



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	20330-22586-03100-000010
Lot Count:	1
Account # or GEO #:	20330-22586-03100-000010
Property Address:	Private Rd 7834, Broaddus, TX 75929
If No Address or 0 address: Closest Property with Numbered Address	117 Private Rd 7834, Broaddus, Texas 75929
County:	San Augustine
State:	Texas
Lot Number:	Lot 100
Legal Description:	LT 100 BLK C SUTTON HILLS
Parcel Size:	0.17 acres
Subdivision:	SUTTON HILLS
Approximate Dimensions:	97.7 feet North 73.42 feet East 97.7 feet South 73.42 feet West
GPS Center Coordinates (Approximate):	31.290300, -94.311200
GPS Corner Coordinates (Approximate):	31.290400, -94.311300 31.290200, -94.311400 31.290100, -94.311100 31.290300, -94.311000
Google map link:	Link
Elevation:	201.6 feet
Market Value:	\$19,195.20
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1kd12buTFe8PhDSAiv9BslnwBK0ld3viN/view?usp=drive_link
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:	White City, Texas - 18 min (11.4 miles)
Closest small town:	Broaddus, Texas - 8 min (4.2 miles)
Nearby attractions:	Gandy Creek - 16 min (10.8 miles) Cassels-Boykin Park - 15 min (9.3 miles) Hill Lakehouse - 21 min (14.1 miles) Upland Island Wilderness - 36 min (26.1 miles) The Roberts Family Waterfall -39 min (33.8 miles) Powell Park - 30 min (24.2 miles) Sandy Creek Park - 35 min (31.5 miles) Mission Dolores State Historic Site - 28 min (23.5 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	936-275-3496
Treasurer Website	Link
Treasurer Contact	(936) 275-2300
Recorder/Clerk Website	Link
Recorder/Clerk Contact	936-275-2452
Zoning or Planning Department Website	
Zoning or Planning Department Contact	
County Environmental Health Department Website	Link
County Environmental Health Department Contact	936) 275-2762
GIS Website	Link
CAD Website	Link
Electricity Company Name & Phone Number	Deep East Texas Electric - +19362294000
Water Company Name & Phone Number	Etoile Water Supply - +19368542215
Sewer Company Name & Phone Number	Etoile Water Supply - +19368542215
Gas Company Name & Phone Number	Gulf South Pipeline Co - +14095843800
Waste Company Name & Phone Number	Campbell Sanitation (Trash Pick-Up) - +19362197880
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
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	110.18 (2022)
Are there any tax liens for this property? If yes, how much is the amount owed?(From what year to what year? 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.	None
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Yes
How much is the annual HOA due?	Maintenance assessment fee: \$40 per lot
Are there any HOA dues? If yes, how much is the total amount owed?	N/A
County Operator Details who Confirmed the Information:	Tax Information Online
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	Residential
Is the land cleared? (Yes/No)	Not cleared
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	Single Family dwelling
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed in the property only when building a primary structure
Are RV's allowed on the property? (Please ask if there	No

are any restrictions.) Yes/ No	
Note's on RV's (jot down notes whatever the county has to say)	Can't live in RV, can only park
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile homes are not allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	No
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	None
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	35ft
What are the setbacks of the lot?	20ft front 5ft rear 10ft side
What is the minimum lot size to build on the property?	800 sqft
Is there any time limit to build?	1 year
Is there a County or City Impact fee required to build and if so how much does this cost?	None
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Not in a flood zone area
Any other restrictions?	None
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone X
Link to FEMA website	Check pictures below
Is property wetland?	Not on wetlands
Link to Wetland website	Check pictures below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA

<p>Is the property located inside or outside city limit?</p> <p>Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) If Outside City: It considered under County, means water can be built through deep well (You need to confirm it)</p>	County
<p>Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)</p>	Not yet connected but available in the area
<p>If YES... (Put the company name and the phone number of the provider)</p>	Sutton Hills Estates - (936) 872-3083
<p>If it's in the area (Put the street name where the main water line is located.)</p>	N/A
<p>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 the property is located.)</p>	N/A
<p>How much will it cost (setup cost) to have water connection?</p>	\$150 one time charge to Tap-on \$96 charge for water annually
<p>Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	Septic is needed
<p>If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)</p>	Private company
<p>Please ask the details of the Company Name & the Contact information(Call and Confirm if it's the right company)</p>	A1 Budget Septic - +14095948449
<p>If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?</p>	Would need to install septic system
<p>If the septic system has to be installed, (Ask if do we need to percolate the soil?)</p>	N/A
<p>How much will it cost (setup cost) to have sewer connection or septic installed?</p>	Will depend on the size and type of the septic system
<p>Does the property currently have electricity connected? (Yes, No or Do Not Know)</p>	Not yet connected but available in the area
<p>What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)</p>	Deep East Texas Electric - +19362294000
<p>How much will it cost (setup cost) to have power connection?</p>	On the process

What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Natural gas
For waste.... Will the county or city pick up the trash?	Community
If YES... Get the details of the company name and contact information that service in the area... NOTE: If NO, (Ask if it's responsibility of the property owner.)	The community has dump area
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	
DISCLAIMER	
<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>	