

MyBestLandDeals.com Due Diligence Sheet

LAND DATA

QUESTION/S	DATA
APN / Parcel #:	498- A 30
Lot Count:	1
Property Address:	Christiansburg, VA, 24073
County:	Montgomery
State:	Virginia
Legal Description:	Summit Cut Josie Jennings Land
Parcel Size:	1.13
GPS Center Coordinates (Approximate):	37.13986
GPS Corner Coordinates (Approximate):	-80.38851
Google map link:	https://maps.app.goo.gl/RKGT5BJfw7wXpMnPA
Elevation:	Gentle Slope
Assessed Value:	\$2,200
Market Value:	\$15,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Landlocked
Is there a Structure (Yes or No (If Yes: Explain)	No

ADDITIONAL LAND INFO

QUESTION/S	DATA
Closest major city:	Roanoke, VA - 40 min
If No Address or 0 address: Closest Property with Numbered Address	Near 60 Little John Ct, Christiansburg, VA, 24073
Closest small town:	Christianburg, VA - 5 mins
Nearby attractions:	Huckleberry Trail Montgomery Museum of Art and History Christiansburg Aquatic Center The Farmhouse Paint N' Fun Virginia Techniques Training Center Sinkland Farms NRV Superbowl

COUNTY DATA

QUESTION/S	DATA
Assessor Contact	(540) 382-5717
Treasurer Website	https://montva.com/Elected-Officials/treasurer-intro/treasurer
Treasurer Contact	(540) 382-5710
Recorder/Clerk Website	https://montva.com/clerk-of-circuit-court/deeds-and-land-records
Recorder/Clerk Contact	(540) 382-5710
Zoning or Planning Department Website	https://montva.com/departments/planning-gis-intro/planning-commission
Zoning or Planning Department Contact	(540) 394-2148
County Environmental Health Department Website	https://montva.com/departments/health-department
County Environmental Health Department Contact	(540) 585-3300
GIS Website	https://maps.montva.com/portal/apps/webappviewer/index.html?id=6f4aee298c77483c83fb9244f0fab60d&_gl=1*1odpns8*_ga*MTEyMTUzNzEzNC4xNzA2MTM1MjUy*_ga_MNGEZ0M3GP*MTcwODQ1MzY5NC4xLjEuMTcwODQ1NDQxMi4yM54wLjA
CAD Website	https://realestate.montva.com/datalets/datalet.aspx?mode=profileall&slindex=0&idx=1&LMparent=20

TAX DATA

QUESTION/S	DATA
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what	NA
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$16.80

ZONING DATA

QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	AGRICULTURAL
Terrain type? (Is it flat /slope/etc)	Gentle Slope
Property use code?	510/SINGLE FAMILY IMPROVED URBAN
Is the land cleared? (Yes/No)	No
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Variance Needed
What can be built on the property? (Different types of homes that we can build on the lots.)	single-family dwellings, public uses , religious institutions, and by special permit uses such as campgrounds, commercial kennels,
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	Yes
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	No more than twenty percent (20%) of the lot may be covered by buildings. No more than thirty percent (30%) of any lot shall be covered by impervious surfaces
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	Maximum height of 40 feet, with the provision for exceeding this height by special use permit. For every foot above 40 feet, the structure must be set back an additional 2 feet, up to a maximum of 100 feet.
What are the setbacks of the lot?	Front: 40 feet, Side: 15 feet for each principal structure, Rear: 40 feet.
What is the minimum lot size to build on the property?	1 acre
Is there any time limit to build?	NA
Is there a County or City Impact fee required to build and if so how much does this cost?	\$375
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	No
Is property in a Floodzone? (if yes add link to FEMA Website)	No
Is property wetland?	No

UTILITIES DATA

QUESTION/S	DATA
Is the property located inside or outside city limit?	Inside City Limits
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Waterline on the Street
If it's in the area (Put the street name where the main water line is located.)	Little John Ct
How much will it cost (setup cost) to have water connection?	Variance Needed
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer,	Sewerline on the street
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Provided by City
How much will it cost (setup cost) to have sewer connection or septic installed?	Variance Needed
How much will it cost (setup cost) to have power connection?	Variance Needed
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Gas tank
For waste....	Private Haulers

DISCLAIMER

Buyers are responsible for confirming all information themselves before buying. This information is not guaranteed. M WhiteCube LLC (MyBestLandDeals.com) is not responsible for any incorrect information in this document