

Due Dilligence Worksheet



Property Details

Assessor's Parcel Number:	10001-07900-00045-005000	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	PR 52423, LEESBURG, TX, 75451	#, street name, city, state, zip (if applicable)
County, State:	Camp County, TX	County and State property is located in
Subdivision:	N/A	Is the property in a subdivision?
Lot Number:	N/A	What is the lot number (If applicable)
Legal Description:	ABS A079 C T MCKENZIE,2.818 ACRES	Listed on Tax Record
TRS:	N/A	Township, Range & Section (If applicable)
Parcel Size:	2.818 acres	What is the acre size?
Terrain Type:	Slightly Sloped	What is the land like? (desert, plain, wooded, flat, slope, hill, mountain, etc.)
Property Dimensions	1049.48 feet x124.28 feet x 1056.52 feet x 109.23 feet approx.	
Elevation:	124.2 m or 407.5 feet	What is the elevation of the property?
Flood Zone / Wetlands:	Not on a floodzone	Is the property in a flood zone or wetlands? "Part of the property is in a flood zone; see flood map image on the website." or "no" or "all of the property is in a flood zone."
Notes:	None	Anything you think is important to note?

Property Location / Access

Google Map Link:	https://goo.gl/maps/VtfVLyd78LqeDnrX6	Link to property from google maps
GPS Coordinates (Center):	33.014, -95.1305	Coordinates for this property
GPS Coordinates (4 corners):	33.014297, -95.132246 33.014274, -95.128695 33.013744, -95.128711 33.013775, -95.132268	Coordinates from all 4 corners of this property
Access To Property:	Private rd 52423	Is there direct access to property, if so what roads/streets?
Road Type:	Dirt	What are the roads like (dirt, paved, etc.)?
Who Maintains Roads:	County	City, County or not maintained?
Closest Highways:	9435-9903 TX-11 8 min (4.6 miles)	Use google map
Closest Major City:	Pittsburg TX 16 min (12.2 miles)	Use google map to get mileage/locations
Closest Small Town:	Leesburg TX 9 min (5.2 miles)	Use google map to get mileage/locations
Closest Gas Station:	Shell 18 min (12.6 miles)	Use google map to get mileage/locations
Nearby Attractions:	White Lightning Ranch 8 min (5.7 miles) Broach Park 15 min (11.9 miles) Northeast Texas Rural Heritage Museum 16 min (12.2 miles) Historic Downtown Winnsboro TX 16 min (12.4 miles) Witness Park and Prayer Tower 17 min (12.4 miles) Lake Bob Sandlin State Park 19 min (13.0 miles) Pine Mills Ranch 40 min (32.5 miles)	Use google to get mileage/locations (State parks, lakes, river's, beaches, mountains, adventures, museums, theme parks, etc.)
Notes:	None	Anything you think is important to note?

Property Tax Information

Assessed Taxable Value:	\$23,108.00	Per Assesor's Website
Actual Property Value:	\$23,108.00	Per Assesor's Website (if different from assessed)
Back Taxes Owed? If so amount owed:	Yes 2018 \$259.11, 2019 \$274.17, 2020 \$270.09, 2021 \$261.43, 2022 \$372.85	Yes/No & Amount if applicable
Tax Liens? If so amount owed:	N/A	Yes/No & Amount if applicable
Annual Property Taxes:	\$372.85	Yearly amount found from county website
Notes:	Online tax research	Anything you think is important to note?

Zoning & Restrictions

Zoning / Property Use Code:	Residential	What is the property zoned for?
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What can be built on the property?	Any types of homes as long as you build within your property line	Homes, buildings, barns, etc.
Time limit to build?	No time limit	Find out county time lines for building
Is camping allowed?	Yes	Is camping allowed? Yes/No
Camping restrictions if any:	No restrictions as long as you follow the burn ban rule of the entire Texas state	Details on camping if allowed
Are RV's allowed?	Yes	Are RV's allowed? Yes/No
RV restrictions if any:	No restrictions	Details on RV's if allowed
Are mobile homes allowed?	Yes	Are mobile homes allowed? Yes/No
Mobile home restrictions if any:	None	Details on mobile homes if allowed
Is property part of an HOA or POA?	None	Is the land part of an existing association?
HOA or POA dues, if any:	None	What are the dues?
Subdivision CC&R Availability:	N/A	Copy of CC&R's (If available at no charge)
Deed Availability:	N/A	Copy of current deed (If available at no charge)
Deed Information:	Volume 322 Page 349 Number 39790	Reception / Book / Page #'s
Notes:	None	Anything you think is important to note?
Utility Information		
Water?	Bi-County Water Supply Corp (903) 856-5840 or the option to dig a well	What does the property call for - City or Well?
Sewer / Septic?	Septic	What does the property call for - Sewer or Septic?
Electric?	Upshur Rural Electric Co-Op (903) 843-2536	Is there service available in the area? List contact info.
Gas?	None	Is there service available in the area? List contact info.
Waste?	Responsibility of the owner	Is there service available in the area? List contact info.
Notes:	None	Anything you think is important to note?
County Website:		
County Website:		Website Link
Assessor Website:	https://www.co.camp.tx.us/page/camp.County.Assessor.Collector	Website Link
Treasurer Website:	https://www.co.camp.tx.us/page/camp.County.Treasurer	Website Link
Recorder Website:	https://www.co.camp.tx.us/page/camp.County.Clerk	Website Link
GIS Website:	https://campcad.org/interactive-map/	Website Link
Zoning Link:	None	From County Website
Phone number for Planning Dept:	No planning and zoning dept.	Phone number per website (zoning/building/planning)
Phone number for Recorder:	903-856-2731	Phone number per website
Phone number for Treasurer:	903-855-1756	Phone number per website
Phone number for Assessor:	903-856-3391	Phone number per website
Notes:	None	Anything you think is important to note?