



## LAND DATA

| QUESTION/S   | DATA  |
|--|---|
| Owner's name on the tax record:  | GETTING LAND LLC  |
| APN / Parcel #:  | 128-1-27  |
| Account # or GEO #:  | 18356   |
| Property Address:  | n/a   |
| County:  | Amherst   |
| State:   | Virginia  |
| Lot Number:  | Lot 27  |
| Legal Description:   | Lot 27 Sec 10 Amherst Plantation  |
| Parcel Size:   | 10.37 acres   |
| Subdivision:   | n/a   |
| Approximate Dimensions:  | 649.44 ft x 31.68 ft x 52.8 ft x 216.48 ft x 147.84 ft x 142.56 ft x 596.64 ft x 792 ft approx.   |
| GPS Center Coordinates (Approximate):  | 37.52362, -78.967<br>37.524579, -78.966068<br>37.524507, -78.966110<br>37.524381, -78.966095<br>37.523789, -78.965865<br>37.523386, -78.965857<br>37.523003, -78.965743<br>37.522394, -78.967655<br>37.524511, -78.968288 |
| GPS Corner Coordinates (Approximate):  |   |
| Google map link:   | <a href="https://goo.gl/maps/UaOvqqrP77N7Bs8b7">https://goo.gl/maps/UaOvqqrP77N7Bs8b7</a>   |
| Elevation:   | 777.6 feet  |
| Assessed Value:  | \$33,700.00   |
| Market Value:  | \$33,700  |
| Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other) | Dirt  |
| If others, please specify:   | n/a   |
| Is there a Structure (Yes or No (If Yes: Explain)  | No  |

## ADDITIONAL LAND INFO

| QUESTION/S   | DATA  |
|--|---|
| Closest major city:  | Lynchburg, Virginia, USA - 35 min (18.7 miles)  |
| If No Address or 0 address: Closest Property with Numbered Address | 911 CHRISTIAN MILL CREEK RD<br>AMHERST, VA 24521-4766   |
| Closest small town:  | Amherst, Virginia 24521, USA - 17 min (7.9 miles)<br>Percival's Island Natural Area - 34 min (19.2 miles)   |
| Nearby attractions:  | Amazement Square - 34 min (18.6 miles)<br>Lynchburg Museum - 35 min (18.8 miles)<br>Monument Terrace - 35 min (18.8 miles)<br>Riverside Park - 39 min (20.4 miles)<br>Stonewall Jackson House - 1 hr 2 min (40.7 miles)<br>White Rock Falls - 1 hr 2 min (42.8 miles)<br>Dinosaur Kingdom II - 1 hr 7 min (48.1 miles)<br>Natural Bridge State Park - 1 hr 7 min (47.5 miles) |

## COUNTY DATA

| QUESTION/S                                     | DATA  |
|--|---|
| Assessor Website                               | <a href="https://www.propertytax101.org/virginia/amherstcounty/taxassessor">https://www.propertytax101.org/virginia/amherstcounty/taxassessor</a>                   |
| Assessor Contact                               | (434) 946-9310  |
| 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) 946-9402  |
| Recorder/Clerk Website                         | <a href="http://countyofamherst.com/department/division.php?structureid=58">countyofamherst.com/department/division.php?structureid=58</a>                          |
| Recorder/Clerk Contact                         | (434) 946-9323  |
| Zoning or Planning Department Website          | <a href="https://www.countyofamherst.com/department/board.php?structureid=99">https://www.countyofamherst.com/department/board.php?structureid=99</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 | 434.477.5900  |
| GIS Website                                    | <a href="https://amherstgis.timmons.com/#/mwl">https://amherstgis.timmons.com/#/mwl</a>   |
| CAD Website                                    | n/a   |
| Electricity Company Name & Phone Number        | Appalachian Power Co: 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)  | \$102.79 (2021)  |
| Are there any tax liens for this property? 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>                |  |
| Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)   | Amherst Plantation Section 10 Homeowners Association                   |
| How much is the annual HOA due?   | \$200  |
| Are there any HOA dues? If yes, how much is the total amount owed?  | \$200 due annually   |
| County Operator Details who Confirmed the Information:  | <b>Tax information is available online. <a href="#">CLICK HERE</a></b> |

## 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<br>Within 30 consecutive days with a zoning permit.  |
| <b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)                | 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 <u>building something on the property and with a zoning permit as well.</u> |
| <b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No                                | Yes<br>Within 30 consecutive days with a zoning permit.  |
| <b>Notes on RV's</b> (jot down notes whatever the county has to say)  | 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 <u>building something on the property and with a zoning permit as well.</u> |
| <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'<br>Side & Rear: 25'   |
| <b>What is the minimum lot size to build on the property?</b>   | 1 acre per dwelling<br>Zoning Permit: Good for a year  |
| <b>Is there any time limit to build?</b>  | 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 entertainment uses into one space.   |  |
| <b>Is the property located inside or outside city limit?</b>   | County   |
| <b>Notes:</b><br><b>If Inside City:</b> It means water and sewer is provided by the city ( <b>You need to confirm it</b> )<br><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 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                          |
| <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)   | Not connected, but electricity is available        |
| <b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)   | Appalchian Power Co: 800-956-4237                  |
| <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>  |  |
| <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) |