



380
ACRES





UNIMPROVED LAND SELLER'S DISCLOSURE

FOR THE PURPOSE OF PROPOSED OFFERS FOR THE UNIMPROVED PROPERTY LOCATED AT:

TBD County Road 187 Breckenridge Tx 76424

(Property Address)

SELLER is is not aware of any flooding of the Property which has had a material adverse effect on the use of the Property.

SELLER is is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.

SELLER is is not aware of any environmental hazards that materially and adversely affect the Property.

SELLER is is not aware of any dumpsite, landfill, or underground tanks or containers now or previously located on the Property.

SELLER is is not aware of any wetlands, as defined by federal or state law or regulating affecting the Property.

SELLER is is not aware of any threatened or endangered species or their habitat affecting the Property.

SELLER is is not aware that the Property is located wholly partly in a floodplain,

SELLER is is not aware that a tree or trees located on the Property has oak wilt.

SELLER has or is aware of the following leases: ground, mineral, oil & gas,

fixture, or tenant. Seller is not a party or aware of any leases associated with the Property.

If SELLER is aware of any of the items above, please explain:

SELLER NAME: Gary Loudder Pendleton

SELLER NAME: _____

DocuSigned by:
Gary Loudder Pendleton 07/24/2024
23DF78C67BBA4A1...
Signature Date

07/24/2024
Signature Date



Property Details

Account

Property ID:	R000018144	Geographic ID: 20858.961.004.00
Type:	Real	Zoning:
Property Use:		Condo:

Location

Situs Address:		
Map ID:	SW2	Mapsc0:
Legal Description:	Acres 120.000, Abst 858, Survey T E & L, SEC 2961	
Abstract/Subdivision:	858	
Neighborhood:	R18144	

Owner

Owner ID:	GMNI20211208104654713
Name:	PENDLETON PAULINE LOUDDER
Agent:	
Mailing Address:	1407 HWY 180 E BRECKENRIDGE, TX 76424
% Ownership:	100.00%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$342,000 (+)
Market Value:	\$342,000 (=)
Agricultural Value Loss: ⓘ	\$334,200 (-)
Appraised Value:	\$342,000 (=)
HS Cap Loss/Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$7,800
Ag Use Value:	\$7,800

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

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: PENDLETON PAULINE LOUDDER **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
HD	HOSP DIST	0.229920	\$342,000	\$7,800	\$17.93	
SBR	BRECKENRIDGE ISD	0.757500	\$342,000	\$7,800	\$59.09	
STC	STEPHENS COUNTY	0.639800	\$342,000	\$7,800	\$49.90	

Total Tax Rate: 1.627220

Estimated Taxes With Exemptions: \$126.91

Estimated Taxes Without Exemptions: \$5,565.10

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
OWNAC		120.00	5,227,200.00	0.00	0.00	\$342,000	\$7,800

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$342,000	\$7,800	\$342,000	\$0	\$7,800
2022	\$0	\$246,000	\$7,800	\$246,000	\$0	\$7,800
2021	\$0	\$246,000	\$7,080	\$246,000	\$0	\$7,080
2020	\$0	\$216,000	\$5,880	\$216,000	\$0	\$5,880
2019	\$0	\$216,000	\$5,400	\$216,000	\$0	\$5,400
2018	\$0	\$216,000	\$5,160	\$216,000	\$0	\$5,160
2017	\$0	\$210,000	\$5,040	\$210,000	\$0	\$5,040
2016	\$0	\$210,000	\$5,040	\$210,000	\$0	\$5,040
2015	\$0	\$210,000	\$5,040	\$210,000	\$0	\$5,040
2014	\$0	\$180,000	\$5,160	\$180,000	\$0	\$5,160
2013	\$0	\$180,000	\$5,940	\$180,000	\$0	\$5,940

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/10/2021			PENDLETON PAULINE LOUDDER	PENDLETON GARY LOUDDER	2206	134	1789
9/10/2021	T		PENDLETON PAULINE	PENDLETON GARY LOUDER	2206	134	1789

 Map

 Property Details

Account

Property ID:	R000018143	Geographic ID: 20858.961.003.00
Type:	Real	Zoning:
Property Use:		Condo:

Location

Situs Address:		
Map ID:	SW2	Mapsc:
Legal Description:	Acres 80.000, Abst 858, Survey T E & L, SEC 2961	
Abstract/Subdivision:	858	
Neighborhood:	R18143	

Owner

Owner ID:	GMNI20140306144018957
Name:	PENDLETON PAULINE
Agent:	
Mailing Address:	1407 HWY 180 E BRECKENRIDGE, TX 76424
% Ownership:	100.00%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$200,000 (+)
Market Value:	\$200,000 (=)
Agricultural Value Loss: ⓘ	\$194,800 (-)
Appraised Value:	\$200,000 (=)
HS Cap Loss/Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$5,200
Ag Use Value:	\$5,200

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Property Taxing Jurisdiction

Owner: PENDLETON PAULINE %**Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
HD	HOSP DIST	0.229920	\$200,000	\$5,200	\$11.96	
SBR	BRECKENRIDGE ISD	0.757500	\$200,000	\$5,200	\$39.39	
STC	STEPHENS COUNTY	0.639800	\$200,000	\$5,200	\$33.27	

Total Tax Rate: 1.627220

Estimated Taxes With Exemptions: \$84.62

Estimated Taxes Without Exemptions: \$3,254.44

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
OWNAC		80.00	3,484,800.00	0.00	0.00	\$200,000	\$5,200

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$200,000	\$5,200	\$200,000	\$0	\$5,200
2022	\$0	\$148,000	\$5,200	\$148,000	\$0	\$5,200
2021	\$0	\$164,000	\$4,720	\$164,000	\$0	\$4,720
2020	\$0	\$144,000	\$3,920	\$144,000	\$0	\$3,920
2019	\$0	\$144,000	\$3,600	\$144,000	\$0	\$3,600
2018	\$0	\$144,000	\$3,440	\$144,000	\$0	\$3,440
2017	\$0	\$140,000	\$3,360	\$140,000	\$0	\$3,360
2016	\$0	\$140,000	\$3,360	\$140,000	\$0	\$3,360
2015	\$0	\$140,000	\$3,360	\$140,000	\$0	\$3,360
2014	\$0	\$120,000	\$3,440	\$120,000	\$0	\$3,440
2013	\$0	\$120,000	\$3,960	\$120,000	\$0	\$3,960

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/10/2021			PENDLETON PAULINE	PENDLETON RANDY RUSSELL	2206	139	1790



Property Details

Account		
Property ID:	R000018152	Geographic ID: 20861.964.003.00
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:		
Map ID:	SW2	Mapsc0:
Legal Description:	Acres 175.000, Abst 861, Survey T E & L, SEC 2964	
Abstract/Subdivision:	861	
Neighborhood:	R18152	
Owner		
Owner ID:	GMNI20211208104654713	
Name:	PENDLETON PAULINE LOUDDER	
Agent:		
Mailing Address:	1407 HWY 180 E BRECKENRIDGE, TX 76424	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$498,750 (+)
Market Value:	\$498,750 (=)
Agricultural Value Loss:	\$487,370 (-)
Appraised Value:	\$498,750 (=)
HS Cap Loss/Circuit Breaker:	\$0 (-)
Assessed Value:	\$11,380
Ag Use Value:	\$11,380

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Property Taxing Jurisdiction

Owner: PENDLETON PAULINE LOUDDER **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
HD	HOSP DIST	0.229920	\$498,750	\$11,380	\$26.16	
SBR	BRECKENRIDGE ISD	0.757500	\$498,750	\$11,380	\$86.20	
STC	STEPHENS COUNTY	0.639800	\$498,750	\$11,380	\$72.81	

Total Tax Rate: 1.627220

Estimated Taxes With Exemptions: \$185.17

Estimated Taxes Without Exemptions: \$8,115.76

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
OWNAC		175.00	7,623,000.00	0.00	0.00	\$498,750	\$11,375

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$498,750	\$11,380	\$498,750	\$0	\$11,380
2022	\$0	\$323,750	\$11,380	\$323,750	\$0	\$11,380
2021	\$0	\$358,750	\$10,330	\$358,750	\$0	\$10,330
2020	\$0	\$315,000	\$8,580	\$315,000	\$0	\$8,580
2019	\$0	\$315,000	\$7,880	\$315,000	\$0	\$7,880
2018	\$0	\$315,000	\$7,530	\$315,000	\$0	\$7,530
2017	\$0	\$306,250	\$7,350	\$306,250	\$0	\$7,350
2016	\$0	\$306,250	\$7,350	\$306,250	\$0	\$7,350
2015	\$0	\$306,250	\$7,350	\$306,250	\$0	\$7,350
2014	\$0	\$262,500	\$7,530	\$262,500	\$0	\$7,530
2013	\$0	\$262,500	\$8,660	\$262,500	\$0	\$8,660

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/10/2021			PENDLETON PAULINE LOUDDER	PENDLETON GARY LOUDDER	2206	134	1789