



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name:	LARRY D MCCRANIE
Assessor's Parcel Number:	3038H 023
Property Address:	MYNA CT, ELLIJAY, GA, 30540
County, State:	Gilmer County GA
Subdivision:	EAGLE MTN
Lot Number:	909
Legal Description:	LT 909 EAGLE MTN PH 15
TRS:	N/A
Parcel Size:	0.59 Acres
Terrain Type:	Wooded / Hill / Slope
Lot Dimensions:	245.39 feet North 51.02 feet East 253.23 feet South 183.4 feet West
Elevation:	417.1 m or 1368.3 feet
Flood Zone / Wetlands:	No
Notes:	N/A

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/AM82CUh21k9RvGHi7
GPS Coordinates (Center):	34.6530, -84.5844

GPS Coordinates (4 corners):	34.6532, -84.5839 NE 34.6531, -84.5839 E 34.6527, -84.5846 SW 34.6532, -84.5847 NW
City or County Limits:	County
School District:	Gilmer County School District
Access To Property:	Yes, MYNA CT
Road Type:	Gravel
Who Maintains Roads:	County / POA
Closest Highways:	US-76
Closest Major City:	Chattanooga, Tennessee (1 hr 18 min, 73.4 miles)
Closest Small Town:	Ellijay, Georgia 30540 (18 min, 9.7 miles)
Closest Gas Station:	Shell, 731 1st Ave, East Ellijay, GA 30540 (16 min, 9.2 miles)
Nearby Attractions:	EXPEDITION:BIGFOOT! The Sasquatch Museum, 1934 GA-515, Blue Ridge, GA 30513 (26 min, 20.0 miles) Tumbling Waters Trail, 34.651,-84.608, Ellijay, GA 30540 (34 min, 19.6 miles) Cohutta Overlook, GA-52, Ellijay, GA 30540 (34 min, 22.0 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$7,300
Assessed Actual Value:	\$7,300
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$46.70
Notes:	N/A

Zoning & Restriction Information

Zoning / Property Use Code:	R-2 (Residential High Density)
What can be built on the property?	Single Family Detached. Please see attached file for additional details.
Time limit to build?	Permit will be good for 6 months and can be extend.
Is camping allowed?	Per County, No Per POA, Not allowed.
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, No Per POA, Not allowed.
RV restrictions if any:	N/A
Are mobile homes allowed?	Per County, Yes Per POA, No
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per County, No Per POA, No
Tiny home restrictions if any:	N/A
Are short term vacation rentals allowed?	Per County, Yes Per POA, Yes
Vacation rental restrictions if any:	No regulations as per county Per POA, would have to register with Rental Program.
Is property part of an HOA / POA?	Yes, Coosawattee POA. (https://www.mycrra.com) Phone: 706-640-4010
HOA / POA dues, if any:	Annual fee: \$960 POA will only share back dues information with the owner, if any.
Subdivision CC&R Availability:	See attached CC&Rs
CC&R Information:	N/A
Deed Availability:	There is a fee of 50 cents per copy for walk-in customers.
Deed Information:	Instrument# 02090658
Notes:	This parcel is "OUTSIDE" the city limits. Please review CC&R's and POA website for additional details.

Utility Information	
Water?	Water is available. Contact The Ellijay Gilmer County Water and Sewerage Authority (706) 276-2202).
Sewer / Septic?	Would have to install a septic system.
Electric?	Would have to contact Amicalola EMC (+17062535200) or Georgia Power (1-888-660-5890).
Gas?	Would have to contact Appalachian Propane (+17066350515), Gas Incorporated (+1 706-276-5950), Freeman Gas Ellijay Office (+1 706-273-2378), etc.
Waste?	Would have to contact Cantrell's Garbage Services (+17066362464), Reynolds Brothers Garbage Service (+17067078727), Wells Waste Disposal (+1 706-698-7274), WM - Ellijay Transfer Station (+1 706-635-6519), etc.
Notes:	As per The Ellijay Gilmer County Water and Sewerage Authority, water is available.
County Contact Information	
County Website:	https://gilmercounty-ga.gov/
Assessor Website:	https://gilmerassessors.com/
Treasurer Website:	https://gilmercounty-ga.gov/tax-commissioner/
Recorder Website:	https://gilmercounty-ga.gov/clerk-superior-court/
GIS Website:	https://qpublic.schneidercorp.com/Application.aspx?App=GilmerCountyGA&Layer=Parcels&PageTypeID=1&PageID=0&KeyValue=3038H%20%20023
Zoning Link:	https://gilmercounty-ga.gov/planning-zoning/
Phone number for Planning Dept:	(706) 635-3406
Phone number for Recorder:	(706) 635-4462
Phone number for Treasurer:	(706) 635-4762
Phone number for Assessor:	(706) 276-2742
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A