



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	33056 (33056)
Ownership?	No
Lot Count:	1
Account # or GEO #:	33056 (33056)
Property Address:	505 W Methvin St, Longview, TX 75601
If No Address or 0 address: Closest Property with Numbered Address	
County:	Gregg
State:	TX
Lot Number:	Lot 40
Legal Description:	Lt 40 Ncb 6 Longview Mc Nutt Acreage
Parcel Size:	0.09
Subdivision:	City/Longview
Approximate Dimensions:	82.18 ft North 49.05 ft West 47.89 ft East 74.37 ft South
GPS Center Coordinates (Approximate):	32.49918, -94.74519
GPS Corner Coordinates (Approximate):	32.499092638000086, -94.74530547502007 32.49922384408121, -94.74532894439396 32.499268521836385, -94.74506474640434 32.499139012372524, -94.74506944060752
Google map link:	https://maps.app.goo.gl/JbuTQTCdjFkhhu7f8
Elevation:	337.2 feet
Market Value:	\$15,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved road of W METHVIN ST - https://drive.google.com/file/d/1BYbycXWUhsHh3EBEUbjKcPzkplPRvbex/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	
Closest major city:	Dallas, TX - 1 hr 55 min (129 miles)
Closest small town:	Greggton, TX - 7 min (3.1 miles)
Nearby attractions:	Longview World of Wonders - 12 min (0.5 mile) Rotary Park - 4 min (1.1 miles) Teague Park - 6 min (2.1 miles) World's Richest Acre - 17 min (11.7 miles) KidsView Playground -7 min (2.4 miles) McWhorter Park - 9 min (4.4 miles)
COUNTY DATA	
QUESTION/S	
Assessor Website	Link
Assessor Contact	903-984-3521
Treasurer Website	Link
Treasurer Contact	903-237-2552
Recorder/Clerk Website	Link
Recorder/Clerk Contact	903-236-8430
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	903-237-1072
County Environmental Health Department Website	Link
County Environmental Health Department Contact	903-237-2620
GIS Website	Link
CAD Website	Link
TAX DATA	
QUESTION/S	63
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	-

How much is the annual property tax? (Current Year if available, if not get the previous year)	\$57.13
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.	No
Is the property part of an HOA (Homeowners Association) or any community? (Yes/No)	No
How much is the annual HOA due?	No
Are there any HOA dues? If yes, how much is the total amount owed?	No
County Operator Details who Confirmed the Information:	Link
ZONING DATA	
QUESTION/S	
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Heavy Commercial (C-2)
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	Commercial
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 is permitted Commercial
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
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Notes on RV's (jot down notes about whatever the county has to say)	RV is not allowed
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the	Mobile home is not allowed

county has to say)	
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are 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)	Max. Building Coverage 2:1 FAR
Are there any building height restrictions? (Yes/ No) How many feet... please take down notes from the county	20ft
What are the setbacks of the lot?	Min. Side Yard Setback 0ft Min. Corner Side Setback 10ft (20ft when covered parking is provided) Min. Rear Yard Setback 10ft
What is the minimum lot size to build on the property?	Min. Floor Area N/A - as per zoning ordinance
Is there any time limit to build?	building permit is good for a year
Is there a County or City Impact fee required to build and if so how much does this cost?	Link
Is the property in a flood zone and if so what needs to be done to the lot to build?	Not in a floodzone area
Any other restrictions?	Water and Wastewater fees - https://www.longviewtexas.gov/2550/Rates-and-Fees
Is the property in a Floodzone? (if yes add a link to FEMA Website)	Zone X - minimum floodzone hazzard
Link to FEMA website	See image
Is property wetland?	Not on wetlands
Link to Wetland website	See image
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside the city limit? Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) IF Outside City: It is considered under County, which	City of Longview

means water can be built through a deep well (You need to confirm it)	
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not yet connected but available in the area
If YES... (Put the company name and the phone number of the provider)	City of Longview - 903-237-1240
If it's in the area (Put the street name where the main water line is located.)	W Marhsal Ave
If NO: (Ask if we do we have to dig a well, or, if is there any utility company that provides water in the area where the property is located.)	No
Does the property currently have a sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Not yet connected but available in the area
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)	City
Please ask for the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	City of Longview - 903-237-1240
If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	No
If the septic system has to be installed, (Ask if we need to percolate the soil?)	No
Does the property currently have electricity connected? (Yes, No, or Do Not Know)	Not yet connected but available in the area
What is the electric company's name? (Confirm Whether there is an electric company service in the area. Select either City, Community, None, etc.)	Northeast Texas Electric Co-Op - +19037573282
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Natural gas ATMOS Energy - +18882866700
For waste.... Will the county or city pick up the trash?	City
If YES... Get the details of the company name and contact information of that service in the area... NOTE: If NO, (Ask if it's the property owner's responsibility.)	City of Longview - 903-237-1250
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM THE OLM TEAM:	

DISCLAIMER

All information provided is based on preliminary research conducted by the Online 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.