



# DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	13213
Lot Count:	1
Account # or GEO #:	13213
Property Address:	Almond Ct, Bracey, VA 23919
If No Address or 0 address: Closest Property with Numbered Address	709 Almond Ct, Bracey, VA 23919
County:	MECKLENBURG
State:	VA
Lot Number:	Lot 39
Legal Description:	LOT 39 SEC. O TANGLEWOOD SHORES
Parcel Size:	0.53
Subdivision:	TANGLEWOOD SHORES
Approximate Dimensions:	125.93 feet North 210.37 feet East 95.56 feet South 216.26 feet West
GPS Center Coordinates (Approximate):	36.591600, -78.055700
GPS Corner Coordinates (Approximate):	36.591800, -78.055400 36.591300, -78.055600 36.591400, -78.055900 36.591900, -78.055700
Google map link:	<a href="https://maps.app.goo.gl/Uf2eMhFDeZS69LNT7">https://maps.app.goo.gl/Uf2eMhFDeZS69LNT7</a>
Elevation:	274.7 feet
Market Value:	\$5,054
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	<a href="https://drive.google.com/file/d/1kM6n-dPuiGIDM2G5nbPIrevG6cMXyAEX/view?usp=sharing">https://drive.google.com/file/d/1kM6n-dPuiGIDM2G5nbPIrevG6cMXyAEX/view?usp=sharing</a>
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	

YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Raleigh, North Carolina (1 hr 23 min, 74.8 miles)
Closest small town:	Bracey, Virginia (13 min, 7.7 miles)
Nearby attractions:	Centennial Park, 225 E Danville St, South Hill, VA 23970 (25 min, 17.9 miles) The Cryptozoology & Paranormal Museum, 300 N Main St, Littleton, NC 27850 (31 min, 21.3 miles) Palmer Point Park, Boydton, VA 23917 (31 min, 20.7 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	<a href="#">Link</a>
Assessor Contact	434-738-6191
Treasurer Website	<a href="#">Link</a>
Treasurer Contact	434-738-6191, ext. 4251
Recorder/Clerk Website	<a href="#">Link</a>
Recorder/Clerk Contact	(434) 738-6191 Ext. 4214
Zoning or Planning Department Website	<a href="#">Link</a>
Zoning or Planning Department Contact	434-636-2254
County Environmental Health Department Website	<a href="#">Link</a>
County Environmental Health Department Contact	434-738-6545
GIS Website	<a href="#">Link</a>
CAD Website	<a href="#">Link</a>
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	
Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	
TAX DATA	
QUESTION/S	DATA
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

<b>Are there any back taxes for this property?</b> If yes, how much is the amount owed? ( From what year to what year)	None
<b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)	\$20.00
<b>Are there any tax liens for this property?</b> If yes, how much is the amount owed?( From what year to what year?  <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>	N/A
<b>Is property part of an HOA (Home Owners Association) or any communities?</b> (Yes/No)	<b>Yes,</b> <a href="https://www.tanglewoodgolfcommunity.org/">https://www.tanglewoodgolfcommunity.org/</a>
<b>How much is the annual HOA due?</b>	<b>\$650</b>
<b>County Operator Details who Confirmed the Information:</b>	<a href="#">Property Tax Information Online</a>
<b>ZONING DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	Residential
<b>Terrain type?</b> (Is it flat /slope/etc)	Level
<b>Property use code?</b>	Residential
<b>Is the land cleared?</b> (Yes/No)	Not cleared
<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
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	No
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed as per HOA
<b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	No
<b>Note's on RV's</b> (jot down notes whatever the county has to say)	Can only park but not live in it
<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)	As per HOA, the mobile home must be brand new and unused.
<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there is restrictions.) Yes/No	No
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	<a href="https://www.tanglewoodgolfcommunity.org/p/Website-Registration-Information">https://www.tanglewoodgolfcommunity.org/p/Website-Registration-Information</a>
<b>Are there any building height restrictions?</b> (Yes/ No) How many ft... please take down notes from the county	35ft
<b>What are the setbacks of the lot?</b>	<a href="https://www.tanglewoodgolfcommunity.org/p/Website-Registration-Information">https://www.tanglewoodgolfcommunity.org/p/Website-Registration-Information</a>
<b>What is the minimum lot size to build on the property?</b>	<a href="https://www.tanglewoodgolfcommunity.org/p/Website-Registration-Information">https://www.tanglewoodgolfcommunity.org/p/Website-Registration-Information</a>
<b>Is there any time limit to build?</b>	1 year
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	Only HOA fees
<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 a floodzone area
<b>Any other restrictions?</b>	<a href="https://www.tanglewoodgolfcommunity.org/p/Website-Registration-Information">https://www.tanglewoodgolfcommunity.org/p/Website-Registration-Information</a>
<b>Is property in a Floodzone? (if yes add link to FEMA Website)</b>	Zone X
<a href="#">Link to FEMA website</a>	Check picture below
<b>Is property wetland?</b>	Not on wetlands
<a href="#">Link to Wetland website</a>	Check picture below
<b>County Operator Details who Confirmed the Information:</b>	
<b>UTILITIES DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>Is the property located inside or outside city limit?</b>  <b>Notes:</b> <b>If Inside City:</b> It means water and sewer is provided by the city ( <b>You need to confirm it</b> ) <b>If Outside City:</b> It considered under County, means water can be built through deep well ( <b>You need to confirm it</b> )	County
<b>Does the property have water connected?</b> (Yes, No,	Not available in the area

Waterline on the street/road or Do Not Know)	
<b>If YES...</b> (Put the company name and the phone number of the provider)	Spence Wells Septic-Plumbing - +14347295633
<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 dig a well
<b>How much will it cost (setup cost) to have water connection?</b>	Buyer needs to gather information
<b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
<b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Private company
<b>Please ask the details of the Company Name &amp; the Contact information ....</b> (Call and Confirm if it's the right company)	Ream Away Sewer & Drain - +14346893767
<b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install septic system
<b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)	N/A
<b>How much will it cost (setup cost) to have sewer connection or septic installed?</b>	Buyer needs to gather information
<b>Does the property currently have electricity connected?</b> (Yes, No or Do Not Know)	Available in the area
<b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Mecklenburg Electric Co-Op (+14343726100)
<b>How much will it cost (setup cost) to have power connection?</b>	Buyer needs to gather information
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Propane gas
<b>For waste....</b> <b>Will the county or city pick up the trash?</b>	Private company
<b>If YES...</b> Get the details of the company name and contact information that service in the area...	Meridian Waste - Petersburg Hauling (+18047488324), Waste Industries Inc (+12525862185)
<b>NOTE: If NO,</b> (Ask if it's responsibility of the property	

owner.)	
<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM LM TEAM:</b>	
<b>DISCLAIMER</b>	
<p>The buyer is responsible for verifying all information with the County as to what can and can't be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or serviced on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.</p>	