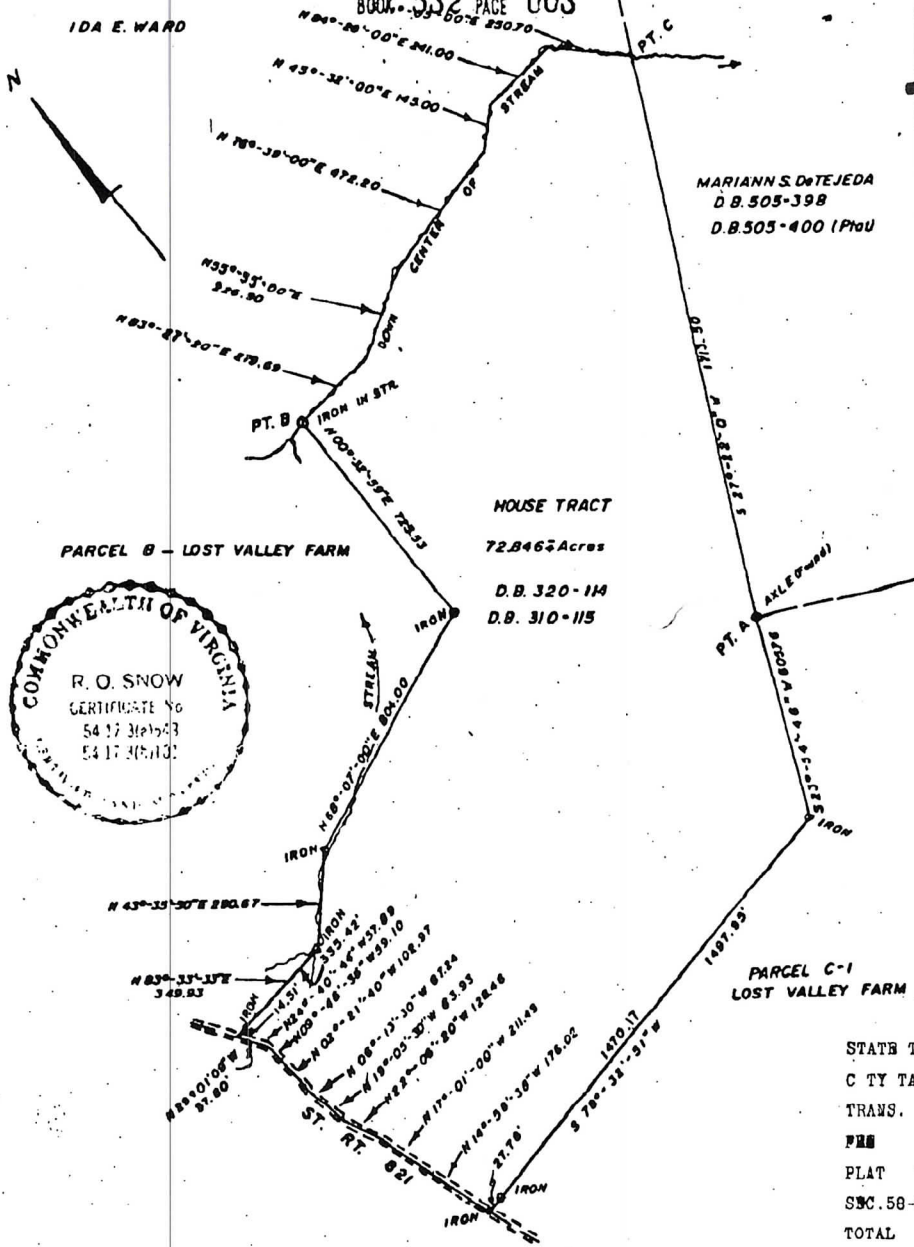


TRACT 1



MARIANN S. DeTEJEDA
D.B. 505-398
D.B. 505-400 (Plat)

HOUSE TRACT
72.8462 Acres
D.B. 320-114
D.B. 310-115

PARCEL B - LOST VALLEY FARM

PARCEL C-1
LOST VALLEY FARM

STATE TAX	\$ 102.50
CITY TAX	\$ 59.50
TRANS.	\$ 1.00
FEE	\$ 8.00
PLAT	\$ 2.00
SEC. 58-54	\$ 115.00
TOTAL	\$ 356.00

PLAT OF HOUSE TRACT
LOST VALLEY FARM
Located on St. Rt. 821, E. of Pigeon Top Mt.
Albemarle County, Virginia
Scale: 1"=400' Date: 10-5-72

R.O. SNOW & ASSOCIATES
CHARLOTTESVILLE, VA.

NOTE:
LINES BETWEEN POINTS A & B WERE
SURVEYED AS OF THIS DATE. ALL
OTHER DATA SHOWN BETWEEN POINTS
B, C & A WAS COMPUTED OR TAKEN
FROM PLATS RECORDED IN D.B. 310-
115 & D.B. 505-400 WITH VARI-
ATIONS ADDED TO DATE.

VIRGINIA:
IN THE CLERK'S OFFICE OF ALBEMARLE CIRCUIT COURT, July 2, 1973
This deed was presented to me in said office and with certificate
annexed admitted to record at 10:50 A.M.

Teste:
Shelby J. Moore
Clerk

Parcel Information

Parcel ID 02800-00-00-01700
Primary Prop. Address 3955 BLUFTON MILL RD
Other Address(es) 3955 BLUFTON MILL RD 3957 BLUFTON MILL RD
Subdivision N/A
Property Name LOST VALLEY FARM
Description ACREAGE LOST VALLEY FARM
Lot 01700
Property Card(s) 1
Total Acres 72.85
Tax Status Land Use

Owner Information

Owner GERALD L BROWN AND SIMA PEYMAN BROWN TRUST
Address 751 HILLSDALE DRIVE APT 312
 CHARLOTTESVILLE VA, 22901
Owner as of Jan 1st GERALD L BROWN AND SIMA PEYMAN BROWN TRUST

Most Recent Assessment Information

Year 2024
Assessment Date 01/01/2024
Land Value \$737,800
Land Use Value \$202,500
Improvements Value \$756,900
Total Value \$1,494,700

Most Recent Sales History

Previous Owner BROWN, GERALD L BROWN, SIMA PEYMAN
Owner GERALD L BROWN AND SIMA PEYMAN BROWN TRUST
Sale Date 02/15/2017
Sale Price \$0
Deed Book/Page 4877/449
Instrument # N/A

Other Tax Information as of Jan 1st

State Code Ag/Undev 20.1 to 100 Acres
Tax Type Land Use
Parcel Level Use Code Single Family

Other Parcels

Parcel ID	02800-00-00-01700
Primary Prop. Address	3955 BLUFTON MILL RD
Card	1 of 1
Additional Cards	N/A
Card Type	Residential
Infrastructure Improvements	Paved Driveway No Service - Jurisdictional Area Designation
Primary Building Additions	Patio, Average Quality.....1320 sq ft Porch, Average Quality.....192 sq ft
Contributing Improvements	Barn w/Loft.....1,440 sq ft..... Year Built: 1956 Deck Wood.....1,742 sq ft..... Year Built: 1956 Deck Wood.....216 sq ft..... Year Built: 1956 Hot Tub..... Year Built: 2008 Misc. Farm Bldg..... Year Built: 1956 Mobile Home.....770 sq ft..... Year Built: 1982 Pool Vinyl.....1,040 sq ft..... Year Built: 1956 Shed, Equipment.....1,403 sq ft..... Year Built: 1956 Storage Bldg.....120 sq ft..... Year Built: 1999
Primary Building Det. Use	
Card Level Use Code	Single Family
Year Built	1956
Year Remodeled	N/A
Condition	Average
Grade	B+1: B+1 Good Plus Quality
Number of Stories	1
House Type	1 Story
Finished Sq. Ft.	3,733
Basement Type	None
Basement Garage Doors	None
Bsmt Fin. Sq. Ft.	0
Bsmt Tot. Sq. Ft.	0
Attic Tot. Sq. Ft.	0
Roof Material	Dimensional
Heating	Forced Hot Air -Oil
Cooling	Central Air
Fireplace(s) - Open	2
Fireplace(s) - Stacks	1
Fireplace Type	Brick
Wall Framing	Wood Joists
Exterior Covering	Brick Vencer
Bedrooms	4
Dining Rooms	1
Family Rooms	0
Full Baths	3
Half Baths	1

Total Room Count

9

Every unit assumed to have kitchen and living room.
Bathrooms are not included in total room count.

Other Parcel Characteristics

Parcel ID 02800-00-00-01700
Primary Prop. Address 3955 BLUFTON MILL RD

School Districts (County)

Elementary Ivy
Middle Henley
High Western Albemarle
How to Determine Official School Districts

Magisterial District & Voting Precinct Information

Magisterial District
Voting Precinct Free Union

Census Information

Tract 101
Block Group 2

Historical and World Heritage Designation

Virginia Landmark Register? No
National Historic Landmark? No
National Register of Historic Places? No
World Heritage Site? No

Zoning Information

Primary Rural Areas
Secondary Unassigned
Minor Unassigned
Other Unassigned
Proffered?

Airport Impact Area? No
Dam Inundation Zone? No
Entrance Corridor? No
Flood Hazard Overlay? Yes
Natural Resource Extraction Overlay? No
Scenic Byways Overlay? No
Scenic Stream Overlay? No
Steep Slopes - Managed? No
Steep Slopes - Preserved? No

Comprehensive Plan Designation

Comp Plan Area Rural Area 1
Comp Plan Land Use - Primary Rural Area
Comp Plan Land Use - Secondary Unassigned
Comp Plan Land Use - Minor Unassigned
Comp Plan Land Use - Other Unassigned

Land Use Survey Information

Land Use - Primary Residential -- Single-family (incl. modular homes)
Number of Structures - Primary 1
Number of Dwelling Units - Primary 1
Land Use - Secondary Residential -- Mobile home

Number of Structures - Secondary	1
Number of Dwelling Units - Secondary	1
Land Use - Minor	Open
Number of Structures - Minor	0
Number of Dwelling Units - Minor	0

Other Information

Subdivision	N/A
MPO/CHART Area?	No
Traffic Analysis Zone (TAZ)	N/A
Jurisdictional Area Designation	No Service
Watershed	Moormans River-Wards Creek
Water Supply Protection Area?	Yes
Development Area?	No
Other Rural Land?	No
Ag/Forest District	N/A
Conservation Easement?	No
Open Space Use Agreement?	No