

DUE DILIGENCE REPORT



Property Details

Owner Name(s):	WILLIAM WILSON
Assessor's Parcel Number:	6856-376-163-000
Property Address:	844 Cambridge Ave E, Greenwood, SC 29646
County, State:	Greenwood County, SC
Subdivision:	N/A
Lot Number:	N/A
Legal Description:	All that piece, parcel, or lot of land, with improvements thereon, situate, lying and being in the City of Greenwood, County of Greenwood, State of South Carolina
TRS:	N/A
Parcel Size:	0.94 acres
Terrain Type:	Plain / Wooded
Lot Dimensions:	126.26 feet North 338.36 feet East 122.14 feet South 316.79 feet West
Elevation:	191.3 m or 627.7 feet
Flood Zone / Wetlands:	No
Notes:	See attached deed for complete legal description

Property Location / Access

Google Map Link: <https://maps.app.goo.gl/w6FM9uMBZgLA3sWN9>

GPS Coordinates (Center):	34.19625, -82.14515
GPS Coordinates (corners):	34.196698, -82.145320 NW 34.196712, -82.144896 NE 34.195798, -82.145013 SE 34.195837, -82.145415 SW
City or County Limits:	City
School District:	Greenwood School District 50
Access To Property:	Yes, Cambridge Ave E
Road Type:	Paved
Who Maintains Roads:	City
Closest Highways:	US-25
Closest Major City:	Athens, Georgia (1 hr 41 min, 80.8 miles)
Closest Small Town:	Greenwood, South Carolina (3 min, 1 mile)
Closest Gas Station:	Sunoco, 232 Calhoun Ave, Greenwood, SC 29649 (4 min, 1.4 miles)
Nearby Attractions:	Greenwood Museum, 106 Main St N, Greenwood, SC 29646 (3 min, 1 mile) Magnolia Park, Greenwood, SC 29646 (3 min, 1.2 miles) The Railroad Historical Center, 908 Main St S, Greenwood, SC 29646 (4 min, 1.6 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$15,000.00
Assessed Actual Value:	\$15,000.00
Back Taxes Owed? If so amount owed:	Yes, \$425.40
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$413.01

Notes:	Taxes are due for the year 2025. The values updated above are for the year 2025 and tax amount is for the year 2025.
Zoning & Restriction Information	
Zoning / Property Use Code:	Residential – medium density - (R-4)
What can be built on the property?	Single Family Detached, Modular Homes, Churches - See the attached ordinance
Time limit to build?	Building permits are good for six months and may be renewed.
Is camping allowed?	Per City, No
Camping restrictions if any:	N/A
Are RV's allowed?	Per City, No
RV restrictions if any:	N/A
Are mobile homes allowed?	Per City, No
Mobile home restrictions if any:	Only site built and modular homes are allowed in that zoning district.
Are tiny homes allowed?	Per City, Yes
Tiny home restrictions if any:	The minimum size requirement is 400 square feet, but it must be approved by the city building official.
Are short term vacation rentals allowed?	Per City, No
Vacation rental restrictions if any:	Short-term vacation rentals are not allowed because they require a business license and hospitality tax, and the property does not qualify for zoning approval.

Is property part of an HOA or POA?	County does not possess any information regarding this matter, and no relevant information could be found online. It would be advisable to verify with the property owner.
HOA or POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate CC&R's if any
CC&R Information:	N/A
Deed Availability:	Deed is attached
Deed Information:	Book / Page: 497 / 164
Notes:	This parcel is INSIDE the city limits. The information above is based on city restrictions, unable to locate subdivision CC&R's if any.

Utility Information

Water?	Water is available. Would have to contact Greenwood CPW (864-942-8100).
Sewer / Septic?	Sewer is available. Would have to contact Greenwood Metropolitan District (864-943-8000).
Electric?	Electricity is available. Would have to contact Greenwood CPW (864-942-8100).
Gas?	Would have to contact Blue Rhino (864-321-6028) or Holston Gases Inc (864-854-8300)
Waste?	Would have to contact Greenwood City Sanitation Department (864-942-8436).
Notes:	As per Greenwood Commissioners of Public Works, water and sewer is available.

County Contact Information

County Website:	https://www.greenwoodcounty-sc.gov/
Assessor Website:	https://www.greenwoodcounty-sc.gov/assessor
Treasurer Website:	https://www.greenwoodcounty-sc.gov/treasurer
Recorder Website:	https://www.greenwoodcounty-sc.gov/register-of-deeds
GIS Website:	https://www.greenwoodcounty-sc.gov/it-gis
Zoning Link:	https://www.cityofgreenwoodsc.com/departments/planning/index.php
Phone number for Planning Dept:	(864) 942-8636
Phone number for Recorder:	(864) 942-8613
Phone number for Treasurer:	(864) 942-8700
Phone number for Assessor:	(864) 942-8537
City Website:	https://www.cityofgreenwoodsc.com/
Phone number for City:	(864) 942-8400
Notes:	N/A