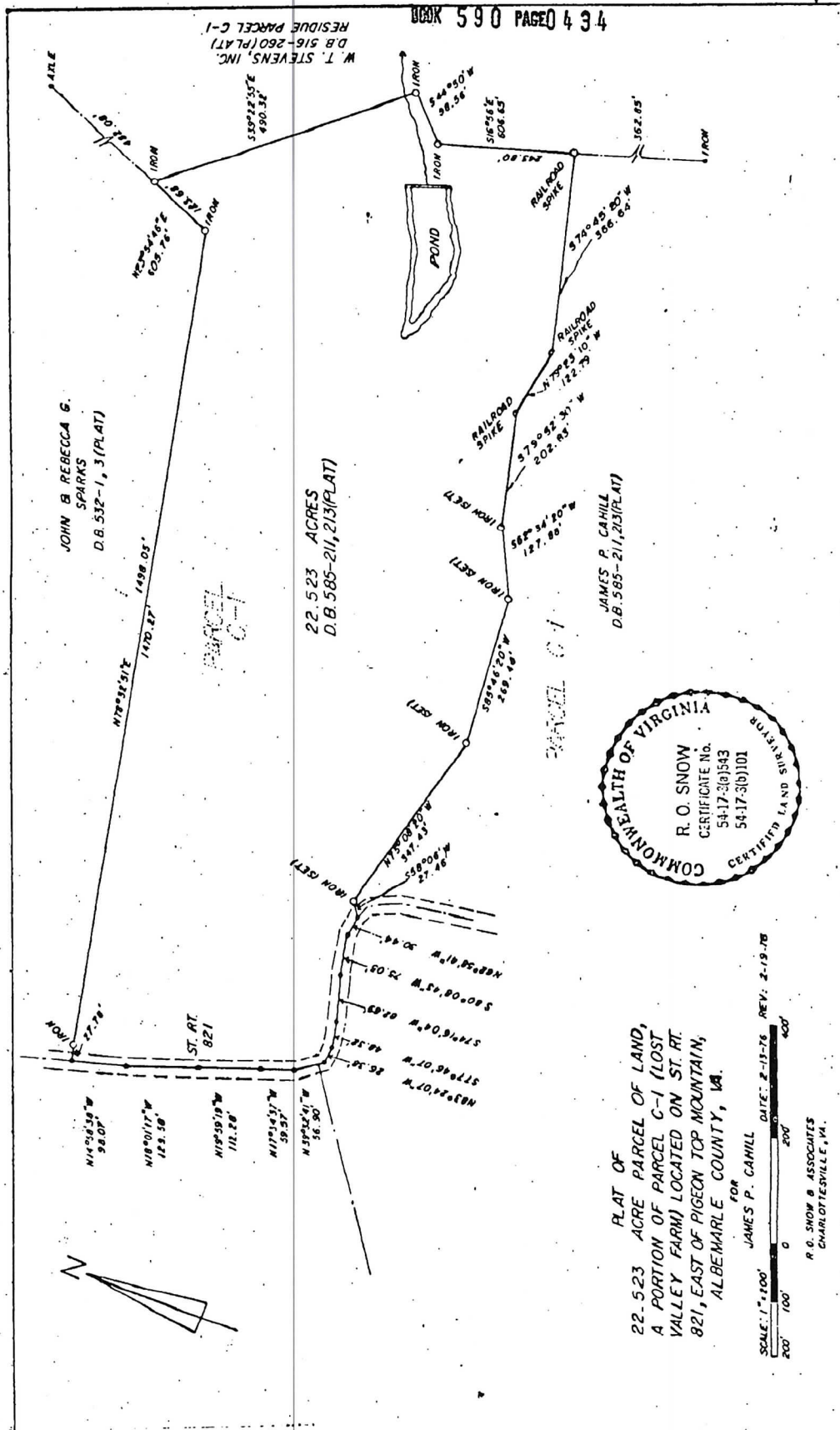


TRACT 2



PLAT OF  
22.523 ACRE PARCEL OF LAND,  
A PORTION OF PARCEL C-1 (LOST  
VALLEY FARM) LOCATED ON ST. RT.  
821, EAST OF PIGEON TOP MOUNTAIN,  
ALBEMARLE COUNTY, VA.

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ALBEMARLE :

This deed was presented, and with Certificate annexed, admitted to record  
on March 12, 1976 at 2:45 O'Clock P.M.

State Tax	<u>33.75</u>
Local tax	<u>11.25</u>
Transfer fee	<u>1.00</u>
Clerk's fee	<u>8.00</u>
Plat	<u>2.00</u>
County tax	<u>22.00</u>

TESTE: SHELBY J. MARSHALL, CLERK

# 717

Parcel Information

**Parcel ID** 02800-00-00-017D0  
**Primary Prop. Address** N/A  
**Other Address(es)** N/A  
**Subdivision** N/A  
**Property Name** LOST VALLEY FARM  
**Description** ACREAGE LOST VALLEY FARM  
**Lot** 017D0  
**Property Card(s)** 1  
**Total Acres** 22.52  
**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** \$316,500  
**Land Use Value** \$8,600  
**Improvements Value** \$0  
**Total Value** \$316,500

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 1/1/24

**State Code** Ag/Undev 20.1 to 100 Acres  
**Tax Type** Land Use  
**Parcel Level Use Code** Vacant Residential Land

Owner Parcel Characteristics

**Parcel ID** 02800-00-00-017D0  
**Primary Prop. Address** N/A

School Districts (Unassigned)

**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

Historic and World Heritage Information

**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?** No  
**Natural Resource Extraction Overlay?** No  
**Scenic Byways Overlay?** No  
**Scenic Stream Overlay?** No  
**Steep Slopes - Managed?** No  
**Steep Slopes - Preserved?** No

Comprehensive Plan Information

**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** Open  
**Number of Structures - Primary** 0  
**Number of Dwelling Units - Primary** 0  
**Land Use - Secondary** Unassigned

**Number of Structures - Secondary** 0  
**Number of Dwelling Units - Secondary** 0  
**Land Use - Minor** Unassigned  
**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