



ONLINE LANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	15-00015-00-068 & 15-0014E-00-024 & 15-0014E-00-025
Ownership?	No
Lot Count:	3
Account # or GEO #:	15-00015-00-068 & 15-0014E-00-024 & 15-0014E-00-025
Property Address:	3244 Barrett Rd, Gainesville, GA, 30507 3458 Old Oak Rdg, Gainesville, GA, 30507 3454 Old Oak Rdg, Gainesville, GA, 30507
If No Address or 0 address: Closest Property with Numbered Address	N/A
County:	Hall
State:	GA
Lot Number:	15-00015-00-068 - N/A 15-0014E-00-024 - Lot 24 15-0014E-00-025 - Lot 25
Legal Description:	15-00015-00-068 - Burton Mill Road 15-0014E-00-024 - The Oaks S/D Lot 24 15-0014E-00-025 - The Oaks S/D Lot 25
Parcel Size:	25.1
Subdivision:	The Oaks
Approximate Dimensions:	961.59 ft North 1,598.63 ft West 960.34 ft Southeast 860.32 ft East
GPS Center Coordinates (Approximate):	34.24394, -83.73127

GPS Corner Coordinates (Approximate):	34.2457, -83.7319 34.2452, -83.7293 34.243, -83.7289 34.2421, -83.7319 34.2425, -83.7328 34.2428, -83.7329 34.2439, -83.733 "
Google map link:	https://maps.app.goo.gl/1E4fCAZFhNng6UEX6
Elevation:	860.2 feet
Market Value:	\$507,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved road of Burton Mill Rd - https://drive.google.com/file/d/1yuQ6zlmMDMDudTtZL3asR5nwr1L_dFU/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/RaaiVV18QkU?si=m0uEY1-PwI8if8eu
ADDITIONAL LAND INFO	
QUESTION/S	
Closest major city:	Atlanta, GA - 1 hr 7 min (60.5 miles)
Closest small town:	Talmo, GA - 8 min (4.9 miles)
Nearby attractions:	Gainesville Square - 16 min (8.9 miles) Ink Interactive Neighborhood - 13 min (7.7 miles) Lanier Point Park - 24 min (12.0 miles) Wilshire Trails - 21 min (10.1 miles) Longwood Park - 20 min (10.5 miles)
COUNTY DATA	
QUESTION/S	
Assessor Website	Link
Assessor Contact	770-531-6720
Treasurer Website	Link
Treasurer Contact	770.531.6720
Recorder/Clerk Website	Link
Recorder/Clerk Contact	770-531-7025
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	770-531-6809

County Environmental Health Department Website	Link
County Environmental Health Department Contact	770-531-3973
GIS Website	Link
CAD Website	Link
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	1048.13
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)	No
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$1,014.26
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.	No
Is the property part of an HOA (Homeowners Association) or any community? (Yes/No)	No
How much is the annual HOA due?	No
Are there any HOA dues? If yes, how much is the total amount owed?	No
County Operator Details who Confirmed the Information:	https://hallcountytax.org/pay-bill/#/Record/F629F2C1A4EC6A89D226619981A21923
ZONING DATA	
QUESTION/S	
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	15-00015-00-068 - AR-1 Agricultural Residential 1 15-0014E-00-024 - R-1 Residential 1 Singlefamily

	15-0014E-00-025 - R-1 Residential 1 Singlefamily
Terrain type? (Is it flat /slope/etc)	Slightly rolling
Property use code?	Residential
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.)	AR - 1 Single-family dwelling and mobile homes R-1 - Single-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)	Only for parks and storage
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)	Only for AR - 1
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are 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)	AR-1 - 35% maximum lot coverage R-1 - 35% maximum lot coverage
Are there any building height restrictions? (Yes/ No) How many feet... please take down notes from the county	AR-1 - 50ft R-1 - 50ft
What are the setbacks of the lot?	AR-1 - Front yard: 40 ft. min. or average Side yard: 15 ft. min. Rear yard: 25 ft. min R-1

	AR-1 - 43,560 sq. ft. min. when serviced by public water 65,340 sq. ft. min. otherwise R-1 - 21,780 sq. ft. min. when serviced by public sewer or private system 35,000 sq. ft. min. otherwise
What is the minimum lot size to build on the property?	otherwise
Is there any time limit to build?	The building permit is good for a year
Is there a County or City Impact fee required to build and if so 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?	45% of the property is in a floodzone area
Any other restrictions?	https://www.hallcounty.org/DocumentCenter/View/13714/Hall-County-UDC-Adopted-Draft?bidId=
Is the property in a Floodzone? (if yes add a link to FEMA Website)	Zone A - regulatory floodway
Link to FEMA website	See image below
Is property wetland?	45% of the property is in wetlands
Link to Wetland website	See image below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside the city limit? 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)	County
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Available in the area
If YES... (Put the company name and the phone number of the provider)	Gainesville Public Utilities: +17705356878
If it's in the area (Put the street name where the main water line is located.)	Hwy 60

If NO: (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
Does the property currently have a 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?)	Private company
Please ask for the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	Southern Quality Services: +17705319021
If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	Would need to install a septic system
If the septic system has to be installed, (Ask if we need to percolate the soil?)	N/A
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 an electric company Service in the area - Select either City, Community, None, etc.)	Georgia Power Company: +18886605890
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas North Georgia Propane: +17702870228
For waste.... Will the county or city pick up the trash?	Landfill nearby
If YES... Get the details of the company name and contact information of that service in the area... NOTE: If NO, (Ask if it's the responsibility of the property owner.)	Hall County Landfill: +17705316851
County Operator who Confirmed the Information:	
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.	