



# DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	1625000190-306-00-02
Ownership?	No
Lot Count:	1
Account # or GEO #:	37827
Property Address:	301 NORTON DR, LONGVIEW, TX 75602
If No Address or 0 address: Closest Property with Numbered Address	N/A
County:	Gregg
State:	TX
Lot Number:	Lot 6
Legal Description:	LT 6 (NCB 190G) CALVIN-NORTON
Parcel Size:	0.21
Subdivision:	CALVIN-NORTON
Approximate Dimensions:	74.9 Feet North 139.4 Feet East 80.4 Feet South 134.1 Feet West
GPS Center Coordinates (Approximate):	32.485400, -94.738900
GPS Corner Coordinates (Approximate):	32.485600, -94.739000 32.485600, -94.738700 32.485200, -94.738700 32.485200, -94.739000
Google map link:	<a href="https://maps.app.goo.gl/DmqkqVkJZqukh2scA">https://maps.app.goo.gl/DmqkqVkJZqukh2scA</a>
Elevation:	292.7 feet
Market Value:	\$13,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved road of Norton Dr. - <a href="https://drive.google.com/file/d/1LvVHKMTstXEBlxJvQlr5NjKbCHusu1C/view?usp=sharing">https://drive.google.com/file/d/1LvVHKMTstXEBlxJvQlr5NjKbCHusu1C/view?usp=sharing</a>
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None

Property miscellaneous images	
YouTube Link:	
<b>ADDITIONAL LAND INFO</b>	
<b>QUESTION/S</b>	
Closest major city:	Dallas, Texas - 1 hr 58 min (130 miles)
Closest small town:	White Oak, Texas - 17 min (8.9 miles)
Nearby attractions:	Lear Park- 9 min (3.5 miles) Longview Arboretum and Nature Center - 6 min (1.9 miles) Penick Park - 20 min (9.6 miles) Gregg County Historical Museum - 4 min (1.0 mile) Kilgore College East Texas Oil Museum - 19 min (12.9 miles)
<b>COUNTY DATA</b>	
<b>QUESTION/S</b>	
Assessor Website	<a href="#">Link</a>
Assessor Contact	903-238-8823
Treasurer Website	<a href="#">Link</a>
Treasurer Contact	903-237-2552
Recorder/Clerk Website	<a href="#">Link</a>
Recorder/Clerk Contact	903-236-8430
Zoning or Planning Department Website	<a href="#">Link</a>
Zoning or Planning Department Contact	903-237-1072
County Environmental Health Department Website	<a href="#">Link</a>
County Environmental Health Department Contact	903-237-1285
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	
<b>TAX DATA</b>	
<b>QUESTION/S</b>	<b>70</b>
How much is the annual property tax? (Current Year if	\$ 86.02

available, if not get the previous year)	
<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>	No
<b>Is property part of an HOA (Home Owners Association) or any communities?</b> (Yes/No)	
<b>How much is the annual HOA due?</b>	
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	
<b>County Operator Details who Confirmed the Information:</b>	<a href="#">Property Tax Information</a>
<b>ZONING DATA</b>	
<b>QUESTION/S</b>	
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	SF-3, One-Family Dwelling District
<b>Terrain type?</b> (Is it flat /slope/etc)	Flat
<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)	Camping is not allowed
<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)	RV is not allowed
<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)	Mobile home is not allowed

<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there is restrictions.) Yes/No	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)	Min. Lot Width 70ft Min. Lot Depth 120ft
<b>Are there any building height restrictions?</b> (Yes/ No) How many ft... please take down notes from the county	2.5 story
<b>What are the setbacks of the lot?</b>	Min. Front Yard Setback 35ft  Min. Side Yard Setback 6ft or 10% of the lot width (whichever is least restrictive)  Min. Corner Side Setback 10'ft(20ft when covered parking provided)  Min. Rear Yard Setback 10ft
<b>What is the minimum lot size to build on the property?</b>	10,000 sqft
<b>Is there any time limit to build?</b>	Building permit is good for a year
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	None
<b>Is the property in a flood zone and if so what needs to be done to the lot in order to build?</b>	30% floodzone North part of the property
<b>Any other restrictions?</b>	<a href="https://www.longviewtexas.gov/2315/Code-of-Ordinances">https://www.longviewtexas.gov/2315/Code-of-Ordinances</a>
<b>Is property in a Floodzone? (if yes add link to FEMA Website)</b>	Zone X - minimum floodzone hazard
<a href="#">Link to FEMA website</a>	See image below
<b>Is property wetland?</b>	Not in wetlands
<a href="#">Link to Wetland website</a>	See image below
<b>County Operator Details who Confirmed the Information:</b>	

**UTILITIES DATA**

QUESTION/S	DATA
<p><b>Is the property located inside or outside city limit?</b></p> <p><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>)</p>	City of Longview
<p><b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)</p>	Available in the area
	Longview Utility Billing Services: <a href="http://longviewtexas.gov/Water">http://longviewtexas.gov/Water</a>
<p><b>If it's in the area</b> (Put the street name where the main water line is located.)</p>	W South St
<p><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.)</p>	No
<p><b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	Available in the area
<p><b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)</p>	City of Longview
<p><b>Please ask the details of the Company Name &amp; the Contact information ....</b>(Call and Confirm if it's the right company)</p>	Longview Utility Billing Services: <a href="http://longviewtexas.gov/Water">http://longviewtexas.gov/Water</a>
<p><b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?</p>	No
<p><b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)</p>	No
<p><b>Does the property currently have electricty connected?</b> (Yes, No or Do Not Know)</p>	Available in the area
<p><b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)</p>	Northeast Texas Electric Co-Op: +19037573282
<p><b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)</p>	Natural gas ATMOS Energy: +18882866700
<p><b>For waste....</b> <b>Will the county or city pick up the trash?</b></p>	Private company

<p>If <b>YES</b>... Get the details of the company name and contact information that service in the area...</p> <p><b>NOTE: If NO</b>, (Ask if it's responsibility of the property owner.)</p>	<p>East Texas Junk Removal Services: +19036461050</p>
<p><b>County Operator who Confirmed the Information:</b></p>	
<p><b>GENERAL DD NOTES FROM LM TEAM:</b></p>	
<p><b>DISCLAIMER</b></p>	
<p>All information provided is based on preliminary research conducted by the Discount 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>	