



# ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	Parcel id 065K-D-010.00 (65KD01000000) & Parcel id 065K-D-011.00 (65KD01100000)
Ownership?	Yes
Lot Count:	2
Account # or GEO #:	Parcel id 065K-D-010.00 (65KD01000000) & Parcel id 065K-D-011.00 (65KD01100000)
Property Address:	141 Havenridge Cir, Crossville, TN 38558 & 143 Havenridge Cir, Crossville, TN 38559 (To be merged-already approved by the HOA)
If No Address or 0 address: Closest Property with Numbered Address	N/A
County:	Cumberland
State:	TN
Lot Number:	65KD01000000: lot 57 5KD01100000: lot 58
Legal Description:	65KD01000000: Trent Fairfield Glade Pb 8 Pg 267 Blk 3, Lot 57 Dim 115 X 335.54 Irr 5KD01100000:Trent Fairfield Glade Pb 8 Pg 267 Blk 3, Lot 58 Dim 100 X 286.83 Irr
Parcel Size:	2.30
Subdivision:	Trent Fairfield Glade
Approximate Dimensions:	380.02 ft North 225.71 ft West 340.07 ft East 292.88 ft South
GPS Center Coordinates (Approximate):	36.02227057603914, -84.87616173727666

<b>GPS Corner Coordinates (Approximate):</b>	36.02281347013068, -84.8757124137923 36.022271985893596, -84.8756071520967 36.02189463205291, -84.875700086031 36.02186318595529, -84.8766806325011 36.02213853190056, -84.87671192646559 36.022423080413866, -84.87688262148416
<b>Google map link:</b>	<a href="https://maps.app.goo.gl/J1ts5nVvBFi9kj7R8">https://maps.app.goo.gl/J1ts5nVvBFi9kj7R8</a>
<b>Elevation:</b>	1828.4 feet
<b>Market Value:</b>	\$110,500
<b>Access to the property?</b> (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved road of Havenridge Cir - <a href="https://drive.google.com/file/d/1VPH_m3DV9sn8Zeo9BsLuQMD9FisG1kR0/view?usp=sharing">https://drive.google.com/file/d/1VPH_m3DV9sn8Zeo9BsLuQMD9FisG1kR0/view?usp=sharing</a>
<b>If others, please specify:</b>	No
<b>Is there a Structure</b> (Yes or No (If Yes: Explain)	None
<b>Property miscellaneous images</b>	
<b>YouTube Link:</b>	<a href="https://youtu.be/S_9VYEEHuys">https://youtu.be/S_9VYEEHuys</a>
<b>ADDITIONAL LAND INFO</b>	
<b>QUESTION/S</b>	
<b>Closest major city:</b>	Knoxville, TN - 1 hr 14 min (74.8 miles)
<b>Closest small town:</b>	Woodlands, TN - 8 min (3.7 miles)
<b>Nearby attractions:</b>	Ozone Falls State Natural Area - 26 min (14.8 miles) Cumberland Mountain State Park - 23 min (14.6 miles) Overlook Nature Trail -13 min (5.6 miles) Black Mountain Trailhead - 31 min (14.4 miles) Centennial Park - 20 min (12.4 miles)
<b>COUNTY DATA</b>	
<b>QUESTION/S</b>	
<b>Assessor Website</b>	<a href="#">Link</a>
<b>Assessor Contact</b>	931-484-5745
<b>Treasurer Website</b>	<a href="#">Link</a>
<b>Treasurer Contact</b>	931-484-5730
<b>Recorder/Clerk Website</b>	<a href="#">Link</a>
<b>Recorder/Clerk Contact</b>	931-484-5559
<b>Zoning or Planning Department Website</b>	<a href="#">Link</a>
<b>Zoning or Planning Department Contact</b>	931-979-2170

<b>County Environmental Health Department Website</b>	<a href="#">Link</a>
<b>County Environmental Health Department Contact</b>	931-484-8025
<b>GIS Website</b>	<a href="#">Link</a>
<b>CAD Website</b>	<a href="#">Link</a>
<b>TAX DATA</b>	
<b>QUESTION/S</b>	<b>100</b>
<b>Are the taxes of this property current or delinquent?</b> (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)	None
<b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)	\$142.00
<b>Is the property part of an HOA (Homeowners Association) or any community?</b> (Yes/No)	\$900.00
<b>How much is the annual HOA due?</b>	\$900.00
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	No
<b>County Operator Details who Confirmed the Information:</b>	<a href="#">Online tax Search</a>
<b>ZONING DATA</b>	
<b>QUESTION/S</b>	
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	Residential
<b>Terrain type?</b> (Is it flat /slope/etc)	Slope
<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	No

are any restrictions.) Yes/ No	
<b>Notes on RV's</b> (jot down notes about whatever the county has to say)	RV is not allowed, can only park but not live in it
<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	No
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	None
<b>Are there any building height restrictions?</b> (Yes/ No) How many feet... please take down notes from the county	2 1/2 stories
<b>What are the setbacks of the lot?</b>	5ft side - no other setback requirements
<b>What is the minimum lot size to build on the property?</b>	1,500 sqft
<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>	None
<b>Is the property in a flood zone and if so what needs to be done to the lot to build?</b>	Not on wetlands
<b>Any other restrictions?</b>	<a href="#">HOA covenants</a>
<b>Is the property in a flood zone? (if yes add a link to FEMA Website)</b>	Zone X - minimum floodzone hazzard
<a href="#">Link to FEMA website</a>	See image below
<b>Is property wetland?</b>	Not on wetlands
<a href="#">Link to Wetland website</a>	See image below
<b>County Operator Details who Confirmed the Information:</b>	
<b>UTILITIES DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>Is the property located inside or outside the city limit?</b>  <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> )	County

<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>	
<b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)	Available in the area
<b>If YES...</b> (Put the company name and the phone number of the provider)	City of Crossville Water Department - +19314845113
<b>If it's in the area</b> (Put the street name where the main water line is located.)	28 HWY
<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)	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
<b>Please ask for the details of the Company Name &amp; the Contact information ....</b> (Call and Confirm if it's the right company)	City of Crossville Water Department - +19314845113
<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)	Available in the area
<b>What is the electric company name</b> (Confirm If there is an electric company Service in the area - Select either City, Community, None, etc.)	Volunteer Energy Cooperative - +19314843527
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Upper Cumberland Gas Utility District - +19314849380
<b>For waste....</b> <b>Will the county or city pick up the trash?</b>	County
<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.)	Cumberland County Solid Waste - +19314849328
<b>County Operator who Confirmed the Information:</b>	

**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.