



# PARCEL REVIEW

## DUE DILIGENCE REPORT

### Property Details

Owner Name(s):	PATTERSON VIRGINIA F	Listed on Tax Record
Assessor's Parcel Number:	15996-1 ( Account ) / 076 3 7 ( Map ID )	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	ALLEN FARM RD, FARMVILLE, VA, 23901	#, street name, city, state, zip (Use Assessor data if available - then Google)
County, State:	Prince Edward County, VA	County and State property is located in
Subdivision:	N/A	Is the property in a subdivision? Yes/No/Unknown
Lot Number:	N/A	What is the lot number (If applicable)
Legal Description:	EVANSVILLE PT V111	Listed on Tax Record
TRS:	N/A	Township, Range & Section (If applicable)
Parcel Size:	1.310 Acres	What is the acre size? Listed on Tax Record
Terrain Type:	Wooded / Slightly Sloped	What is the land like? (desert, plain, wooded, flat, slope, hill, mountain, etc.)
Lot Dimensions:	268.59 feet North 317.67 feet East 153.86 feet South 401.89 feet West	Lot Dims, approximate in feet (N, E, S, W or Front, Sides, Rear from road) Please specify depending on shape of property. Use GIS / MapRight measure tool
Elevation:	147.8 m or 485.1 feet	What is the elevation of the property, in feet?
Flood Zone / Wetlands:	No	Is the property in a flood zone or wetlands? Yes, No, Unknown Fema FZ area
Notes:	N/A	Anything you think is important to note?

### Property Location / Access

Google Map Link:	<a href="https://goo.gl/maps/U1A2beYs35ukJTqLA">https://goo.gl/maps/U1A2beYs35ukJTqLA</a>	Link to property from google maps
GPS Coordinates (Center):	37.2028, -78.52223	Coordinates for this property
GPS Coordinates (4 corners):	37.2023, -78.5219 NE 37.2023, -78.5222 SE 37.2025, -78.5227 SW 37.2036, -78.5226 NW	Coordinates from all 4 corners of this property (if more than 4 corners, list main points, no curves)
City or County Limits:	County	Is the property within the city or county limits? Use Google / MapRight
School District:	Prince Edward County Public Schools	What school district is the property located in?
Access To Property:	Yes, CO RD 686 / ALLEN FARM RD	Is there direct road access to property, if so what roads/streets?
Road Type:	Paved	What are the roads like? (dirt, gravel, paved) Use GIS / Google Maps / Street View
Who Maintains Roads:	County	City, County, Private, HOA or Not Maintained?
Closest Highways:	Farmville Rd	Use google map
Closest Major City:	Lynchburg, Virginia (52 min, 44.8 miles)	Use google map to get mileage/locations
Closest Small Town:	Hampden Sydney, Virginia 23901 (10 min, 6.8 miles)	Use google map to get mileage/locations
Closest Gas Station:	Valero, 2102A S Main St, Farmville, VA 23901 (14 min, 10.6 miles)	Use google map to get mileage/locations
Nearby Attractions:	Sailor's Creek Battlefield Historic State Park, 6541 Sayler's Creek Rd, Rice, VA 23966 (27 min, 22.3 miles) Robious Landing Park, 3800 James River Rd, Midlothian, VA 23113 (1 hr 18 min, 67.7 miles) Monticello, 931 Thomas Jefferson Pkwy, Charlottesville, VA 22902 ( 1 hr 23 min, 71.7 miles)	Use Google Map to get mileage/locations (State parks, lakes, rivers, beaches, mountains, adventures, museums, theme parks, etc.)
Notes:	N/A	Anything you think is important to note?

Property Tax Information		
Assessed Taxable Value:	\$3,900.00	Per Assessors' Website
Assessed Actual Value:	\$3,900.00	Per Assessors' Website (if different from assessed) or N/A
Back Taxes Owed? If so amount owed:	No	Yes/No & Amount if applicable Confirm with tax office via phone
Tax Liens? If so amount owed:	No	Yes/No & Amount if applicable Confirm with tax office via phone
Annual Property Taxes:	\$18.72	Yearly amount per county website
Notes:	N/A	Anything you think is important to note?
Zoning & Restriction Information		
Zoning / Property Use Code:	AGRICULTURAL CONSERVATION (A1)	What is the property zoned for per County   CC&R's   HOA?
What can be built on the property?	Single Family residential --- Please see attached ordinances.	Per County   CC&R's   HOA? Attach documents if available.
Time limit to build?	Permit will be good for 6 months.	Find out time lines for building per County   CC&R's   HOA
Is camping allowed?	Yes	Is camping allowed per Zoning   CC&R's   HOA? Yes/No/Unknown
Camping restrictions if any:	Only the owner or family of owner may camp on the property without a special use permit. No more than two major recreational vehicles used for living, sleeping or other occupancy on any lot or combination of lots under one ownership, provided that such use is limited to the owner, family members or guests, and no fee is charged for CAMPING.	Details on camping if allowed or N/A
Are RV's allowed?	Yes	Are RV's allowed per Zoning   CC&R's   HOA? Yes/No/Unknown
RV restrictions if any:	Same restrictions will be applied as for camping. Must have a Zoning Permit and a Building Permit.	Details on RV's if allowed or N/A
Are mobile homes allowed?	Yes	Are mobile homes allowed per Zoning   CC&R's   HOA? Yes/No/Unknown
Mobile home restrictions if any:	Must be newer than 1975.	Details on mobile homes if allowed or N/A
Are tiny homes allowed?	Yes	Are tiny homes allowed per Zoning   CC&R's   HOA? Yes/No/Unknown
Tiny home restrictions if any:	Must need to follow building code requirements.	Details on tiny homes if allowed or N/A
Are short term vacation rentals allowed?	Yes	Are vacation rentals allowed per Zoning   CC&R's   HOA? Yes/No/Unknown
Vacation rental restrictions if any:	Special Use Permit (SUP) required.	Details on rentals if allowed or N/A
Is property part of an HOA or POA?	No	Is the land part of an existing association? Yes/No/Unknown
HOA or POA dues, if any:	N/A	What are the dues / back dues owed, if any? Unknown / N/A
Subdivision CC&R Availability:	Unable to locate if any.	Copy of CC&R's (If available at no charge) Attach documents if available.
CC&R Information:	N/A	Reception / Book / Page #'s or Unknown / N/A
Deed Availability:	There is a fee of 50 cents per page to get a copy.	Copy of current deed (If available at no charge) Attach documents if available.
Deed Information:	Book/Page: 215 / 295	Reception / Book / Page #'s or Unknown / N/A
Notes:	<b>This parcel is OUTSIDE the city limits. The information above is based on county's restrictions. Unable to locate subdivision CC&amp;R's or Deed Restrictions, if any.</b>	Anything you think is important to note?

Utility Information		
Water?	Would have to drill a well.	What does the property call for - City or Well? Confirm with County / City / HOA
Sewer / Septic?	Would need to install a septic system.	What does the property call for - Sewer or Septic? Confirm with County / City / HOA
Electric?	Would have to contact Dominion Energy (757-857-2112), Southside Electric Cooperative (1-800-552-2118).	Is there service available in the area? List contact info. Confirm with County / City / HOA
Gas?	Would have to contact Thomas Brothers Oil & Propane (+1 434-331-8200), Parker Oil Company (+14347673310)	Is there service available in the area? List contact info. Confirm with County / City / HOA
Waste?	Would have to contact Lafferty Disposal (804-310-7336), Meridian Waste (+14346962559), Francisco's Dumpster Rental Service (+1 434-736-9300).	Is there service available in the area? List contact info. Confirm with County / City / HOA
Notes:	<b>Per county planner, well and septic is required.</b>	Anything you think is important to note?
County Contact Information		
County Website:	<a href="https://www.co.prince-edward.va.us/home">https://www.co.prince-edward.va.us/home</a>	Website Link
Assessor Website:	N/A	Website Link
Treasurer Website:	<a href="https://www.co.prince-edward.va.us/departments/commissioner-of-revenue">https://www.co.prince-edward.va.us/departments/commissioner-of-revenue</a>	Website Link
Recorder Website:	<a href="https://www.co.prince-edward.va.us/departments/courts-system/clerk-of-the-court">https://www.co.prince-edward.va.us/departments/courts-system/clerk-of-the-court</a>	Website Link
GIS Website:	N/A	Website Link
Zoning Link:	<a href="https://www.co.prince-edward.va.us/departments/planning-zoning">https://www.co.prince-edward.va.us/departments/planning-zoning</a>	From County Website
Phone number for Planning Dept:	434-414-3037	Phone number per website (zoning/building/planning)
Phone number for Recorder:	434-392-5145	Phone number per website
Phone number for Treasurer:	434-392-3231	Phone number per website
Phone number for Assessor:	N/A	Phone number per website
City Website:	N/A	Website (if within city limits or N/A)
Phone number for City:	N/A	Phone number per website (if within city limits or N/A)
Notes:	N/A	Anything you think is important to note?