

## LAND DATA

QUESTION/S	DATA
<b>Owner's name on the tax record:</b>	GETTING LAND LLC
<b>APN / Parcel #:</b>	15-3-4
<b>Account # or GEO #:</b>	22114
<b>Property Address:</b>	Laurel Hollow Rd, VA
<b>County:</b>	Amherst
<b>State:</b>	Virginia
<b>Lot Number:</b>	Lot 4
<b>Legal Description:</b>	Off Forest Service Rd 315 Powell Tract Lot 4
<b>Parcel Size:</b>	11.747 acres
<b>Subdivision:</b>	n/a
<b>Approximate Dimensions:</b>	47.52 ft x 702.24 ft x 31.68 ft x 216.48 ft x 163.68 ft x 105.6 ft x 132 ft x 15.84 ft x 153.12 ft x 89.76 ft x 427.68 ft x 52.8 ft x 121.44 ft x 126.72 ft x 105.6 ft x 306.24 ft x 369.6 ft x 253.44 ft x 432.96 ft x 95.04 ft approx.
<b>GPS Center Coordinates (Approximate):</b>	37.73562, -79.28972
<b>GPS Corner Coordinates (Approximate):</b>	37.736387, -79.291370 37.736186, -79.291136 37.735997, -79.291045 37.735364, -79.290507 37.735194, -79.290290 37.734509, -79.290216 37.734081, -79.289052 37.734401, -79.288101 37.734711, -79.287991 37.735030, -79.288094 37.735284, -79.288358 37.735367, -79.288578 37.736075, -79.289325 37.736286, -79.289462 37.736491, -79.289379 37.736618, -79.289374 37.736929, -79.289504 37.736938, -79.290003 37.736959, -79.290088 37.737132, -79.290311 37.737441, -79.290518 37.737633, -79.290525 37.737890, -79.290435 37.738006, -79.290344 37.738054, -79.290317 37.738182, -79.290327 37.736387, -79.291218
<b>Google map link:</b>	<a href="https://goo.gl/maps/ZGcEpycE78Cbdner9">https://goo.gl/maps/ZGcEpycE78Cbdner9</a>
<b>Elevation:</b>	1857.0 feet
<b>Assessed Value:</b>	\$83,700.00
<b>Market Value:</b>	\$83,700
<b>Access to the property?</b> (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Land lock
<b>If others, please specify:</b>	n/a
<b>Is there a Structure</b> (Yes or No (If Yes: Explain)	No

## ADDITIONAL LAND INFO

QUESTION/S	DATA
<b>Closest major city:</b>	Lynchburg, Virginia, USA - 57 min (41.5 miles)
<b>If No Address or 0 address: Closest Property with Numbered Address</b>	255 LAUREL DR MADISON HEIGHTS, VA 24572
<b>Closest small town:</b>	Amherst, Virginia 24521, USA - 37 min (23.6 miles)
<b>Nearby attractions:</b>	Dinosaur Kingdom II- 29 min (19.9 miles) Percival's Island Natural Area - 55 min (41.3 miles) Amazement Square - 56 min (41.4 miles) Riverfront Park - 56 min (41.4 miles) Monument Terrace - 56 min (41.5 miles) Lynchburg Museum - 56 min (41.5 miles) Point of Honor - 57 min (41.9 miles) Hollins Mill Park - 58 min (42.4 miles) SeaQuest Lynchburg - 58 min (44.4 miles)

## COUNTY DATA

QUESTION/S	DATA
Assessor Website	<a href="https://www.countyofamherst.com/department/division.php?structureid=60">https://www.countyofamherst.com/department/division.php?structureid=60</a>
Assessor Contact	(434) 946-9318
Treasurer Website	<a href="https://www.countyofamherst.com/department/index.php?structureid=8">https://www.countyofamherst.com/department/index.php?structureid=8</a>
Treasurer Contact	(434) 946-9318
Recorder/Clerk Website	<a href="https://www.countyofamherst.com/department/division.php?structureid=58">https://www.countyofamherst.com/department/division.php?structureid=58</a>
Recorder/Clerk Contact	(434) 946-9321
Zoning or Planning Department Website	<a href="https://www.countyofamherst.com/department/index.php?structureid=13">https://www.countyofamherst.com/department/index.php?structureid=13</a>
Zoning or Planning Department Contact	(434) 946-9303
County Environmental Health Department Website	<a href="https://www.vdh.virginia.gov/central-virginia/health-department-locations/">https://www.vdh.virginia.gov/central-virginia/health-department-locations/</a>
County Environmental Health Department Contact	434-946-9408
GIS Website	<a href="https://amherstgis.timmons.com/#/mwl">https://amherstgis.timmons.com/#/mwl</a>
CAD Website	n/a
Electricity Company Name & Phone Number	n/a
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
<b>Are the taxes of this property current or delinquent?</b> (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
<b>Are there any back taxes for this property?</b> If yes, how much is the amount owed? ( From what year to what year)	No back taxes
<b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)	\$255.29 (2021)
<b>Are there any tax liens for this property?</b> If yes, how much is the amount owed?( From what year to what year?	None
<b>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.</b>	
<b>Is property part of an HOA</b> (Home Owners Association) or any communities? (Yes/No)	Would need to contact the property owner
<b>How much is the annual HOA due?</b>	N/A
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	N/A
<b>County Operator Details who Confirmed the Information:</b>	<a href="https://www.countyofamhersttax.com/#/Record/D7F6A075E7188198384246D3BFDB2B64">https://www.countyofamhersttax.com/#/Record/D7F6A075E7188198384246D3BFDB2B64</a>

## ZONING DATA

QUESTION/S	ANSWERS FROM THE COUNTY
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	A1 (Agricultural)
<b>Terrain type?</b> (Is it flat /slope/etc)	Slope
<b>Property use code?</b>	n/a
<b>Is the land cleared?</b> (Yes/No)	No
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Single-Family Dwelling, stickbuilt homes, modular homes, manufactured home
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	Yes
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	Within 30 consecutive days with a zoning permit.  Within 6 months if you are building something on the property and wanted something to stay. You would need to have a building permit that says you are building something on the property and with a zoning permit as well.
<b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	Yes
<b>Note's on RV's</b> (jot down notes whatever the county has to say)	Within 30 consecutive days with a zoning permit.  Within 6 months if you are building something on the property and wanted something to stay. You would need to have a building permit that says you are building something on the property and with a zoning permit as well.

## ZONING DATA (CONTINUED)

QUESTION/S	ANSWERS FROM THE COUNTY
<b>Are Mobile homes allowed on the property?</b> (Please ask if there is restrictions.) Yes/No	Yes
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	Mobile homes are allowed
<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there is restrictions.) Yes/No	Yes, must met the State Building Code
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	Not aware of
<b>Are there any building height restrictions?</b> (yes/ No) How many ft... please take down notes from the county	Not aware of
<b>What are the setbacks of the lot?</b>	Front: 75' Side & Rear: 25'
<b>What is the minimum lot size to build on the property?</b>	1 acre per dwelling
<b>Is there any time limit to build?</b>	Zoning Permit: Good for a year Building Permit: Good for 6 months
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	Not aware of
<b>Is the property in a flood zone and if so what needs to be done to the lot in order to build?</b>	Not in the flood zone area
<b>Any other restrictions?</b>	n/a
<b>County Operator Details who Confirmed the Information:</b>	<b>Ms. Stacy</b> (Planning & Zoning: 434-946-9303)

## UTILITIES DATA

QUESTION/S	ANSWERS FROM THE COUNTY
<b>Is the property in the city or MUD district?</b> ( Please refer to FEMA)	AMHERST COUNTY UNINCORPORATED AREAS
<b>Note:</b> MUD (Mixed Used Development) meaning it's a a zoning type that blends residential, commercial, cultural, institutional, or entertainments uses into one space.	
<b>Is the property located inside or outside city limit?</b>	County
<b>Notes:</b> <b>If Inside City:</b> It means water and sewer is provided by the city ( <b>You need to confirm it</b> ) <b>If Outside City:</b> It considered under County, means water can be built through deep well ( <b>You need to confirm it</b> )	
<b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)	Not available
<b>If YES...</b> (Put the company name and the phone number of the provider)	n/a
<b>If it's in the area</b> (Put the street name where the main water line is located.)	n/a
<b>If NO:</b> (Ask if 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
<b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Not available
<b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Would need to install septic
<b>Please ask the details of the Company Name &amp; the Contact information</b> ....(Call and Confirm if it's the right company)	n/a
<b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Yes
<b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)	Yes
<b>Does the property currently have electricty connected?</b> (Yes, No or Do Not Know)	Cannot determine what company provides service
<b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	N/A
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	No Gas
<b>For waste....</b>	None
<b>Will the county or city pick up the trash?</b>	None
<b>If YES...</b> Get the details of the company name and contact information that service in the area...	n/a
<b>NOTE: If NO,</b> (Ask if it's responsibility of the property owner.)	
<b>County Operator Details who Confirmed the Information:</b>	<b>Ms. Stacy</b> (Planning & Zoning: 434-946-9303)