

## **“Annex”**

### **Basic Information:**

Location: 2043 Magnolia Ave, Buena Vista, VA 24416  
Tax Map No: 34-1-2-16-25  
Gross Building Square Footage: 625 SF  
Land Area/Shape: 0.071 acres (3,125 SF)  
Zoning: MU – Mixed Use District  
Tax Assessed Value: \$49,200 (\$12,500 Land, \$36,700 Building)  
Independent Appraiser Value (2017): \$55,000  
Historic Tax Credit Eligible

### **Description:**

The site addressed as 2043 Magnolia Avenue is a rectangular shaped parcel that totals 25-feet by 125-feet for a total site size of 3,125 square feet. The site is located in the central portion of downtown Buena Vista in what is considered the primary business area for the City. The Subject is an interior-lot with developed buildings on either side of its location.

In general the site is at street grade and is generally level throughout. The building constructed on site encompasses the majority of the parcel. There is an alley in the rear as well as street parking along the front of the Subject site. All public utilities in the area are available to the site. The site is zoned MU – Mixed Use District, which allows for a wide variety of commercial and mixed commercial/residential development uses.

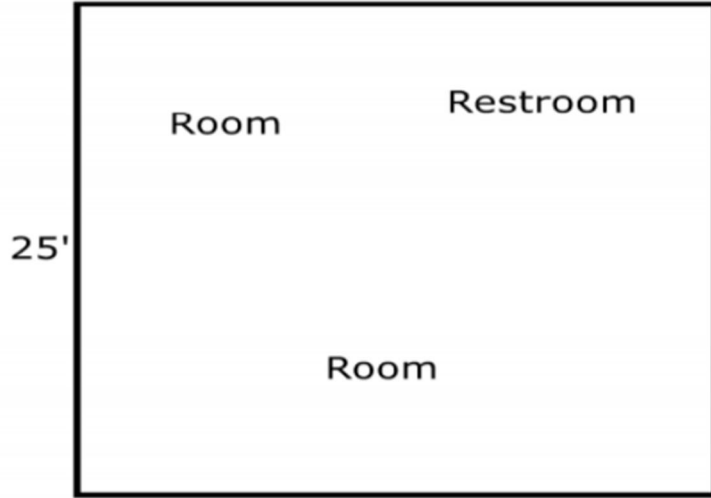
Per FEMA Map 51163C0401C dated 04/06/2000, both sites are not located in a FEMA Special Flood Hazard Area. The sites are within FEMA Flood Zone ‘X500’ indicating a minimal flood risk identified as 0.2% chance of annual flood hazard.

The main improvement located at 2043 Magnolia Avenue consists of a 625 square foot one-story commercial building constructed in 1930 that is of generally average condition. This smaller building is a square shape that has one large front room, one rear room, and one 2-fixture restroom. The space is heated with baseboard electric heating and does not have any central air conditioning. This building is finished primarily with vinyl floor coverings and painted plaster or concrete walls. This building is generally used as storage for the owners presently.

The exterior of the Subject has a brick façade along the front and sides, with the remainder being of painted block design. The roof is flat and covered with a rubber membrane roof covering that is of average condition. There is no evidence of active leaking as of the effective date of the report. The front façade of the building features casement showroom style windows, typical of buildings in the Buena Vista area.

2043 Magnolia Avenue

25'



Area Calculations Summary		Calculation Details
Living Area	625 Sq Ft	25 x 25 = 625
First Floor	625 Sq Ft	
<b>Total Living Area (Rounded):</b>	<b>625 Sq Ft</b>	