

Concerning the Property at _____

Stephenville, Tx 76401

Solar Panels	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	owned _____ leased from: _____
Water Heater	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> electric _____ gas _____ other: _____ number of units: _____
Water Softener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	owned _____ leased from: _____
Other Leased Items(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, describe: _____
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____ automatic _____ manual areas covered _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: _____ city ☒ well ☒ MUD _____ co-op _____ unknown _____ other: _____Was the Property built before 1978? _____ yes ☒ no _____ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Asphalt Shingles Age: N/A (approximate)Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? _____ yes ☒ no _____ unknownAre you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? _____ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Item	Y	N
Floors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Foundation / Slab(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Walls	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Missing Trim Piece on Transition between Dining and Living, Hole in ex wall by car port, Trim missing on wall behind fridge

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>

Condition	Y	N
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: DL, SL

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Previous Roof Repairs	<input checked="" type="checkbox"/>
Previous Other Structural Repairs	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input checked="" type="checkbox"/>

Termite or WDI damage needing repair	<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input checked="" type="checkbox"/>

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

- | Y | N | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Present flood insurance coverage. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous flooding due to a natural flood event. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous water penetration into a structure on the Property due to a natural flood. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a reservoir. |

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: DL, SC

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- ☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- ☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): None M. Sole Trinity GCD

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- ☒ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☒ Agricultural ☐ Disabled Veteran
☐ Other: ☐ Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☐ yes ☒ no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain:

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☒ unknown ☐ no ☐ yes. If no or unknown, explain. (Attach additional sheets if necessary):

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

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Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller _____ Date _____ Signature of Seller _____ Date _____

Printed Name: James Lindley JR Printed Name: _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: United Coopphone #: 254-965-3153

Sewer: _____

phone #: _____

Water: Moore's Water Well Servicephone #: 940-325-7293

Cable: _____

phone #: _____

Trash: _____

phone #: _____

Natural Gas: _____

phone #: _____

Phone Company: _____

phone #: _____

Propane: _____

phone #: _____

Internet: Next Link

phone #: _____

Concerning the Property at Stephenville, Tx 76401

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

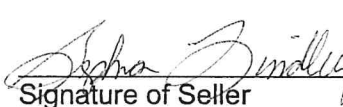
The undersigned Buyer acknowledges receipt of the foregoing notice.


Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: _____		Printed Name: _____	

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.


 Signature of Seller
Sephra Lindley
 Date 2/17/25


 Signature of Seller
James Lindley
 Date 2/17/25

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date



SQUARE FOOTAGE DISCLAIMER

PROPERTY ADDRESS 717 PR 710 Syephenville Tx 76401

ESTIMATED SQUARE FOOTAGE 1680

SOURCE OF ESTIMATE Tax

The undersigned acknowledge receipt of the square footage estimation and its source, and further acknowledge that neither the listing real estate broker or agent nor the agent/broker representing buyer(s) have created or otherwise originated the square footage estimate. All parties who are signatories to this disclaimer are recommended to have a third party verify the square footage of the property in the event a concern about the accuracy or value exists.

This disclaimer is being executed in advance of the negotiation and execution of a contract for the sale and purchase, and will become an exhibit to any contract executed by the parties.

DocuSigned by:

2/14/2025

EA41A0074657449

SELLER Sephra Lindley DATE

BUYER DATE

Signed by:

2/14/2025

A2A9213413724C7

SELLER James Lindley DATE

BUYER DATE

2/14/25

LISTING AGENT Sam Byrd DATE

SELLING AGENT DATE

CLARK REAL ESTATE GROUP



400 W. I-20 Suite 100 • Weatherford Texas 76086 • 817-458-0402 • www.clarkreg.com



**MIDDLE
TRINITY**
GROUNDWATER CONSERVATION DISTRICT

930 N Wolfe Nursery Rd., Stephenville, TX 76401

Phone: (254) 965-6705 | Fax: (254) 965-6745 | www.middletrinitygcd.org


**NOTICE
OF THE REGULATORY AUTHORITY OF
MIDDLE TRINITY
GROUNDWATER CONSERVATION DISTRICT**

You are hereby notified that real property in Bosque, Comanche, Coryell, and Erath Counties falls under the jurisdiction of the Middle Trinity Groundwater Conservation District (MTGCD). The MTGCD is a political subdivision of the State of Texas with responsibility to preserve, conserve and protect the groundwater resources of Bosque, Comanche, Coryell, and Erath Counties. Its statutory authority is defined in Chapter 36 of the Texas Water Code. The MTGCD is governed by a locally elected Board of Directors and funded by ad valorem taxes at a rate of 0.6463 cents per one hundred dollars of property valuation (\$ 0.006463 / \$ 100.00).

All existing water wells are subject to registration with the MTGCD. Additionally, any new well must be registered with the MTGCD prior to drilling. Failure to comply with these requirements may result in civil penalties and, in extreme cases, may involve mandatory well closure as prescribed by MTGCD rules. In the case of change of ownership of real property, the new property owner has 60 days to transfer the well registration documents to their name. Failure to do so may result in a fine. There is no charge to transfer well registration. If a well proves to be unregistered, it must immediately be registered with the District and there is no fee to do so.

MTGCD's rules and management plan are available at www.middletrinitygcd.org. The business office is located at 930 N. Wolfe Nursery Rd., Stephenville, Texas. Questions regarding the transfer of well registration records to new owners may be directed to MTGCD's staff at (254) 965-6705.

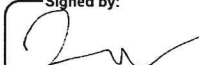
I hereby certify that I have received notice of MTGCD's regulatory authority.

DocuSigned by:

EA41A0074657449...

Signature

2/14/2025

Date

Signed by:

A2A9213413724C7...

2/14/2025



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



✓

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Clark Real Estate Group</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>0590750</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 458-0402</u> Phone
<u>Tim Clark</u> Designated Broker of Firm	<u>0516005</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 578-0609</u> Phone
<u>Tim Clark</u> Licensed Supervisor of Sales Agent/ Associate	<u>0516005</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 578-0609</u> Phone
<u>Sam Byrd</u> Sales Agent/Associate's Name	<u>0717388</u> License No.	<u>ds sam@clarkreg.com</u> Email	<u>254-592-6877</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

2/14/2025

Property Details

Account		
Property ID:	R000044570	Geographic ID: R.3315.00480.00.0
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	717 PR710 OFF CR164	
Map ID:	19-15-1	Mapsco:
Legal Description:	Acres 20.000, S3315 DIAMOND OAKS II, LOT 48;, LABEL PFS820128/9, MAKE CHAMPION HOMES, SERIAL 12336946A/B, MODEL STONEBROOK, MODEL 28X60(TC)SHED, YR 2003, REAL PROPERTY	
Abstract/Subdivision:		
Owner		
Name:	LINDLEY SEPHRA	
Agent:		
Mailing Address:	717 PR710 STEPHENVILLE, TX 76401	
% Ownership:	100.00%	
Exemptions:	H - General Homestead For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$85,970 (+)
Improvement Non-Homesite Value:	\$25,200 (+)
Land Homesite Value:	\$12,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$228,000 (+)
Market Value:	\$351,170 (=)

Agricultural Value Loss: ⓘ	\$225,280 (-)
Appraised Value:	\$351,170 (=)
HS Cap Loss: ⓘ	\$6,142 (-)
CB Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$119,748
Ag Use Value:	\$2,720

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

📌 Property Taxing Jurisdiction

Owner: LINDLEY SEPHRA **%Ownership:** 100.00%

Entity	Description	Market Value	Taxable Value
072	ERATH COUNTY	\$351,170	\$119,748
903	STEPHENVILLE ISD	\$351,170	\$27,920
MTD	MIDDLE TRINITY WATER	\$351,170	\$119,748
RER	ERATH ROAD & BRIDGE	\$351,170	\$116,748

Property Improvement - Building

Type: MA **State Code:** E1 **Living Area:** 1,680.00 sqft **Value:** \$85,965

Type	Description	Year Built	SQFT
MA	MAIN AREA	2003	1,680.00
WD	WOOD DECK	2003	240.00
STG	STRG BUILDING	2003	80.00
DCPM	DETCARPORT-MINUS	2009	400.00
SHED	SHED	2015	270.00
DCPM	DETCARPORT-MINUS	2003	162.00
WD	WOOD DECK	2015	108.00
UTIL1	UTILITIES 1	2003	1.00

Type: SHED **State Code:** D2 **Living Area:** 800.00 sqft **Value:** \$25,200

Type	Description	Year Built	SQFT
SHED	SHED	1989	800.00
SHED	SHED	2015	864.00
SHED	SHED	2015	96.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
DO		19.00	827,640.00	0.00	0.00	\$228,000	\$2,724
DO		1.00	43,560.00	0.00	0.00	\$12,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$111,170	\$240,000	\$2,720	\$351,170	\$6,142	\$119,748
2023	\$59,320	\$268,000	\$0	\$327,320	\$0	\$327,320
2022	\$61,870	\$253,000	\$0	\$314,870	\$0	\$314,870
2021	\$57,980	\$206,000	\$0	\$263,980	\$0	\$263,980
2020	\$60,510	\$206,000	\$0	\$266,510	\$0	\$266,510
2019	\$57,050	\$206,000	\$0	\$263,050	\$0	\$263,050
2018	\$58,410	\$187,000	\$0	\$245,410	\$0	\$245,410
2017	\$58,840	\$168,000	\$0	\$226,840	\$0	\$226,840
2016	\$52,630	\$148,000	\$0	\$200,630	\$0	\$200,630
2015	\$44,960	\$148,000	\$0	\$192,960	\$0	\$192,960
2014	\$46,850	\$148,000	\$0	\$194,850	\$0	\$194,850

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/7/2022	LI		CARSON LAYNE RAY & EUNICE CHRISTOPHERSEN	LINDLEY SEPHRA			2022- 01799
5/15/2013	LI		LONG JEFF & DANA	CARSON LAYNE RAY & EUNICE CHRISTOPHERSEN			2013- 02842
7/1/2004	R		WILSON BRENT D & SANDY	LONG JEFF & DANA	1178	922	
7/23/1996			TATE JOHNNY & KATHY	GUEVARA ANDY & TERESA	864	1065	
7/23/1996			DECKER MARTIN WAYNE	TATE JOHNNY & KATHY	864	1062	
7/23/1996			VLB;	DECKER MARTIN WAYNE	868	988	

1/1/1968		DIAMOND OAKS DEVELOPMENT	VLB;	736	344	
1/1/1968		NO GRANTOR	DIAMOND OAKS DEVELOPMENT	716	375	
12/20/2001	LI	GUEVARA TERESA AKA MUSGRAVE	WILSON BRENT D & SANDY	1059	905	
3/1/1998		GUEVARA ANDY	GUEVARA TERESA			23937

