

LAND DATA

QUESTION/S	DATA
Owner's name on the tax record:	GETTING LAND LLC
APN / Parcel #:	22070500
Account # or GEO #:	n/a
Property Address:	GOODVIEW, VA, 24095
County:	Bedford
State:	VA
Lot Number:	Lot 5
Legal Description:	WATERFRONT PARADISE LT 5SC 2
Parcel Size:	2.23 acres
Subdivision:	n/a
Approximate Dimensions:	107.17 ft x 631.85 ft x 237.58 ft x 700.67 ft
GPS Center Coordinates (Approximate):	37.1752028650396, -79.70109773679603
GPS Corner Coordinates (Approximate):	37.17619750020992, -79.7007031290152 37.176085639418105, -79.70037302787118 37.174489387909006, -79.70123053518837 37.17429590166515, -79.70166686643473 37.174492409741816, -79.70183381187522
Google map link:	https://goo.gl/maps/xDHyUvvB1utdL2uZ7
Elevation:	856.3 feet
Assessed Value:	\$14,000.00
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 - 38 min (21.7 miles)
If No Address or 0 address: Closest Property with Numbered Address	122 Afton Ln, Goodview, VA 24095, USA
Closest small town:	Thaxton Virginia 24174, USA - 34 min (17.6 miles)
Nearby attractions:	Vinton Love Sign - 27 min (17.4 miles) Roanoke River Overlook - 46 min (24.3 miles) Dale Ave Community Mural - 34 min (20.1 miles) Visit Virginia's Blue Ridge - 36 min (20.5 miles) Miniature Graceland - 36 min (21.6 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.)	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)	\$70
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.	None
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Ms. Frances 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. Frances (Treasurer: 540-586-7670)

ZONING DATA

QUESTION/S	ANSWERS FROM THE COUNTY
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	R2- 2 MEDIUM DENSITY RESIDENTIAL DISTRICT
Terrain type? (Is it flat /slope/etc)	Cannot determine the terrain type
Property use code?	R-2
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 dwellings
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 (jot 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	Double wide - Yes; Single wide - No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile homes must be a Double Wide. Single Wide are not allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	No
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	Would just follow the setbacks requirements
Are there any building height restrictions? (yes/ No) How many ft... please take down notes from the county	35ft
What are the setbacks of the lot?	<p>(1) Front yard: a. Principal structures: Thirty (30) feet. b. Accessory structures: Thirty (30) feet or behind the front building line, whichever distance is less.</p> <p>(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</p> <p>(3) Rear yard: a. Principal structures: Twenty-five (25) feet. b. Accessory structures: Three (3) feet.</p> <p>(4) Where a lot fronts on more than one (1) street, front yard setbacks shall apply to all streets. (5) The expansion of a legally established nonconforming structure into the required side or rear yard shall be permitted provided the expansion does not encroach into the required (a) minimum lot requirements:</p>
What is the minimum lot size to build on the property?	<p>(1) All lots served by private well and sewage disposal systems: a. Area: One (1) acre (forty-three thousand five hundred sixty (43,560) square feet). b. Frontage: One hundred (100) feet on a publicly owned and maintained street. c. Lot width: One hundred (100) feet.</p> <p>(2) Lots served by either public sewer or water: a. Area: Twenty thousand (20,000) square feet. b. Frontage: Seventy-five (75) feet on a publicly owned and maintained street. c. Lot width: Seventy-five (75) feet.</p> <p>(3) Lots served by both public sewer and water: a. Area: Ten thousand (10,000) square feet. b. Frontage: Sixty (60) feet on a publicly owned and maintained street.</p>
Is there any time limit to build?	If working continues with regular inspections every 6 months the permit still valid
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.bedfordcountyva.gov/home/showpublisheddocument/9555
County Operator Details who Confirmed the Information:	Ms. Myranda (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 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 electricity 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: 800-956-4237
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Natural gas
For waste.... Will the county or city pick up the trash?	No
If YES... Get the details of the company name and contact information that service in the area... NOTE: If NO, (Ask if it's responsibility of the property owner.)	The property owner is responsible for the trash
County Operator Details who Confirmed the Information:	