

LAND DATA

QUESTION/S	DATA
Owner's name on the tax record:	GETTING LAND LLC
APN / Parcel #:	15-3-6
Account # or GEO #:	22116
Property Address:	AMHERST, VA, 24521
County:	AMHERST
State:	VA
Lot Number:	LOT 6
Legal Description:	OFF FOREST SERVICE RD 315 POWELL TRACT LOT 6
Parcel Size:	6.45 acres
Subdivision:	N/A
Approximate Dimensions:	565.77 ft x 488.45 ft x 697.34 ft x 745.08 ft approx
GPS Center Coordinates (Approximate):	37.7322077718927, -79.29011086023634
GPS Corner Coordinates (Approximate):	37.73159940612637, -79.2888095801671 37.7318439338345, -79.28914859549015 37.73301148913093, -79.28889141204608 37.73287245143979, -79.2905706064943 37.73263266501181, -79.2906207139937 37.732402949995375, -79.29085056810638 37.73216780563497, -79.29119371713834 37.73201028065474, -79.29121232924844 37.73185065422987, -79.29097445757546 37.73123400215587, -79.29089261721428 37.73141976198765, -79.29078397598026 37.73168395039669, -79.29025722175938 37.73166605647776, -79.28978333484342 37.7313724969822, -79.28938756006647 37.73185256705745, -79.28906376546714
Google map link:	https://goo.gl/maps/RBmqmKY5YbZ6ejPt5
Elevation:	1784.8 ft
Assessed Value:	\$57,200.00
Market Value:	\$57,200
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Undeveloped
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:	Lynchburg, VA - 56 min (41.4 miles)
If No Address or 0 address: Closest Property with Numbered Address	N/A
Closest small town:	Glasgow, VA - 28 min (16.0 miles)
Nearby attractions:	Mt. Grace Hilltop - 23 min (10.1 miles) Stonewall Jackson House - 25 min (12.3 miles) Irish Creek Trout Fishing Stream - 36 min (19.7 miles) Amherst County Msm-Historical Society - 36 min (23.4 miles) Sweet Briar Art Gallery - 39 min (26.6 miles)

COUNTY DATA

QUESTION/S	DATA
Assessor Website	https://www.countyofamherst.com/department/division.php?structureid=51
Assessor Contact	(434) 946-9311
Treasurer Website	https://www.countyofamherst.com/department/index.php?structureid=8
Treasurer Contact	(434) 946-9318
Recorder/Clerk Website	https://www.countyofamherst.com/department/division.php?structureid=58
Recorder/Clerk Contact	(434) 946-9321
Zoning or Planning Department Website	https://www.countyofamherst.com/department/index.php?structureid=13
Zoning or Planning Department Contact	(434) 946-9303
County Environmental Health Department Website	https://www.vdh.virginia.gov/central-virginia/health-department-locations/
County Environmental Health Department Contact	434 477 5900

COUNTY DATA (CONTINUED)

QUESTION/S	DATA
GIS Website	https://amherstgis.timmons.com/#/mwl
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
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)	No back taxes
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$174.46 (2021)
Are there any tax liens for this property? If yes, how much is the amount owed?(From what year to what year?	None
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.	
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Would need to contact the property owner
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:	Tax Information Online

ZONING DATA

QUESTION/S	ANSWERS FROM THE COUNTY
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	A1 (Agricultural)
Terrain type? (Is it flat /slope/etc)	Cannot determine the terrain type
Property use code?	A1
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, stickbuilt homes, modular homes, manufactured home
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
Notes on Camping (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.
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	Yes
Notes on RV's (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.
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 allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes, must met the State Building Code
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	Not aware of
Are there any building height restrictions? (yes/ No) How many ft... please take down notes from the county	Not aware of
What are the setbacks of the lot?	Front: 75' Side & Rear: 25'
What is the minimum lot size to build on the property?	1 acre per dwelling
Is there any time limit to build?	Zoning Permit: Good for a year Building Permit: Good for 6 months
Is there a County or City Impact fee required to build and if so how much does this cost?	Not aware of
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. Stacy (Planning & Zoning: 434-946-9303)

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.	AMHERST 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 electricity connected? (Yes, No or Do Not Know)	Not available
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Would need to install solar panel
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	No Gas
For waste.... 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. Stacy (Planning & Zoning: 434-946-9303)