



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	0104 -007
Ownership?	No
Lot Count:	1
Account # or GEO #:	1073253
Property Address:	Ridgeland Rd, Flintstone, GA 30725
If No Address or 0 address: Closest Property with Numbered Address	499 Ridgeland Rd, Flintstone, GA 30725
County:	Walker
State:	GA
Lot Number:	1
Legal Description:	Pt LI 140 9/4
Parcel Size:	9.29
Subdivision:	Pt LI 140 9/4
Approximate Dimensions:	852.05 ft North 953.97 ft West 670.65 ft East 555.15 ft South
GPS Center Coordinates (Approximate):	34.93267, -85.32636
GPS Corner Coordinates (Approximate):	34.933253689816766, -85.3284065048003 34.93338917934688, -85.32829489922807 34.93326601594446, -85.32726896186962 34.933429657941666, -85.32545533598231 34.931604964696035, -85.32544246385291 34.93159439770712, -85.3272990008507
Google map link:	https://maps.app.goo.gl/15rWBTtJXkSR1aVv5
Elevation:	835.8 feet
Market Value:	\$136,370
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved road of Ridgeland Rd - https://drive.google.com/file/d/1a4wD9jYYwx03iPvZ75

	V3QDw5UoA-RP8s/view?usp=sharing
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	
YouTube Link:	https://youtu.be/Ss7dbnWka3U?si=N1vo6q6gdhtFVh_o
ADDITIONAL LAND INFO	
QUESTION/S	
Closest major city:	Chattanooga, TN - 20 min (8.9 miles)
Closest small town:	Flintstone, Chattanooga Valley, GA - 4 min (1.4 miles)
Nearby attractions:	Rock City Gardens - 16 min (8.3 miles) Coolidge Park - 24 min (11.2 miles) Point Park - 21 min (9.4 miles) Chickamauga And Chattanooga National Military Park and Auto tour - 10 min (4.7 miles) Ross's Landing - 21 min (10.2 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	493.8
Are there any back taxes for this property? If yes, how much is owed? (From what year to what year)	-
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$543.29

Are there any tax liens for this property? If yes, how much is 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:	
ZONING DATA	
QUESTION/S	
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	R2 – Residential (multi-family and single-family)
Terrain type? (Is it flat /slope/etc)	Rolling
Property use code?	Rural
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 Multi-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 ask if there are restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	Manufactured housing parks are allowed
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are restrictions.)	Need to meet the minimum square footage requirements or other building codes applicable to

Yes/No	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)	None
Are there any building height restrictions? (Yes/ No) How many feet... please take down notes from the county	50ft
What are the setbacks of the lot?	15ft side 15ft rear 60ft Front Setback from Centerline of County Roads and Private Drives 35ft Front Setback from State and Federal Highways
What is the minimum lot size to build on the property?	15,000 sq. ft.
Is there any time limit to build?	The building permit is good for a year
Is a County or City Impact fee required to build, and 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 Floodzone? (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>	County
<p>Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)</p>	Available in the area
<p>If YES... (Put the company name and the phone number of the provider)</p>	Walker County Water & Sewerage - +17068201455
<p>If it's in the area (Put the street name where the main water line is located.)</p>	Happy Valley Rd
<p>If NO: (Ask if 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>	Septic is needed
<p>If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)</p>	Private company
<p>Please ask for the details of the Company Name & the Contact information(Call and Confirm if it's the right company)</p>	Blevins Septic & Back Hoe - +14232905554
<p>If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?</p>	Would need to install a septic system
<p>If the septic system has to be installed, (Ask if we need to percolate the soil?)</p>	N/A
<p>Does the property currently have electricity connected? (Yes, No, or Do Not Know)</p>	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>	North Georgia Electric Membership Corporation - +17068662231
<p>What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)</p>	Natural gas Colonial Pipeline Co - +17068917108
<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>	Wilson Waste Co - +17068209077

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>	