



# DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	12400278250
Lot Count:	1
Account # or GEO #:	12400278250
Property Address:	Arborcrest Dr, Brookeland, TX 75931
If No Address or 0 address: Closest Property with Numbered Address	306 Arborcrest Dr, Brookeland, TX 75931
County:	Jasper
State:	TX
Lot Number:	LOT 278
Legal Description:	LOT 278 SEC 14 RAYBURN COUNTRY 0.257 ACRES
Parcel Size:	0.26
Subdivision:	Rayburn Country
Approximate Dimensions:	71.17 feet North 157.86 feet East 69.83 feet South 158.79 feet West
GPS Center Coordinates (Approximate):	31.076300, -94.004700
GPS Corner Coordinates (Approximate):	31.076500, -94.004600 31.076100, -94.004600 31.076100, -94.004800 31.076500, -94.004800
Google map link:	<a href="https://maps.app.goo.gl/f2GQ7dqp2wQMeLLE8">https://maps.app.goo.gl/f2GQ7dqp2wQMeLLE8</a>
Elevation:	301.9 feet
Market Value:	\$8,954
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	<a href="https://drive.google.com/file/d/1GukCA0GitZvB9kNHcyJSARNTSiWqpi3W/view?usp=sharing">https://drive.google.com/file/d/1GukCA0GitZvB9kNHcyJSARNTSiWqpi3W/view?usp=sharing</a>
If others, please specify:	Gravel
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 (1 hr 22 min (83.1 miles))
Closest small town:	Browndell, Texas 75931 (13 min (7.5 miles))
Nearby attractions:	Sandy Creek Park - 17 min (13.0 miles) Twin Dikes - 10 min (4.8 miles) Overlook Park - 12 min (7.5 miles) The Roberts Family Waterfall - 20 min (13.2 miles) Lookout Point - 6 min (2.7 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	<a href="#">Link</a>
Assessor Contact	(409) 384-2544
Treasurer Website	<a href="#">Link</a>
Treasurer Contact	(409) 384-6896
Recorder/Clerk Website	<a href="#">Link</a>
Recorder/Clerk Contact	409-384-2632
Zoning or Planning Department Website	<a href="#">Link</a>
Zoning or Planning Department Contact	409.698.4201
County Environmental Health Department Website	<a href="#">Link</a>
County Environmental Health Department Contact	409-384-682
GIS Website	<a href="#">Link</a>
CAD Website	<a href="#">Link</a>
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
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$242.58

<b>Are there any tax liens for this property?</b> If yes, how much is the amount owed?( From what year to what year?  <b>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.</b>	N/A
<b>Is property part of an HOA (Home Owners Association) or any communities?</b> (Yes/No)	<b>Yes, <a href="https://rayburncountryassociation.com/">https://rayburncountryassociation.com/</a></b>
<b>How much is the annual HOA due?</b>	<b>\$300</b>
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	As per POA, Only the owner is provided with information regarding the back dues, if any.
<b>County Operator Details who Confirmed the Information:</b>	<a href="#">Property Tax Information Online</a>
<b>ZONING DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	Residential
<b>Terrain type?</b> (Is it flat /slope/etc)	Slightly slope
<b>Property use code?</b>	Residential
<b>Is the land cleared?</b> (Yes/No)	Not cleared
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Single family dwelling
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	No
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	Not allowed in HOA
<b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	No
<b>Note's on RV's</b> (jot down notes whatever the county has to say)	Not allowed in HOA
<b>Are Mobile homes allowed on the property?</b> (Please ask if there is restrictions.) Yes/No	No
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	Not allowed in HOA
<b>Are tiny houses or small cabins allowed in the</b>	No

<b>property?</b> Yes/ No (Please ask if there is restrictions.) Yes/No	
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	None
<b>Are there any building height restrictions?</b> (Yes/ No) How many ft... please take down notes from the county	35ft
<b>What are the setbacks of the lot?</b>	25 ft front and rear 10ft side
<b>What is the minimum lot size to build on the property?</b>	800 sqft
<b>Is there any time limit to build?</b>	1 year
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	Only HOA fees
<b>Is the property in a flood zone and if so what needs to be done to the lot in order to build?</b>	Not in a floodzone area
<b>Any other restrictions?</b>	<a href="https://rayburncountryassociation.com/about/sections/">https://rayburncountryassociation.com/about/sections/</a>
<b>Is property in a Floodzone? (if yes add link to FEMA Website)</b>	Zone x
<a href="#">Link to FEMA website</a>	Check picture below
<b>Is property wetland?</b>	Not in wetlands
<a href="#">Link to Wetland website</a>	Check picture below
<b>County Operator Details who Confirmed the Information:</b>	
<b>UTILITIES DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>Is the property located inside or outside city limit?</b>  <b>Notes:</b> <b>If Inside City:</b> It means water and sewer is provided by the city <b>(You need to confirm it)</b> <b>IF Outside City:</b> It considered under County, means water can be built through deep well <b>(You need to confirm it)</b>	County
<b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)	Water is available
<b>If YES...</b> (Put the company name and the phone number of the provider)	Rayburn Country Municipal Utility District (409) 698-2523
<b>If it's in the area</b> (Put the street name where the main	Cannot determine where the main waterline is located

water line is located.)	
<b>If NO:</b> (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.)	N/A
<b>How much will it cost (setup cost) to have water connection?</b>	Buyer needs to gather information
<b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Sewer is available
<b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	HOA
<b>Please ask the details of the Company Name &amp; the Contact information ....</b> (Call and Confirm if it's the right company)	Rayburn Country Municipal Utility District (409) 698-2523
<b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	N/A
<b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)	N/A
<b>How much will it cost (setup cost) to have sewer connection or septic installed?</b>	Buyer needs to gather information
<b>Does the property currently have electricity connected?</b> (Yes, No or Do Not Know)	Power is available in the area
<b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Jasper Newton Electric Co-Op (+14093818383).
<b>How much will it cost (setup cost) to have power connection?</b>	Buyer needs to gather information
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Propane gas
<b>For waste....</b> <b>Will the county or city pick up the trash?</b>	Private company
<b>If YES...</b> Get the details of the company name and contact information that service in the area...  <b>NOTE: If NO,</b> (Ask if it's responsibility of the property owner.)	Piney Woods Sanitation (800-324-2092).
<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM LM TEAM:</b>	

**DISCLAIMER**

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.