



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	T1200047900, T1200059800
Lot Count:	2
Account # or GEO #:	T1200047900, T1200059800
Property Address:	Magnolia Dr, Onalaska, TX 77360
If No Address or 0 address: Closest Property with Numbered Address	193 Magnolia Dr, Onalaska, TX 77360
County:	Polk
State:	Texas
Lot Number:	LOT 27 and LOT 46
Legal Description:	TWIN HARBORS SECTION 4 BLK 1 LOT 27 & TWIN HARBORS SECTION 5 BLK 1 LOT 46
Parcel Size:	0.47 total acres
Subdivision:	TWIN HARBORS
Approximate Dimensions:	118.3 Feet North 144.7 Feet East 121.8 Feet South 191.7 feet West
GPS Center Coordinates (Approximate):	30.799, -95.097
GPS Corner Coordinates (Approximate):	30.7992, -95.0972 30.7988, -95.0972 30.7987, -95.0971 30.7988, -95.0968 30.7992, -95.0968
Google map link:	https://goo.gl/maps/gke42D2tEmmguggw5
Elevation:	155.1 feet
Market Value:	\$32,000.00
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1aO_CxFejXdDRftn8_adS1u1O6auUpoyE/view?usp=drive_link
If others, please specify:	

Is there a Structure (Yes or No (If Yes: Explain)	
Property miscellaneous images	
YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Houston, TX - 1 hr 24 min (87.5 miles)
Closest small town:	None
Nearby attractions:	<p>Onalaska City Park - 8 min (4.2 miles)</p> <p>Joe Pedigo Park - 20 min (15.1 miles)</p> <p>Hurricane Harbor Splashtown - 1 hr 9 min (70.2 miles)</p> <p>Polk County Memorial Museum - 20 min (14.8 miles)</p> <p>Sam Houston National Forest - 23 min (19.3 miles)</p>
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(936)-327-2174
Treasurer Website	Link
Treasurer Contact	936-327-6816
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(936) 327-6805
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(936) 327-4311
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(936) 327-6826
GIS Website	Link
CAD Website	Link
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
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	No back taxes
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$568.76 total tax for both parcels (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?	Annual Maintenance fee: \$120 per lot. Annual Special Assessment for Road Maintenance: \$65 per undeveloped lot
Are there any HOA dues? If yes, how much is the total amount owed?	None
County Operator Details who Confirmed the Information:	https://propaccess.trueautomation.com/ClientDB/Property.aspx?cid=11&prop_id=82925
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Slightly slope
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	Camping is not allowed in the community

for camping or whatever the county has to say)	
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Notes on RV's (jot down notes whatever the county has to say)	RV is not allowed in the community there is an RV park nearby
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 in the community
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 side
What is the minimum lot size to build on the property?	600 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 floodzone area
Any other restrictions?	http://twinharborslakelivingston.com/documents/deed-restrictions-section-2-5b.pdf
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>	Onalaska Water and Gas (936) 646-5393
<p>If it's in the area (Put the street name where the main water line is located.)</p>	Magnolia Ln
<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>	Membership Fee (refundable) \$200.00 Water Meter Tap Fee \$550.00 Inspection \$50.00 Equity Buy-In fee \$1,300.00 Road Bore (if required) \$100.00 Total Residential Water Tap Fee \$2,200.00
<p>Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	Sewer is available in the area
<p>If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)</p>	County
<p>Please ask the details of the Company Name & the Contact information(Call and Confirm if it's the right company)</p>	Polk County Fresh Water District (936) 646-5977
<p>If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?</p>	N/A
<p>If the septic system has to be installed, (Ask if do we need to percolate the soil?)</p>	No
<p>How much will it cost (setup cost) to have sewer connection or septic installed?</p>	Buyer needs to gather information
<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</p>	Sam Houston Electric Coop 800-458-0381

Electric company Service in the area - Select either City, Community, None etc.)	
How much will it cost (setup cost) to have power connection?	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?	Private company
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.)	Piney Woods Sanitation 936-876-5640
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>	