancery-clerk</a>
Recorder/Clerk Contact	662-289-2921
Zoning or Planning Department Website	Zoning for City of Kosciusko - <a href="https://www.kosciusko.ms/building-zoning/">https://www.kosciusko.ms/building-zoning/</a>
Zoning or Planning Department Contact	(662) 289-1226
County Environmental Health Department Website	<a href="https://msdh.ms.gov/page/19,869,166.html#Attala">https://msdh.ms.gov/page/19,869,166.html#Attala</a>
County Environmental Health Department Contact	662-289-2351
GIS Website	<a href="https://www.arcgis.com/apps/webappviewer/index.html?id=9afd79445aca40ca8d5a4bd803f6285e">https://www.arcgis.com/apps/webappviewer/index.html?id=9afd79445aca40ca8d5a4bd803f6285e</a>
CAD Website	<a href="https://www.arcgis.com/apps/webappviewer/index.html?id=9afd79445aca40ca8d5a4bd803f6285e">https://www.arcgis.com/apps/webappviewer/index.html?id=9afd79445aca40ca8d5a4bd803f6285e</a>
<b>TAX DATA</b>	
<b>QUESTION/S</b>	<b>150</b>
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

<b>Are there any back taxes for this property?</b> If yes, how much is the amount owed? ( From what year to what year)	-
<b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)	\$150.47
<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>	No
<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>	-
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	-
<b>County Operator Details who Confirmed the Information:</b>	
<b>ZONING DATA</b>	
<b>QUESTION/S</b>	
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	R-2 Residential
<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)	Yes
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Single-family dwelling
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	No
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed
<b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	No
<b>Notes on RV's</b> (jot down notes about whatever the county has to say)	RV is not allowed

<b>Are Mobile homes allowed on the property?</b> (Please ask if there are restrictions.) Yes/No	No
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	Mobile home is not allowed
<b>Are tiny houses or small cabins allowed on the property?</b> Yes/ No (Please ask if there are restrictions.) Yes/No	Yes, stick build
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	Lot Coverage Buildings including accessory buildings shall not cover more than twenty-five percent of the area of any lot.
<b>Are there any building height restrictions?</b> (Yes/ No) How many feet... please take down notes from the county	35ft
<b>What are the setbacks of the lot?</b>	front setback: a minimum of not less than thirty (30) feet. rear setback: a minimum depth of not less than twenty-five (25) feet. side setback: a minimum of not less than ten (10) feet on each side. corner lot: the minimum side yard setback line on any street not having lots fronting upon it shall be fifteen (15) feet from the right-of-way or easement line. Where the street on the side of a corner lot has lots fronting upon it within the same block on the same side of the street, the side yard setback on the corner lot shall conform to the front yard setback requirements of such street.
<b>What is the minimum lot size to build on the property?</b>	Lot Width A minimum of sixty (60) feet at the building setback line.  Lot Area A minimum of seventy-two hundred (7,200) square feet.
<b>Is there any time limit to build?</b>	The building permit is good for a year
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	Yes
<b>Is the property in a flood zone and if so what needs to be done to the lot to build?</b>	Not in a floodzone area
<b>Any other restrictions?</b>	None
<b>Is the property in a Floodzone? (if yes add a link to FEMA Website)</b>	Zone X - minimum floodzone hazzard
<b><a href="#">Link to FEMA website</a></b>	See image below

Is property wetland?	A sliver of wetlands crossing through the property
<a href="#">Link to Wetland website</a>	See image below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
<p><b>Is the property located inside or outside the city limit?</b></p> <p><b>Notes:</b>  <b>If Inside City:</b> It means water and sewer is 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></p>	City of Kosciusko
<b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)	Not yet connected but available in the area
<b>If YES...</b> (Put the company name and the phone number of the provider)	Kosciusko Light & Water Plant (662) 289-1141; \$125 Deposit, lines would have to be located in person for them to provide a quote for extensions or tap fees.
<b>If it's in the area</b> (Put the street name where the main water line is located.)	W South St
<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)	Not yet connected but available in the area
<b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)	City of Kosciusko
<b>Please ask for the details of the Company Name &amp; the Contact information ....</b> (Call and Confirm if it's the right company)	Kosciusko Light & Water Plant (662) 289-1141
<b>If NO:</b> Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	No
<b>If the septic system has to be installed,</b> (Ask if we need to percolate the soil?)	No
<b>Does the property currently have electricity connected?</b> (Yes, No, or Do Not Know)	Not yet connected but available in the area
<b>What is the electric company name</b> (Confirm If there is	Kosciusko Light & Water Plant (662) 289-1141

an electric company Service in the area - Select either City, Community, None, etc.)	
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Natural gas Atmos Energy Corp - 888.286.6700
<b>For waste....</b> <b>Will the county or city pick up the trash?</b>	City of Kosciusko
<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.)	(662) 289-1226; Twice weekly on Tuesday and Friday, and residents must use only the city-provided 96-gallon cart for trash.
<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM THE OLM 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.	