



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	012275-002100
Lot Count:	1
Account # or GEO #:	012275-002100-0-000000
Property Address:	Forsythia Dr, Village Mills, TX 77663
If No Address or 0 address: Closest Property with Numbered Address	1000 Forsythia Dr, Village Mills, TX 77663
County:	HARDIN
State:	TX
Lot Number:	Lot 42
Legal Description:	S12275 WILDWOOD BLK 808 BLK 808 , LOT 42 , ACRES .2259
Parcel Size:	0.23
Subdivision:	Wildwood
Approximate Dimensions:	124.66 feet North 84.12 feet East 123.78 feet South 85.47 feet West
GPS Center Coordinates (Approximate):	30.505703, -94.439861
GPS Corner Coordinates (Approximate):	30.505700, -94.439600 30.505400, -94.439500 30.505400, -94.439900 30.505600, -94.440000
Google map link:	https://maps.app.goo.gl/UojtpxKVg57gqsCs8
Elevation:	95.1 feet
Market Value:	\$6,354.40
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1Lpv2v37eNKnsZLJiX8SlmbyeP3K9Dx5a/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	DATA
Closest major city:	Beaumont, Texas (44 min (39.4 miles))
Closest small town:	Village Mills, Texas 77625 (7 min (4.4 miles))
Nearby attractions:	Big Thicket National Preserve - (11 min (7.3 miles)) Kirby Nature Trail - (13 min (9.6 miles)) Roy E. Larsen Sandyland Sanctuary - (24 min (20.2 miles)) Village Creek State Park - 37 min (27.9 miles) Kountze City Park - 20 min (15.5 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(409) 246-2507
Treasurer Website	Link
Treasurer Contact	(409) 246-5180
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(409) 246-5185
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(409) 834-2241
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(409) 209-5359
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 there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	\$0

How much is the annual property tax? (Current Year if available, if not get the previous year)	\$17.74
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 property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Yes, https://www.wildwoodresortcity.com/
How much is the annual HOA due?	\$480
Are there any HOA dues? If yes, how much is the total amount owed?	As per HOA, Only the owner is provided with information regarding back dues, if any.
County Operator Details who Confirmed the Information:	Property 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)	level
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 only
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 as per HOA
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 as per HOA
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	Not allowed as per HOA

county has to say)	
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	
What are the setbacks of the lot?	No building shall, be located nearer than five (5) feet to either side property line, nor on property designated on said maps as an easement, nor nearer to the front property line than the minimum set back line shown on the said map or twenty-five (25) feet, whichever is the further back from the street
What is the minimum lot size to build on the property?	1,500 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?	only HOA fees
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?	https://www.wildwoodresortcity.com/file/document/2437828566/1MRWcCufAhDQxtNM.pdf
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone X
Link to FEMA website	Check picture below
Is property wetland?	Not in wetlands
Link to Wetland website	Check picture 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>	Water is available
<p>If YES... (Put the company name and the phone number of the provider)</p>	Wildwood: (409) 834-2241
<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>	Buyer needs to gather information
<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>	HOA
<p>Please ask the details of the Company Name & the Contact information(Call and Confirm if it's the right company)</p>	N/A
<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>	N/A
<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 electricty connected? (Yes, No or Do Not Know)</p>	Power is available
<p>What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)</p>	Entergy (1-800-368-3749)
<p>How much will it cost (setup cost) to have power connection?</p>	Buyer needs to gather information

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.)	Republic Services - Trash (409) 721-2232
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>	