

03/30/2024 11:53 OWNERSHIP 622890000
 PALMERI KATHLEEN
 50 HARDWOOD TRAIL
 MURPHY, NC 28906
 DEED: 00304 0159 5/4/2006 \$66,000

PROPERTY DESCRIPTION
 LOT 21 TAHLEQUAH RIDGE
 PLATBOOK/PAGE/DATE: 3 478
 NB: 00179 TAHLEQUAH RIDGE

TAX DESCRIPTION
 HAYESVILLE
 HAYESVILLE FIRE DISTRICT

MAP NUMBER
 545900910603
 RECORD NUMBER: 5701
 ROUTE: 545900334
 LISTER:
 REVIEWER: LAUREN.FLYNN 4/7/2017

CARD#
 1 / 1

TOPO	STREET	UTILITIES	NOTES	LT
		VIEW PLAT 3/478		1.3200 (1.320)

#	LAND CLASS	SIZE	BASERATE	ACF	ADJ	ADJ RATE	UNITS	INDVALUE
1	50RESIDENTIAL	1.000	40000	1.00	1.50	60000	1.000	60000
2	40WOOD LAND	0.320	10000	1.00	1.00	10000	0.320	3200
ACREAGE FACTOR: FRONTAGE FACTOR:								LAND VALUE
								63200

#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE
OTHER FEATURES VALUE: 0							

FOUNDATION	XTR_FINISH	ROOF_TYPE	ROOF_MTRL	SIZE/QTY
				STHT BDRM
WALL_FINISH	FLOORS	HEAT&AIR	HEAT_FUEL	BLDING #

IMPROVEMENT TYPE:	GRADE:	AVS:	EYB:	CONDITION:	DEPR TABLE:	SQ FT TABLE:
STRUCTURE						

STRUCTURE VALUE	TSF	RPCN - /HSF	VALU - /HSF
0			

VALUATION	THIS CARD	+ OTHER CARD	=	VALUE	PREV-VAL	CHANGE	OTHER CARDS VALUE	CARD VALUE
LAND	63200			63200	63200	0%		63200
OTHER FEAT	0			0	0	0%		
STRUCTURE	0			0	0	0%		
TOTAL	63200			63200	63200	0%		63200

TAX YEAR: 2024
 REVAL YEAR: 2018
 DEFERRED VALUE: 0
 NBHD ADJUSTMENT: 1.000 * 63200 = 63200
 APPRAISED VALUE: 63200
 TAXABLE VALUE: 63200

Choose a search method from the list below and click Next

Property Owner Name Next

In the space provided, enter the Property Owner Name to locate. Click Submit to search.

Property Owner Name Submit Clear

Property Information Search Results

To view summary data, click on a row. To view the Property Record Card click on PRC within the appropriate row.

Owner Name <input type="checkbox"/>	Co-Owner	Property Address	Land	Parcel Number	AlternateParcelBasicS	Tax Year	PRC
GERSHENBAUM BART	PALMIERI KATHLEEN JT	60 HARDWOOD TRL	0.95 AC	455100060549000	66007000093137	2025	PRC (http://)

Parcel Information

Return to Search Results

Parcel Number

455100060549000

Account Number

29991

Owner Information

GERSHENBAUM BART
 PALMIERI KATHLEEN JT W/ROS
 60 HARDWOOD TRL
 MURPHY, NC 28906

Tax Codes

C ADVL TAX - COUNTY TAX
 SW FFEFEE - SOLID WASTE FEE
 FR70ADVL TAX - FIRE DIST 70 HIWASSEE DAM FD

Property Information

Township

Area (Units/Type) : 0.95 Acres
 Address : 60 HARDWOOD TRL

page 1 of 1 SHOAL CREEK

records 1 - 1 of 1



gershenbaum Mark

Parcels_2025:

1
 545900910603
 1.32
 LT
 PALMIERI KATHLEEN
 60 HARDWOOD TRAIL
 MURPHY
 NC
 28906
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 63,200
 LOT 21 TAHLEQUAH RIDGE
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 3
 478
 304
 0159
 5/3/2006, 8:00 PM
 66,000
[More info](#)

[Zoom to](#)

NC CGIA, Maxar, MICROSOFT

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[Return to Search Results](#)

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Owner Information	Tax Codes
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Property Information	Township
	SHOAL CREEK

Area (Units/Type) : 0.95 Acres page 1 of 1 records 1 - 1 of 1

Address : 60 HARDWOOD TRL



gershenbaum Mark

Parcels_2025:

1
 545900910603
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[More info](#)

[Zoom to](#)

NC CGIA, Maxar, Microsoft

VACANT LAND DISCLOSURE STATEMENT

Note: Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract – Vacant Lot/Land Form 12-T.

Property: Lot 21 Tablequah Ridge, Hayesville, NC 28904

Buyer: _____

Seller: Kathleen Palmieri

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks "yes" for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks "no" for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks "NR," meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

A. Physical Aspects	Yes	No	NR
1. Non-dwelling structures on the Property If yes, please describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Current or past soil evaluation test (agricultural, septic, or otherwise).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Caves, mineshafts, tunnels, fissures or open or abandoned wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Erosion, sliding, soil settlement/expansion, fill or earth movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Communication, power, or utility lines.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Pipelines (natural gas, petroleum, other).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Landfill operations or junk storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Previous <input type="checkbox"/> Current <input type="checkbox"/> Planned <input type="checkbox"/> Legal <input type="checkbox"/> Illegal			
8. Drainage, grade issues, flooding, or conditions conducive to flooding	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Gravesites, pet cemeteries, or animal burial pits.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Rivers, lakes, ponds, creeks, streams, dams, or springs.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Well(s).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Potable <input type="checkbox"/> Non-potable Water Quality Test? <input type="checkbox"/> yes <input type="checkbox"/> no			
depth _____; shared (y/n) _____; year installed _____; gal/min _____			
12. Septic System(s).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes: Number of bedrooms on permit(s) _____			
Permit(s) available? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR			
Lift station(s)/Grinder(s) on Property? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> NR			
Septic Onsite? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> Details: _____			
Tank capacity _____			
Repairs made (describe): _____			
Tank(s) last cleaned: _____			
If no: Permit(s) in process? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> NR			
Soil Evaluation Complete? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> NR			
Other Septic Details: _____			



This form approved by:

NC REALTORS®

Seller Initials _____ Buyer Initials _____



Yes No NR

13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property.....
If yes, please describe: _____

B. Legal/Land Use Aspects

- 1. Current or past title insurance policy or title search.....
- 2. Copy of deed(s) for property.....
- 3. Government administered programs or allotments.....
- 4. Rollback or other tax deferral recaptures upon sale.....
- 5. Litigation or estate proceeding affecting ownership or boundaries.....
- 6. Notices from governmental or quasi-governmental authorities related to the property..
- 7. Private use restrictions or conditions, protective covenants, or HOA.....

If yes, please describe: _____

8. Recent work by persons entitled to file lien claims.....
If yes, have all such persons been paid in full
If not paid in full, provide lien agent name and project number: _____

9. Jurisdictional government land use authority:
County: Clay City: Hayesville

10. Current zoning: 28904

11. Fees or leases for use of any system or item on property

12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility).....

13. Access (legal and physical) other than by direct frontage on a public road
Access via easement.....

Access via private road

If yes, is there a private road maintenance agreement? yes no

14. Solar panel(s), windmill(s), cell tower(s).....
If yes, please describe: _____

C. Survey/Boundary Aspects

1. Current or past survey/plat or topographic drawing available.....

2. Approximate acreage: 1.32

3. Wooded Acreage _____; Cleared Acreage _____

4. Encroachments.....

5. Public or private use paths or roadways rights of way/easement(s).....

Financial or maintenance obligations related to same

6. Communication, power, or other utility rights of way/easements

7. Railroad or other transportation rights of way/easements.....

8. Conservation easement

9. Property Setbacks.....
If yes, describe: _____

10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.).....

11. Septic Easements and Repair Fields

12. Any Proposed Easements Affecting Property.....

13. Beach Access Easement, Boat Access Easement, Docking Permitted.....
If yes, please describe: _____

Seller Initials _____ Buyer Initials _____



Anderson County Health Department
150 Hilton Street

Murphy NC 28906
Phone: (828) 836-3853 Fax: (828) 836-7854

Permit Fee: \$1,000
County District: 150000000000
Estimated Cost: \$10,000
Permit Type: Sewer

Permit Valid Until: 02/28/2015

NOTE TO INSPECTION DIVISION: Building Permits cannot be issued with this improved permit.

Applicant: Capital Land Group LLC

Address: One Monument Square

City: Jamestown

State/Cp: KY 42529

Phone #:

Property Owner: Capital Land Group LLC

Address: One Monument Square

City: Jamestown

State/Cp: KY 42529

Phone #:

Property Location & Site Information

Address/Road #:

Parlier Top Rd

Murphy NC 28906

Number of Bedrooms: 2

Number of People:

Water Supply: NEW WEL

Subdivision: Eagles Landing

Phase:

Lot: 43

Directions

Hay 84 West from Murphy; right on Ranger Rd to end; right on Parlier Top Rd to end; subdivision on left at National Forest.

System Specifications

Initial System

System Classification: PS

Portable System? Yes No

Design Flow: 2.4 gpd

Application Rate: 1.5 gpd

System Classification/Description:

TYPE III & OTHER NON-CONV. TRENCH SYSTEMS

Proposed System: 275 REDUCTION

Minimum Trench Depth: 1.8 inches

Maximum Trench Depth: 1.8 inches

Septic Tank: 1.0 0.0 Gallons

1-Piece: Yes No

Pump Required: Yes No May Be Required

Pump Tank: Gallons

1-Piece: Yes No

Port System Required: Yes No No, but has Available Space

Repair System

System Classification: PS/DG w/pressure

Application Rate: 0.25 gpd

System Classification/Description:

TYPE V.C. AERobic TREATMENT UNIT (ATU)

Proposed System: OTHER

Minimum Trench Depth: inches

Maximum Trench Depth: inches

Pump Required: Yes No May Be Required

Pump Tank: Gallons

***Site Modifications**

Open Fit Sheet
of Health Department

grading or construction activity is allowed in areas designated for system and repair without approval

***Permit Conditions**

The issuance of this permit by the Health Department in no way purports the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in making their requirements.
Variable: If present in system area. Trench depths must be 12 inches below 81/2 in.

Site Plan

The Improvement Permit shall be valid for 1 year from date of issue with a site plan (includes a drawing not necessarily drawn to scale that shows the existing and proposed property lines with dimensions, the location of the facility and appurtenances, the site for the proposed wastewater system, and the location of water supplies and surface waters).

Plan

The Improvement Permit shall be valid without expiration with plan means a properly surveyed prepared by a registered land surveyor, drawn to a scale of one inch equals no more than 40 feet, that includes: the specific location of the proposed facility and appurtenances, the site for the proposed wastewater system, and the location of water supplies and surface waters. Plan also means, for subdivision lots approved by the local planning authority and recorded with the county register of deeds, a copy of the recorded subdivision plat that is accompanied by a site plan that is drawn to scale.

The Department and Local Health Department may impose conditions on the issuance and may require the permittee to adhere to the system to satisfy the conditions, the terms, or the articles. This permit is subject to revocation if the site plan, plat, or intended site changes (PUC 2 1204-2207). The permittee owning or controlling the system shall be responsible for ensuring compliance with the laws, rules, and permit conditions regarding system location, installation, operation, maintenance, monitoring, reporting, and repair (PUC 2).

Applicant Legal Rep. Signature Required? Yes No

Applicant Legal Rep. Signature: [Signature] Date: 4/21/2010

Tracked By: 210-WILSON, JOSEPER Date of Issue: 4/20/2010

Authorized State Agent: [Signature] Valid without Expiration? Create CA?

Hand Drawing Import Drawing

****Site Plan/Drawing attached.****

Total Time (hrs:min):
00 hours 00 minutes