

LAND DATA

QUESTION/S	DATA
Owner's name on the tax record:	GETTING LAND LLC
APN / Parcel #:	17909900
Account # or GEO #:	n/a
Property Address:	MONETA, VA, 24121
County:	Bedford
State:	VA
Lot Number:	Lot 9
Legal Description:	LUCY PULLEN EST LT 9 SC 2
Parcel Size:	3.73 acres
Subdivision:	LUCY PULLEN ESTATE
Approximate Dimensions:	560.43 ft x 164.37 ft x 616.90 ft x 416.44 ft
GPS Center Coordinates (Approximate):	37.2580995331308, -79.61830920641493 37.25829520974674, -79.61912996907688 37.25859323139161, -79.61723879997889 37.25844873282892, -79.6173333616721 37.25815371293405, -79.61734093218007 37.257581744251496, -79.61853614671887 37.25719340163376, -79.61908079440586 37.25737101560554, -79.61909970646833 37.25763593073019, -79.61925478144894 37.257843648619826, -79.61926234735037
GPS Corner Coordinates (Approximate):	37.257581744251496, -79.61853614671887 37.25719340163376, -79.61908079440586 37.25737101560554, -79.61909970646833 37.25763593073019, -79.61925478144894 37.257843648619826, -79.61926234735037
Google map link:	https://goo.gl/maps/kQCF3HpqptXNWCN6
Elevation:	895.7 feet
Assessed Value:	\$18,700.00
Market Value:	n/a
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	None
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 - 37 min (21.0 miles)
If No Address or 0 address: Closest Property with Numbered Address	1591 Old Indian Trail, Moneta, VA 24121, USA
Closest small town:	Thaxton Virginia 24174, USA - 22 min (10.6 miles) Vinton Love Sign - 24 min (16.8 miles)
Nearby attractions:	Roanoke River Overlook - 44 min (23.7 miles) Dale Ave Community Mural - 31 min (19.4 miles) Visit Virginia's Blue Ridge - 33 min (19.8 miles) Miniature Graceland - 34 min (20.9 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
GIS Website	https://www.bedfordcountyva.gov/services/visitors/geographic-information-systems
CAD Website	N/A
Electricity Company Name & Phone Number	AEP Appalachian Power: 800-956-4237
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.)	Delinquent
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	"Both years 2021 \$46.75"
How much is the annual property tax? (Current Year if available, if not get the previous year)	Both years 2020 and 2021: \$93.50
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:	Ms. Frances (Treasurer: 540-586-7670)

ZONING DATA

QUESTION/S	ANSWERS FROM THE COUNTY
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	AP - AGRICULTURAL/RURAL PRESERVE DISTRICT
Terrain type? (Is it flat /slope/etc)	Cannot determine the terrain type
Property use code?	AP
Is the land cleared? (Yes/No)	No, it's 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 Detached, Agriculture
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
Notes on RV's (not down notes whatever the county has to say)	RV is not allowed
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	Manufactured Home: , Class A, Emergency and Accessory
Notes on mobile homes (not down notes whatever the county has to say)	N/a
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)	Area: One and one-half (1.5) acres (sixty-five thousand three hundred forty (65,340) square feet), with the exception that the minimum area for a family subdivision lot as defined and regulated by this ordinance shall be one (1) acre (forty-three thousand five hundred sixty (43,560) square feet).
Are there any building height restrictions? (yes/ No) How many ft... please take down notes from the county	Maximum height of structures: All structures (except silos): Forty-five (45) feet Minimum setback requirements: (1) Front yard: a. Principal structures: Thirty-five (35) feet. b. Accessory structures: Thirty-five (35) feet or behind the front building line, whichever distance is less. (2) Side yard: a. Principal structures: Ten (10) feet. b. Accessory structures: Ten (10) feet when between front and rear building lines and three (3) feet when behind the rear building line and ten (10) feet when in front of the front building line. (3) Rear yard: a. Principal structures: Twenty-five (25) feet. b. Accessory structures: Three (3) feet. (4) Where a lot fronts on more than one (1) street, the front yard setbacks shall apply to all streets.
What are the setbacks of the lot?	
What is the minimum lot size to build on the property?	Area: One and one-half (1.5) acres (sixty-five thousand three hundred forty (65,340) square feet), with the exception that the minimum area for a family subdivision lot as defined and regulated by this ordinance shall be one (1) acre (forty-three thousand five hundred sixty (43,560) square feet).
Is there any time limit to build?	Once you uget the building permit it wont get expired
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?	https://www.bedfordcountvva.gov/home/showpublisheddocument/9555
County Operator Details who Confirmed the Information:	Ms. Miranda (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)	Products for BEDFORD COUNTY UNINCORPORATED AREAS
Note: MUD (Mixed Used Development) meaning it's a zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.	
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.)	cannot determine where the main waterline is located
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 dig a well
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either: Sewer, Septic, or None)	Septic is needed
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	N/A
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?	Would need to install septic system
If the septic system has to be installed. (Ask if do we need to percolate the soil?)	Yes
Does the property currently have electricy connected? (Yes, No or Do Not Know)	Not yet connected
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	AEP Appalachian Power: +18009564237
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Natural gas
For waste....	Optional
Will the county or city pick up the trash? If YES... Get the details of the company name and contact information that service in the area...	Bedford County Stone Mountain Waste Collection Center: +15405867656
NOTE: If NO. (Ask if it's responsibility of the property owner.)	
County Operator Details who Confirmed the Information:	