

DUE DILIGENCE REPORT



Property Details

Owner Name(s):	KEVIN SWEISBERGER & BRANDY SWEISBERGER
Assessor's Parcel Number:	0060H-0B-003.00 / 0060H-0B-004.00
Property Address:	John Everall Rd, Lancaster, SC 29720
County, State:	Lancaster County, SC
Subdivision:	WHITE OAKS
Lot Number:	7,8
Legal Description:	142 X226.95 X73.70 (.53 Acs) / 106 X207 X92 X218.3 (.48 Acs)
TRS:	N/A
Parcel Size:	0.53 Acres / 0.48 Acres
Terrain Type:	Plain / Wooded
Lot Dimensions:	73.53 feet North / 91.78 feet North 212.3 feet East / 220.0 feet East 144.4 feet South / 113.5 feet South 229.1 feet West / 212.3 feet West
Elevation:	167.9 m or 551.0 feet
Flood Zone / Wetlands:	No
Notes:	See attached deed for complete legal description

Property Location / Access

Google Map Link:	https://maps.app.goo.gl/ya3MPH9qhCrFWmrB8 https://maps.app.goo.gl/8n4kAPYaKhSPgfBw5
GPS Coordinates (Center):	34.75010, -80.72851 / 34.75014, -80.72816
GPS Coordinates (corners):	34.750404, -80.728672 NW / 34.750382, -80.728429 NW 34.750381, -80.728429 NE / 34.750476, -80.728145 NE 34.749821, -80.728240 SE / 34.749912, -80.727878 SE 34.749779, -80.728718 SW / 34.749821, -80.728240 SW
City or County Limits:	County
School District:	Lancaster County School District
Access To Property:	Yes, via John Everall Rd

Road Type:	Paved
Who Maintains Roads:	County
Closest Highways:	US-521
Closest Major City:	Monroe, North Carolina (31 min, 21.8 miles)
Closest Small Town:	Lancaster, South Carolina (8 min, 4.7 miles)
Closest Gas Station:	Exxon, 2366 Camp Creek Rd, Lancaster, SC 29720 (3 min, 1.3 miles)
Nearby Attractions:	Lancaster Motor Speedway, 223 Shiloh Unity Rd, Lancaster, SC 29720 (8 min, 5.3 miles) Rock Heritage Preserve, 2207 Conservancy Rd, Kershaw, SC 29067 (24 min, 17.5 miles) Landsford Canal State Park, 2051 Park Dr, Catawba, SC 29704 (28 min, 19.8 miles)
Notes:	N/A

Property Tax Information

Assessed Taxable Value:	\$250 / \$130
Assessed Actual Value:	\$4,100 / \$2,200
Back Taxes Owed? If so amount owed:	\$81.89 / \$42.54
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$84.55 / \$43.97
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 - (MDR)
What can be built on the property?	Single-Family Dwelling, Family Care Home, Community Gardens - Please see the file attached for more details <input type="checkbox"/>
Time limit to build?	Building permit is good for six months but it can be further extendable.
Is camping allowed?	Per County, No
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, Yes
RV restrictions if any:	Only allowed for temporary living during construction, for up to one year, with an active building permit.

Are mobile homes allowed?	Per County, No
Mobile home restrictions if any:	Only marginal and stick built homes are allowed in that zoning.
Are tiny homes allowed?	Per County, Yes
Tiny home restrictions if any:	The tiny home must be less than 400 square feet and it must be on a permanent foundation. Would have to follow building code and setbacks.
Are short term vacation rentals allowed?	Per County, Yes
Vacation rental restrictions if any:	We do not regulate short term vacation rentals. Would have to follow state guidelines.
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: 531 / 165
Notes:	This parcel is OUTSIDE the city limits. The information above is based on county restrictions, unable to locate subdivision CC&R's if any.
Utility Information	
Water?	Water is available. Would have to contact Lancaster County Water / Sewer (803-285-6919).
Sewer / Septic?	Would have to install a septic.
Electric?	Would have to contact Duke Energy (800-452-2777) or Lynches River Electric Cooperative (843-672-6111).
Gas?	Would have to contact Lancaster County Natural Gas (803-285-2045) or Blue Rhino (803-286-5445).
Waste?	Would have to contact Lancaster County Public Works (803-283-2101) or Rural Garbage Service (803-285-1422).

Notes:	Per Lancaster County Water / Sewer, Water is available however Septic is required.
County Contact Information	
County Website:	https://www.lancastercountysc.gov/
Assessor Website:	https://www.lancastercountysc.gov/187/Assessor
Treasurer Website:	https://www.lancastercountysc.gov/416/Treasurer
Recorder Website:	https://www.lancastercountysc.gov/396/Register-of-Deeds
GIS Website:	https://lancaster-launch-lancogis.hub.arcgis.com/
Zoning Link:	https://www.lancastercountysc.gov/427/Zoning
Phone number for Planning Dept:	(803) 416-9777
Phone number for Recorder:	(803) 416-9440
Phone number for Treasurer:	(803) 285-7939
Phone number for Assessor:	(803) 285-6964
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A