



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	456004639678000
Lot Count:	1
Account # or GEO #:	550050013790
Property Address:	Little Ranger Rd, Murphy, NC 28906
If No Address or 0 address: Closest Property with Numbered Address	85 Little Ranger Rd, Murphy, NC 28906
County:	Cherokee
State:	North Carolina
Lot Number:	39
Legal Description:	LOT 39 DICKEY PROP A/35
Parcel Size:	1.8
Subdivision:	None
Approximate Dimensions:	557.39 feet North 188.51 feet East 458.1 feet South 92.49 feet West
GPS Center Coordinates (Approximate):	35.0253, -84.1233
GPS Corner Coordinates (Approximate):	35.0258, -84.1227 35.0253, -84.1224 35.0248, -84.1228 35.0249, -84.1243 35.0252, -84.1243 35.0255, -84.1238 35.0254, -84.1237 35.0254, -84.1235 35.0256, -84.1231
Google map link:	https://goo.gl/maps/YP6VtuuZRmRMRMvw5
Elevation:	1555.1 feet
Market Value:	\$60,000
Access to the property? (Dirt/ Paved/ Plated but not	https://drive.google.com/file/d/1YwBJpl5C0mW_mb-a1

Built/ No Roads (Land Lock) or Other)	gtozn-5ZuTCcYQi/view?usp=sharing
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	https://drive.google.com/drive/folders/1HHrwYxYNIB1yowW1I093ipe2KIF_vk2G?usp=share_link
YouTube Link:	https://youtu.be/EqHvFKOZB8Q
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Knoxville, TN - 2 hr 9 min (111 miles)
Closest small town:	Hothouse, NC - 8 min (4.9 miles)
Nearby attractions:	Cherokee Lake Recreation Area - 8 min (4.3 miles) Murphy River Walk - 11 min (8.8 miles) Appalachian Driving Experience - 12 min (8.7 miles) Cherokee Historical Museum - 13 min (8.9 miles) Fields of the Wood - 16 min (11.3 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	https://www.cherokee-county-nc.gov/173/Tax-Assessor
Assessor Contact	828-835-3296
Treasurer Website	https://www.cherokee-county-nc.gov/173/Tax-Assessor
Treasurer Contact	828-835-3296 Ext. 1819
Recorder/Clerk Website	https://www.nccourts.gov/locations/cherokee-county/contact-directory
Recorder/Clerk Contact	(828) 835-7740
Zoning or Planning Department Website	https://www.cherokee-county-nc.gov/324/Cherokee-County-Ordinances-Plans
Zoning or Planning Department Contact	828-837-5527
County Environmental Health Department Website	https://www.cherokee-county-nc.gov/219/Environmental-Health
County Environmental Health Department Contact	828-835-3853
GIS Website	https://maps.cherokee-county-nc.gov/GISweb/GISviewer/
CAD Website	https://cherokeecountysc.gov/assessor/
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)	\$174.57 (2022)
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.	Unknown
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Unknown
How much is the annual HOA due?	Unknown
Are there any HOA dues? If yes, how much is the total amount owed?	Unknown
County Operator Details who Confirmed the Information:	http://www.cherokeecounty-nc.gov:8080/TaxNet/TaxBill.aspx
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	No Zoning
Terrain type? (Is it flat /slope/etc)	Slightly Slope
Property use code?	None
Is the land cleared? (Yes/No)	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 Mobile home

Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is allowed
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	Yes
Note's on RV's (jot down notes whatever the county has to say)	RV is allowed
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)	Mobile home is allowed
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)	No restriction
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	No restriction
What are the setbacks of the lot?	No restriction
What is the minimum lot size to build on the property?	No restriction
Is there any time limit to build?	6 months
Is there a County or City Impact fee required to build and if so how much does this cost?	Only permit, permit fee would be determined if how big the house is
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Property is in a flood zone area
Any other restrictions?	https://www.cherokeecounty-nc.gov/150/Building-Code-Enforcement
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone AE
Link to FEMA website	https://drive.google.com/drive/folders/1Sj722RVJrok6WYNdlr4THczt1MJ4vFMU?usp=sharing
Is property wetland?	Not on wetlands
Link to Wetland website	https://drive.google.com/drive/folders/1Sj722RVJrok6WYNdlr4THczt1MJ4vFMU?usp=sharing
County Operator Details who Confirmed the Information:	Jon Crist - Code Enforcer: (828) 837-6730

UTILITIES DATA

QUESTION/S	DATA
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Well is needed
If YES... (Put the company name and the phone number of the provider)	Cherokee Well Drilling & Pump Co., Inc.: +18288378008
If it's in the area (Put the street name where the main water line is located.)	Cannot determine where the main waterline is located
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
How much will it cost (setup cost) to have water connection?	Buyer needs to gather information
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?)	County
Please ask the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	Cherokee Septic Tanks & Septic Pumping Services: +18286449385
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?)	Yes
How much will it cost (setup cost) to have sewer connection or septic installed?	Buyer needs to gather information
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 Electric company Service in the area - Select either City, Community, None etc.)	Murphy Electric Power Board: +18288372211
How much will it cost (setup cost) to have power connection?	Would need to do a site visit first Buyer needs to gather information
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas AmeriGas Propane: +18288378787
For waste.... Will the county or city pick up the trash?	None

<p>If YES... Get the details of the company name and contact information that service in the area...</p> <p>NOTE: If NO, (Ask if it's responsibility of the property owner.)</p>	<p>Responsibility of the property owner Cherokee County Landfill: +18288372621</p>
<p>County Operator who Confirmed the Information:</p>	
<p>GENERAL DD NOTES FROM LM TEAM:</p>	
<p>DISCLAIMER</p>	
<p>The buyer is responsible for verifying all information with the County as to what can and can't 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 serviced on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.</p>	