

Hickory Pointe – Frequently Asked Questions

- Q. What are the HOA fees in Hickory Pointe?
- A. \$300 per year for Lake Front lots, with no access to community boat slip
\$500 per year for interior lots, with access to boat slip (plenty are currently available)
- Q. Is the 2,300 s.f. Lake Front Home on a dockable lot?
- A. Yes, per TVA, the owner of this lot has the right to apply for a water use facility
- Q. Is lot 96 a dockable lot?
- A. Yes, per TVA the owner of this lot has the right to apply for a water use facility
- Q. Who owns the strip of land along the waterfront but behind the lots?
- A. This land is owned by TVA, but the owner of the lots has the right to apply for a water use facility
- Q. Is the TVA owned land open to public camping?
- A. Yes, all TVA owned land is open to public camping
- Q. Are there any restrictions on rentals in Hickory Pointe?
- A. No, there are no restrictions prohibiting rentals in Hickory Pointe
- Q. Do you know what the taxes will be on the 2,300 s.f. house?
- A. This house will not be re-assessed as an individual tax parcel until 2016. The current tax rate in Union County is \$2.17 per hundred of assessed value. Assessed value is 25% of total appraised value
- Example
 - Total Appraised Value \$400,000
 - Assessed Value \$100,000 (25% of total appraised value)
 - Annual Taxes \$2,170 (\$100,000 divided by 100 x \$2.17)
- Q. Is there electric/water connected to the dock of the 4,700 s.f. house?
- A. No, not at this time. However, both are approved under the current dock permit.
- Q. How deep is the water at the end of the boat dock?
- A. Per current owner, water depth at full pool is approx. 50 feet