



P.O Box 220 • 10052 N Hwy 27 • Rock Spring, GA 30739
 706.375.5793 • 800.966.8092 • fax 706.375.5793

Available Site Information

Client Contact Information

Name			
Company	Hutcheson Properties, LLC		
Address			
Address(cont)	Rossville, GA 30741		
Phone		Cell	
Fax		E-mail	

Realtor/Exclusive Information

Name			
Company			
Address			
Address(cont)			
Phone		Cell	
Fax		E-mail	

Site Information

Site Name	BLDG # 12		
County Name	Walker	Total Acres	
Average Price per Acre			
Phase I Environmental Report Available?			
Police Protection	City?	County?	Both?
Fire Protection	City?	County?	Both?
ISO/Fire Protection Rating			
Rail Accessible?	No	Provider	
Telecommunications Provider			
Internet Connection Type			
City Limits	Inside?	Outside?	
Largest Tract Available			
Site Shape/Dimensions	248' X 208'		
Phase I Environmental Report Available?			
Phase II Environmental Report Available?			

Please include at least one of the following:

Location Map	USGA Topo Map	Tax Map
Survey Map	Aerial Photo	Other

Natural Gas

Natural Gas Available?	Yes	No	
Distance from Site	miles	Main Size	in
Supplier	Atlanta Gas		
Main Location (Street Name)	Cate St.		

Water

Water Main on Site?	Yes	No	
Distance from Site	139' miles	Main Size	24 in
Supplier	Tenn. American		
Main Location (Street Name)	Williams St.		
Excess Capacity (gallons/day)			

Wastewater

Water Main on Site?	Yes	No	
Distance from Site	139' miles	Main Size	30 in
Supplier	Tennessee American		
Main Location (Street Name)	Williams St.		
Excess Capacity (gallons/day)			

Power

Power Provider	EPB		
Triple Phase Available?	✓	Voltage	480
Distance to Distribution Feeder	1/2	miles	

Zoning and Land Use Industrial Commercial Mixed Use Agriculture Institutional Residential None

Current Zoning I3

Proposed Zoning _____

Land Use, to the North _____

Land Use, to the South _____

Land Use, to the East _____

Land Use, to the West _____

I give my permission to allow the Northwest Georgia Joint Development Authority to market the property listed above.

Signature _____ Date _____



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Company			
Address			
Address(cont)			
Phone		Cell	
Fax		E-mail	

Site Information

Site Name	Huckerson Properties ^{Bldg 12}		
County Name	Walker	Total Acres	
Average Price per Acre			
Phase I Environmental Report Available?			
Police Protection	City?	County?	<input checked="" type="checkbox"/> Both?
Fire Protection	City?	County?	<input checked="" type="checkbox"/> Both?
ISO/Fire Protection Rating			
Rail Accessible?	<input checked="" type="checkbox"/> No	Provider	
Telecommunications Provider			
Internet Connection Type			
City Limits	<input checked="" type="checkbox"/> Inside?	Outside?	
Largest Tract Available			
Site Shape/Dimensions	248' x 208'		
Phase I Environmental Report Available?			
Phase II Environmental Report Available?			

Natural Gas

Natural Gas Available?	<input checked="" type="checkbox"/> Yes	No		
Distance from Site		miles	Main Size	in
Supplier	Atlanta Gas			
Main Location (Street Name)	Cate St.			

Water

Water Main on Site?	Yes	<input checked="" type="checkbox"/> No		
Distance from Site	139'	miles	Main Size	24in
Supplier	Tenn. American			
Main Location (Street Name)	Williams St.			
Excess Capacity (gallons/day)				

maple st FOR FIRE

Wastewater

Water Main on Site?	Yes	<input checked="" type="checkbox"/> No		
Distance from Site	139'	miles	Main Size	30in
Supplier	Tenn. American			
Main Location (Street Name)	Williams St.			
Excess Capacity (gallons/day)				

Power

Power Provider	EBB			
Triple Phase Available?	<input checked="" type="checkbox"/>	Voltage	480	
Distance to Distribution Feeder	1/2		miles	

Please include at least one of the following:

Location Map	USGA Topo Map	Tax Map
Survey Map	Aerial Photo	Other

Zoning and Land Use Industrial Commercial Mixed Use Agriculture Institutional Residential None

Current Zoning _____
Proposed Zoning _____
Land Use, to the North _____
Land Use, to the South _____
Land Use, to the East _____
Land Use, to the West _____

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Signature

Date

Map Help
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Zoom to Box

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Area Tool

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Center On Parcel

Aerial Photo

Map Size:
Small

Scale:

3439

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PARCEL INFORMATION TABLE			
Selected Parcel	2007 002A <small>(Click for Complete Card)</small>		
Class Code (NOTE: Not Zoning Info)	I3		
Taxing District	Rossville		
Acres	1.97		
OWNERSHIP INFORMATION			
Name	HUTCHESON PROPERTIES LLC		
Mailing Address	P O BOX 489 ROSSVILLE, GA 30741		
Situs/Physical Address	0 WILLIAMS STREET		
VALUES			
Land Value	\$64,430.00		
Improvement Value	\$598,942.00		
Accessory Value	\$12,463.00		
Total Value	\$677,953.00		
LAST 2 SALES			
Date	Price	Reason	Qual
12-1998	\$186,000	FM	Q
12-1986	\$0	W	U

The Walker County Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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