

## MyBestLandDeals.com Due Diligence Sheet

### LAND DATA

QUESTION/S	DATA
APN / Parcel #:	7793-89-2138
Lot Count:	1
Account # or GEO #:	25451
Property Address:	11795 Hilltop Dr, Manassas, VA, 20112
County:	Prince William County
State:	Virginia
Lot Number:	Lot 12
Legal Description:	Brown & Hooff L 12 Bk O Sec 1
Parcel Size:	0.14
Subdivision:	Brown & Hooff
GPS Center Coordinates (Approximate):	38.69928
GPS Corner Coordinates (Approximate):	-77.46534
Google map link:	<a href="https://maps.app.goo.gl/EXh4nck7rjHbsXn78">https://maps.app.goo.gl/EXh4nck7rjHbsXn78</a>
Assessed Value:	\$700
Market Value:	\$19,834
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved Road
Is there a Structure (Yes or No (If Yes: Explain))	No

### ADDITIONAL LAND INFO

QUESTION/S	DATA
Closest major city:	Washington D.C. - 54 min drive
If No Address or 0 address: Closest Property with Numbered Address	11795 Hilltop Dr, Manassas, VA, 20112
Closest small town:	Manassas, VA - 12 min
Nearby attractions:	Manassas National Battlefield Park Bull Run Regional Park Hylton Performing Arts Center Historic Downtown Manassas Creative Brush Studio Heritage Brewing Company Freedom Museum KO Distilling Ben Lomond Historic Site SplashDown Waterpark

### COUNTY DATA

QUESTION/S	DATA
Assessor Website	<a href="https://www.pwcva.gov/department/tax-administration/real-estate">https://www.pwcva.gov/department/tax-administration/real-estate</a>
Assessor Contact	(703) 792-6710
Treasurer Website	<a href="https://www.pwcva.gov/department/tax-administration/real-estate">https://www.pwcva.gov/department/tax-administration/real-estate</a>
Treasurer Contact	(703) 792-6710
Recorder/Clerk Website	<a href="https://www.pwcva.gov/department/circuit-court">https://www.pwcva.gov/department/circuit-court</a>
Recorder/Clerk Contact	(703) 792-6015
Zoning or Planning Department Website	<a href="https://www.pwcva.gov/department/zoning-administration">https://www.pwcva.gov/department/zoning-administration</a>
Zoning or Planning Department Contact	(703) 792-3340
County Environmental Health Department Website	<a href="https://www.pwcva.gov/department/environmental-services">https://www.pwcva.gov/department/environmental-services</a>
County Environmental Health Department Contact	(703) 792-7070
CAD Website	<a href="https://pwc.publicaccessnow.com/PropertyDetail.aspx?mtab=property&amp;mpropertynumber=025451">https://pwc.publicaccessnow.com/PropertyDetail.aspx?mtab=property&amp;mpropertynumber=025451</a>

### 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	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$8.33
HOA Name?	NA
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	No

### ZONING DATA

QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Agricultural
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	971 Vacant Land
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 Dwelling / Mobile Homes
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
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	No
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	15 feet
What are the setbacks of the lot?	five feet for the front and side 20 feet for the rear
What is the minimum lot size to build on the property?	Any property below 1 acre must pass Perc tests
Is there any time limit to build?	12 months
Is there a County or City Impact fee required to build and if so how much does this cost?	fee per square foot of gross floor area: \$0.2559
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	No
Any other restrictions?	<a href="https://library.municode.com/va/prince_william_county/codes/code_of_ordinances?nodeId=CH32ZO_ARTIIIAGREDI_PT300GERE_S32-300.02ACUS">https://library.municode.com/va/prince_william_county/codes/code_of_ordinances?nodeId=CH32ZO_ARTIIIAGREDI_PT300GERE_S32-300.02ACUS</a>
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)	None
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	Needs a well and a permit
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,	None
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Needs a septic and a permit
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	Yes
How much will it cost (setup cost) to have sewer connection or septic installed?	Variance Needed
Does the property currently have electricty connected? (Yes, No or Do Not Know)	Available on the street
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City,	<a href="https://www.dominionenergy.com/">https://www.dominionenergy.com/</a>
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....	County picks up the trash

### DISCLAIMER

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