

LAND DATA

QUESTION/S	DATA
Owner's name on the tax record:	GETTING LAND LLC
APN / Parcel #:	10608100
Account # or GEO #:	106 A 72
Property Address:	THAXTON, VA, 24174
County:	Bedford
State:	VA
Lot Number:	n/a
Legal Description:	US 460
Parcel Size:	4.746 acres
Subdivision:	n/a
Approximate Dimensions:	244.17 ft x 39.80 ft x 409.72 ft x 59.56 ft x 512.49 ft x 182.57 ft x 1,334.88 ft
GPS Center Coordinates (Approximate):	37.35148311286694, -79.64184173509803
GPS Corner Coordinates (Approximate):	37.351855372922, -79.64430033125008 37.35171888290146, -79.64346908793036 37.35182746098697, -79.64343006363741 37.35159789654707, -79.64205247020278 37.35176541638405, -79.64200563825308 37.35155446577837, -79.6402534059007 37.35118839892315, -79.6398280346976 37.35129697872229, -79.64176758702992 37.35126595864272, -79.64211881420117 37.351365231446756, -79.64277443725771
Google map link:	https://goo.gl/maps/FARERqclQPkuvF776
Elevation:	925.2 feet
Assessed Value:	\$19,000.00
Market Value:	n/a
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved
If others, please specify:	n/a
Is there a Structure (Yes or No (If Yes: Explain)	None

ADDITIONAL LAND INFO

QUESTION/S	DATA
Closest major city:	Roanoke Virginia, USA - 34 min (24.0 miles)
If No Address or 0 address: Closest Property with Numbered Address	6104 W Lynchburg Salem Turnpike, Thaxton, VA 24174, USA
Closest small town:	Thaxton Virginia 24174, USA - 3 min (1.5 miles)
Nearby attractions:	Vinton Love Sign - 28 min (21.8 miles) Roanoke River Overlook - 46 min (28.1 miles) Dale Ave Community Mural - 32 min (23.4 miles) Visit Virginia's Blue Ridge - 32 min (23.3 miles) Miniature Graceland - 35 min (24.8 miles)

COUNTY DATA

QUESTION/S	DATA
Assessor Website	https://www.propertytax101.org/virginia/bedfordcounty/taxassessor
Assessor Contact	(540) 587-6051
Treasurer Website	https://www.bedfordcountyva.gov/departments/taxes/treasurer
Treasurer Contact	(540) 586-7670
Recorder/Clerk Website	https://www.bedfordcountyva.gov/Home/Components/BusinessDirectory/BusinessDirectory/48/2336
Recorder/Clerk Contact	(540) 586-7632
Zoning or Planning Department Website	bedfordcountyva.gov/departments/community-development/division-of-planning
Zoning or Planning Department Contact	(540) 586-7616
County Environmental Health Department Website	https://www.login-faq.com/bedford-county-environmental-health-virginia/
County Environmental Health Department Contact	(540) 586-7952

COUNTY DATA (CONTINUED)

QUESTION/S	DATA
GIS Website	https://www.bedfordcountyva.gov/services/visitors/geographic-information-systems
CAD Website	N/A
Electricity Company Name & Phone Number	Bedford Electric Department: 540-587-6071
Water Company Name & Phone Number	n/a
Sewer Company Name & Phone Number	n/a
Gas Company Name & Phone Number	n/a
Waste Company Name & Phone Number	n/a

TAX DATA

QUESTION/S	ANSWERS FROM THE COUNTY
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$95 (2021)
Are there any tax liens for this property? If yes, how much is the amount owed?(From what year to what year) Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.	Ms. Melanie doesn't have any information for this
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Ms. Melanie doesn't have any information for this
How much is the annual HOA due?	n/a
Are there any HOA dues? If yes, how much is the total amount owed?	n/a
County Operator Details who Confirmed the Information:	Ms. Melanie (Treasurer: 540-586-7670)

ZONING DATA

QUESTION/S	ANSWERS FROM THE COUNTY
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	AR (Agricultural Residential)
Terrain type? (Is it flat /slope/etc)	Quite Slope
Property use code?	n/a
Is the land cleared? (Yes/No)	Wooded
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	Single-family dwelling, Mobile Home
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Note's on RV's (jot down notes whatever the county has to say)	RVs are not allowed
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile homes are not allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Not allowed
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	None
Are there any building height restrictions? (yes/ No) How many ft... please take down notes from the county	45'
What are the setbacks of the lot?	Front: 35' Side: 10'
What is the minimum lot size to build on the property?	1 acre
Is there any time limit to build?	6 months
Is there a County or City Impact fee required to build and if so how much does this cost?	None
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Not in the flood zone area
Any other restrictions?	n/a
County Operator Details who Confirmed the Information:	Ms. Teresa (Planning & Zoning: 540-586-7616)

UTILITIES DATA

QUESTION/S	ANSWERS FROM THE COUNTY
Is the property in the city or MUD district? (Please refer to FEMA) Note: MUD (Mixed Used Development) meaning it's a zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.	BEDFORD COUNTY UNINCORPORATED AREAS
Is the property located inside or outside city limit? Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) If Outside City: It considered under County, means water can be built through deep well (You need to confirm it)	County
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not available
If YES... (Put the company name and the phone number of the provider)	n/a
If it's in the area (Put the street name where the main water line is located.)	n/a
If NO: (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where the property is located.)	Would need to have a well
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Not available
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Would need to install septic
Please ask the details of the Company Name & the Contact information(Call and Confirm if it's the right company)	n/a
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Yes
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	Yes
Does the property currently have electricty connected? (Yes, No or Do Not Know)	Not connected, but electricity is available
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Bedford Electric Department: 540-587-6071
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane Gas
For waste....	None
Will the county or city pick up the trash?	None
If YES... Get the details of the company name and contact information that service in the area...	n/a
NOTE: If NO, (Ask if it's responsibility of the property owner.)	
County Operator Details who Confirmed the Information:	Ms. Teresa (Planning & Zoning: 540-586-7616)