



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	51302002100
Ownership?	No
Lot Count:	1
Account # or GEO #:	51302002100
Property Address:	2450 Shotgun N, Abilene, TX 79603
If No Address or 0 address: Closest Property with Numbered Address	N/A
County:	TAYLOR
State:	TX
Lot Number:	Lot 7
Legal Description:	OLD ANSON RD SUB, BLOCK B, LOT 7
Parcel Size:	0.08 acres
Subdivision:	OLD ANSON RD SUB
Approximate Dimensions:	60.2 Feet North 60.1 Feet East 60.2 Feet South 60.1 Feet West
GPS Center Coordinates (Approximate):	32.496527, -99.750258
GPS Corner Coordinates (Approximate):	32.496445, -99.750160 32.496445, -99.750355 32.496610, -99.750356 32.496610, -99.750162
Google map link:	https://maps.app.goo.gl/Ac3GVnHu9feXZpHP8
Elevation:	1673.2 feet
Market Value:	\$22,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved road of Shotgun N - https://drive.google.com/file/d/1Sn9AguyOel1vWO9WZvBN4HDo4BsH6h7G/view?usp=sharing
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	
Closest major city:	Fort Worth, Texas - 2 hr 20 min (152 miles)
Closest small town:	Hawley, Texas - 11 min (9.7 miles)
Nearby attractions:	Adamson-Spalding Storybook Garden - 8 min (4.1 miles) Everman Park - 9 min (4.9 miles) Grover Nelson Park - 12 min (8.0 miles) Arthur Sears Park - 5 min (1.8 miles) Jacob's Dream Sculpture - 8 min (4.8 miles)
COUNTY DATA	
QUESTION/S	
Assessor Website	Link
Assessor Contact	(325) 676-9381
Treasurer Website	Link
Treasurer Contact	(325) 676-9381
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(325) 674-1202
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	325-674-1235
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(325) 674-1393
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	
Are the taxes of this property current or delinquent? (If	Current

Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	
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)	\$24.48
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.	N/A
Is the property part of an HOA (Homeowners Association) or any community? (Yes/No)	No
How much is the annual HOA due?	None
Are there any HOA dues? If yes, how much is the total amount owed?	None
County Operator Details who Confirmed the Information:	Property Tax Information Online
ZONING DATA	
QUESTION/S	
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential Single-Family Patio Home (PH) District
Terrain type? (Is it flat /slope/etc)	Level
Property use code?	Residential
Is the land cleared? (Yes/No)	Yes
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.)	Dwelling – Industrialized Housing Unit Dwelling – Patio Home Dwelling – Single-Family Detached
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
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No

Notes on RV's (jot down notes about whatever the county has to say)	RV is not allowed
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is not allowed
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are 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 feet... please take down notes from the county	35ft
What are the setbacks of the lot?	40ft front 20ft rear 0ft side
What is the minimum lot size to build on the property?	4,500 sqft
Is there any time limit to build?	The building permit is good for 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 to build?	The property is in a flood zone area
Any other restrictions?	Link
Is the property in a flood zone? (if yes add a link to FEMA Website)	Zone A - Regulatory floodway
Link to FEMA website	See image below
Is property wetland?	Not on wetlands
Link to Wetland website	See image below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA

<p>Is the property located inside or outside the 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 is considered under County, which means water can be built through a deep well (You need to confirm it)</p>	City of Abilene
<p>Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)</p>	Available in the area
<p>If YES... (Put the company name and the phone number of the provider)</p>	Abilene Water & Sewer Infrastructure Maintenance - +13256766000
<p>If it's in the area (Put the street name where the main water line is located.)</p>	E HIGHWAY 80
<p>If NO: (Ask if we do we have to dig a well, or, if is there any utility company that provides water in the area where the property is located.)</p>	No
<p>Does the property currently have a 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>	City of Abilene
<p>Please ask for the details of the Company Name & the Contact information(Call and Confirm if it's the right company)</p>	Abilene Water & Sewer Infrastructure Maintenance - +13256766000
<p>If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?</p>	No
<p>If the septic system has to be installed, (Ask if we need to percolate the soil?)</p>	No
<p>Does the property currently have electricity connected? (Yes, No, or Do Not Know)</p>	Available in the area
<p>What is the electric company name (Confirm If there is an electric company Service in the area - Select either City, Community, None, etc.)</p>	Reliant Energy - +18662227100
<p>What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)</p>	Propane gas WTG Fuels Inc - +13256776209
<p>For waste.... Will the county or city pick up the trash?</p>	Private company
<p>If YES... Get the details of the company name and contact information of that service in the area...</p>	Republic Services - +13252679954

NOTE: If NO, (Ask if it's the responsibility of the property owner.)	
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM THE OLM TEAM:	
DISCLAIMER	
<p>All information provided is based on preliminary research conducted by the Online Land Market team. The buyer is responsible for verifying all information with the County regarding what can and cannot 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 services on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.</p>	