

# INTERESTED IN PURCHASING A PROPERTY FROM THE FAIRFIELD GLADE COMMUNITY CLUB?

## There are three (3) tiers of property:

1. A-Tier: Property has *both* hard-surface road **and** sewer
2. B-Tier: Property has *either* hard-surface road **or** sewer
3. C-Tier: Property has *neither* hard-surface road **nor** sewer

An Amenity Reserve Fee will be collected for each property upon closing the sale. Monthly dues will begin to be billed for each property upon purchase of the property. There amounts for the Amenity Reserve Fee and the monthly dues for each tier of property, below.

### A-Tier

- Approximately 300 lots available
- Minimum bid to purchase: \$5,500
- Amenity Reserve Fee: \$1,667 (2024)
- A-Tier monthly dues: \$76 (2024)

### B-Tier

- Approximately 475 lots available
- Minimum bid to purchase: \$3,500
- Amenity Reserve Fee: \$833 (2024)
- B-Tier monthly dues: \$64.60 (2024)

### C-Tier (“Membership Lot”)

- Approximately 1,700 lots available
- Minimum bid to purchase: \$1,000
- Amenity Reserve Fee: \$167 (2024)
- C-Tier monthly dues: \$49.40 (2024)

*A discount for purchasing multiple lots is available. Please inquire if you wish to purchase more than one property.*

The list of available A-Tier and B-Tier properties (if attached) contains a Map-Group-Parcel identifier as well as the community and street address. An example of a Map-Group-Parcel identifier is 077J-K-007.00.

To look up the property at the Real Estate Assessment website, follow the following instructions:

- Go to: [www.assessment.cot.tn.gov](http://www.assessment.cot.tn.gov)
- Select Cumberland County from the dropdown list
- Search Term: This may be the address or the Map-Group-Parcel
- After searching, the property will be listed below the search criteria.
- Select GIS Map (on the right side of the screen)
  - This will allow you to see where the property is.
  - Use the tools at Measure tab to get a rough estimate of the property size

### To Make an Offer on a Property:

Send a written offer to [admin-properties@fairfieldglade.cc](mailto:admin-properties@fairfieldglade.cc) or mail it to:

PO Box 2000

Fairfield Glade, TN 38558-2000

---

Return form and payment to:

FGCC  
PO Box 2000  
Fairfield Glade, TN 38558-2000

[admin-properties@fairfieldglade.cc](mailto:admin-properties@fairfieldglade.cc)