



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	402130020135
Ownership?	No
Lot Count:	1
Account # or GEO #:	402130020135
Property Address:	3201 Massengale Ln, Webster, TX 77598
If No Address or 0 address: Closest Property with Numbered Address	N/A
County:	Harris County
State:	TX
Lot Number:	Lts 82 83 84 & 85
Legal Description:	Lts 82 83 84 & 85 Clear Creek Shores Sec 2 U/R Abst 15 J Dickinson
Parcel Size:	0.86
Subdivision:	Clear Creek Shores
Approximate Dimensions:	230.40 ft North 133.15 ft West 293.55 ft South 144.52 ft East
GPS Center Coordinates (Approximate):	29.498860522799795, -95.14955507669833
GPS Corner Coordinates (Approximate):	"29.498999607425453, -95.14994532725397 29.498635058217385, -95.14996551140817 29.498797567448822, -95.14908408535227 29.49915040488795, -95.14928930187868"
Google map link:	https://maps.app.goo.gl/PGYTn9UCcxURhjVp9
Elevation:	3.3 feet
Assessed Value:	\$168,422
Market Value:	\$245,700
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved road of Bryant Ln - https://drive.google.com/file/d/1hNk5fFQa0wXLdLxKJSGC4UqSTOVFKhOZ/view?usp=sharing

If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	There like a teardown structure
Property miscellaneous images	
YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	
Closest major city:	Houston, TX - 36 min (25.4 miles)
Closest small town:	League City, TX - 12 min (3.39 miles)
Nearby attractions:	Kemah Boardwalk - 29 min (13.3 miles) Space Center Houston - 14 min (6.5 miles) Helen's Garden - 16 min (6.4 miles) Challenger Seven Memorial Park - 4 min (1.3 miles) Walter Hall Park - 13 min (5.8 miles)
COUNTY DATA	
QUESTION/S	
Assessor Website	Link
Assessor Contact	13-274-8000
Treasurer Website	Link
Treasurer Contact	1(888)-368-4689.
Recorder/Clerk Website	Link
Recorder/Clerk Contact	713) 274-8680
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	713-274-3806
County Environmental Health Department Website	Link
County Environmental Health Department Contact	713.274.6300
GIS Website	Link
CAD Website	Link
TAX DATA	
QUESTION/S	
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)	-

How much is the annual property tax? (Current Year if available, if not get the previous year)	\$146.00
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)	None
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:	https://harris.trueprodigy-taxtransparency.com/taxTransparency/property/126727/0
ZONING DATA	
QUESTION/S	
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential Single Family 7 (RSF-7)
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.)	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
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Note's on RV's (jot down notes 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	Mobile home is not allowed

county has to say)	
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there are restrictions.) Yes/No	if a tiny home meets the definition of a single-family dwelling and complies with the building codes, minimum size requirements, and other applicable regulations, it may be permitted in the RSF-7 district
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	Maximum lot coverage is 50%
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	42ft
What are the setbacks of the lot?	25-foot front setback, a 5-foot side setback, and a 10-foot rear setback.
What is the minimum lot size to build on the property?	7,000 sqft
Is there any time limit to build?	building permit will expire if the authorized work does not commence within six months from the date of permit issuance
Is there a County or City Impact fee required to build and if so how much does this cost?	<p>1. Water and Wastewater Impact Fees: As of June 13, 2023, League City increased water and wastewater impact fees by 93%. For residential developments, including single-family homes, fees range from approximately \$11,860 to \$14,825, depending on project specifics.</p> <p>2. Roadway Impact Fees: Roadway impact fees are based on the number of vehicle miles generated by a development and vary by location within the city's four service areas.</p> <p>Example: In Service Area 3, the cost per vehicle mile is \$1,671. A single dwelling unit generating 3.81 vehicle miles would have an impact fee of approximately \$6,366 in this service area.</p> <p>3. Additional Fees: Other costs may apply, including: Plan Review Fee: \$9,350 per review Construction Inspection Fee: \$5,500 per month of construction</p>
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Property is in a flood zone area

Any other restrictions?	https://library.municode.com/tx/league_city/codes/code_of_ordinances?nodeId=PAIIICOR_CH125UNDECO_ARTIIIIZORE
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone AE - regulatory floodway
Link to FEMA website	See image below
Is property wetland?	No
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 considered under County, means water can be built through deep well (You need to confirm it)</p>	City of League
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Water is available in the area
If YES... (Put the company name and the phone number of the provider)	City of League - 281-554-1335
If it's in the area (Put the street name where the main water line is located.)	Main St
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.)	No
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Sewer is available in the area
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	city
Please ask the details of the Company Name & the Contact information(Call and Confirm if it's the right company)	City of League - 281-554-1335
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	No

If the septic system has to be installed, (Ask if we need to percolate the soil?)	No
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Available in the area
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Texas- New Mexico Power (TNMP) - +18888667456
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas Baygas Propane - +12813322630
For waste.... Will the county or city pick up the trash?	City
If YES... Get the details of the company name and contact information for that service in the area... NOTE: If NO, (Ask if it's the responsibility of the property owner.)	City of League - 281-554-1335
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	
DISCLAIMER	
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.	