



SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT 298 Townson
Dublin, Tx 75841 76440

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (approximate date) or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring		X	
Carbon Monoxide Det.			
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal		X	
Emergency Escape Ladder(s)		X	
Exhaust Fans		X	
Fences	X		
Fire Detection Equip.			X
French Drain			
Gas Fixtures		X	
Liquid Propane Gas:		X	
-LP Community (Captive)		X	
-LP on Property		X	

Item	Y	N	U
Natural Gas Lines		X	
Fuel Gas Piping:		X	
-Black Iron Pipe		X	
-Copper			X
-Corrugated Stainless Steel Tubing			X
Hot Tub		X	
Intercom System		X	
Microwave	X		
Outdoor Grill		X	
Patio/Decking			
Plumbing System			
Pool		X	
Pool Equipment		X	
Pool Maint. Accessories		X	
Pool Heater		X	

Item	Y	N	U
Pump: sump grinder		X	
Rain Gutters		X	
Range/Stove	X		
Roof/Attic Vents	✓		
Sauna		X	
Smoke Detector			
Smoke Detector - Hearing Impaired			
Spa		X	
Trash Compactor		X	
TV Antenna		X	
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System			

Item	Y	N	U	Additional Information
Central A/C	X			X electric gas number of units: 2
Evaporative Coolers				number of units:
Wall/Window AC Units		X		number of units:
Attic Fan(s)	X			if yes, describe: 2
Central Heat	X			X electric gas number of units: 2
Other Heat	X			if yes, describe: Evaporative
Oven				number of ovens: 1 X electric gas other:
Fireplace & Chimney	X			X wood gas logs mock other:
Carport	X			attached X not attached
Garage				attached not attached
Garage Door Openers				number of units: number of remotes:
Satellite Dish & Controls		X		owned leased from:
Security System		X		owned leased from:

(TXR-1406) 07-10-23

Initiated by: Buyer: _____ and Seller: HS TS

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298 Townson
Dublin, Tx 76401

Concerning the Property at _____

Solar Panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> owned	leased from: _____
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric	gas other: _____ number of units: <u>2</u>
Water Softener	<input type="checkbox"/>	<input type="checkbox"/>	owned	leased from: _____
Other Leased Items(s)	<input type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____	
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	automatic manual areas covered _____	
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input 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: _____ Age: _____ (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ___ yes ___ no unknown

Are 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

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

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

(TXR-1406) 07-10-23

Initiated by: Buyer: _____ and Seller: TS

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Dublin, Tx 76401

Concerning the Property at _____

Previous Roof Repairs		
Previous Other Structural Repairs		X
Previous Use of Premises for Manufacture of Methamphetamine		X

Termite or WDI damage needing repair		Y
Single Blockable Main Drain in Pool/Hot Tub/Spa*		Y

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

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

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Initialed by: Buyer: _____, _____ and Seller: JB, TS

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Concerning the Property at _____

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? yes no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes no If yes, explain (attach additional sheets as necessary): _____

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____ Phone: _____

Fees or assessments are: \$ _____ per _____ and are: mandatory voluntary

Any unpaid fees or assessment for the Property? yes (\$ _____) no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? yes no If yes, describe: _____

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

Any condition on the Property which materially affects the health or safety of an individual.

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

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Initialed by: Buyer: _____, _____ and Seller: JS

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Concerning the Property at _____

- 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): _____

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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Concerning the Property at _____

(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: _____	

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller:  . TS

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INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 298 Townson Dublin, Tx 75844

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: [X] Septic Tank [] Aerobic Treatment [] Unknown
(2) Type of Distribution System: [] Unknown
(3) Approximate Location of Drain Field or Distribution System: [] Unknown
(4) Installer: [] Unknown
(5) Approximate Age: [] Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? [] Yes [X] No
(2) Approximate date any tanks were last pumped?
(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? [] Yes [X] No
(4) Does Seller have manufacturer or warranty information available for review? [] Yes [X] No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
(2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
(3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.



Information About Brokerage Services

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>sam@clarkreg.com</u> Email	<u>2545926877</u> Phone
	<u>TS</u> Buyer/Tenant/Seller/Landlord Initials	<u>07/15/2024</u> Date	



SQUARE FOOTAGE DISCLAIMER

PROPERTY ADDRESS 298 Townson Dublin Tx 76446

ESTIMATED SQUARE FOOTAGE _____

SOURCE OF ESTIMATE _____

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.

Signed by: Jonathan Seabourn 8/2/2024
SELLER Jonathan Seabourn DATE

BUYER _____ DATE

DocuSigned by: Taylor Swain 8/2/2024
SELLER Taylor Swain DATE

BUYER _____ DATE

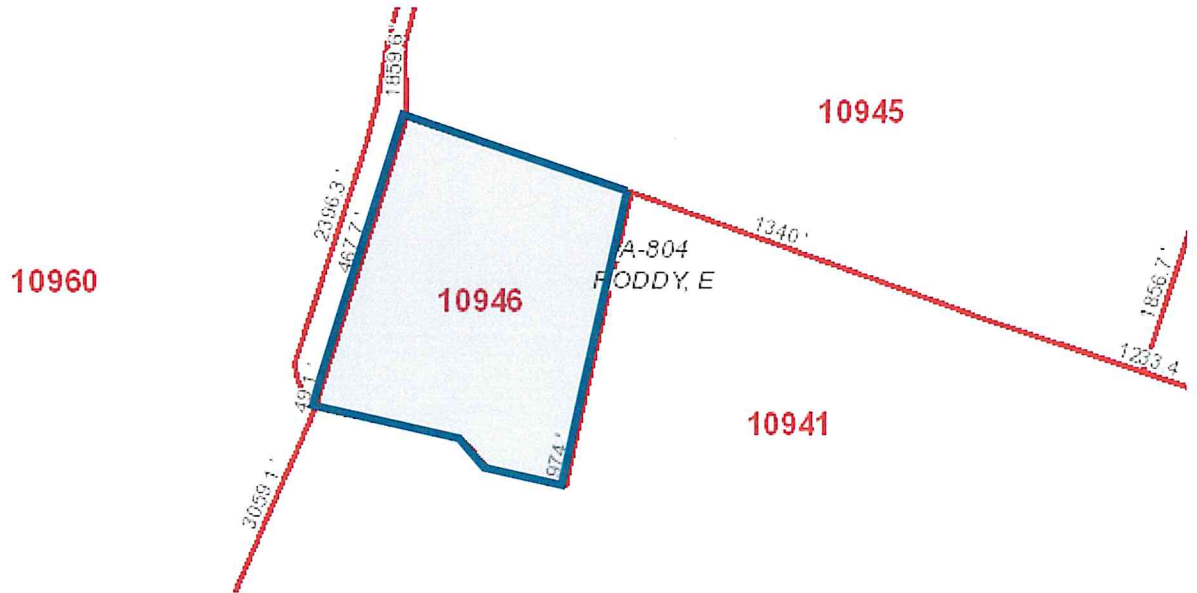
Sam Byrd 8/2/2024
LISTING AGENT Sam Byrd DATE

SELLING AGENT _____ DATE

CLARK REAL ESTATE GROUP



Map



Property Details

Account

Property ID:	10946	Geographic ID:	SGU-01-025
Type:	Real	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	298 TOWNSON DUBLIN, TX 76446		
Map ID:	14-05	Mapsc0:	
Legal Description:	A00804 RODDY, EPHRAIM, ACRES 5.0		
Abstract/Subdivision:	A00804 - RODDY, EPHRAIM		
Neighborhood:	SDU-AG		

Owner

Owner ID:	62248
Name:	SEABOURN, JONATHAN & TAYLOR SWAIN
Agent:	
Mailing Address:	298 TOWNSON DUBLIN, TX 76446
% Ownership:	100.00%

Exemptions: HS - HOMESTEAD
 For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$214,290 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$8,540 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$34,160 (+)
Market Value:	\$256,990 (=)
Agricultural Value Loss:	\$33,730 (-)
Appraised Value:	\$223,260 (=)
HS Cap Loss/Circuit Breaker:	\$0 (-)
Assessed Value:	\$223,260
Ag Use Value:	\$430

VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

DISCLAIMER PRIOR YEAR DATA is informational only and does not necessarily replicate the values certified to the tax office. The Comanche CAD makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of this information and expressly disclaims liability for any errors and omissions. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: SEABOURN, JONATHAN & TAYLOR SWAIN **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Comanche Central Appraisal District	0.000000	\$256,990	\$223,260	\$0.00	
FMB	County Road & Bridge	0.152872	\$256,990	\$220,260	\$336.72	
GCM	Comanche County	0.361826	\$256,990	\$223,260	\$807.81	
HCC	Hospital Comanche County	0.208397	\$256,990	\$223,260	\$465.27	
SDU	Dublin ISD	0.873200	\$256,990	\$123,260	\$1,076.31	
WTD	Trinity Water	0.006463	\$256,990	\$223,260	\$14.43	

Total Tax Rate: 1.602758

Estimated Taxes With Current Exemptions: \$2,700.54

Estimated Taxes At Market Value: \$4,118.94

Property Improvement - Building

Type: RESIDENTIAL **State Code:** E1 **Living Area:** 1,989.00 sqft **Value:** \$209,940

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	RSF08	WS	1993	1,877.00
LA	LIVING AREA	RSF08		1993	112.00
CP	COVERED PORCH	RSF08		1993	126.00
CP	COVERED PORCH	RSF08		1993	159.00
CPT	CARPORT	RSF08		1993	600.00

Description: SITEIMP **Type:** RESIDENTIAL **State Code:** E1 **Living Area:** 0.00 sqft **Value:** \$4,350

Type	Description	Class CD	Year Built	SQFT
SITEIMP	SITE IMPROVEMENT	SITEIMP	0	1.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
HS	HOUSE SITE	1.00	43,560.00	0.00	0.00	\$8,540	\$0
NP	NATIVE PASTURE	4.00	174,240.00	0.00	0.00	\$34,160	\$430

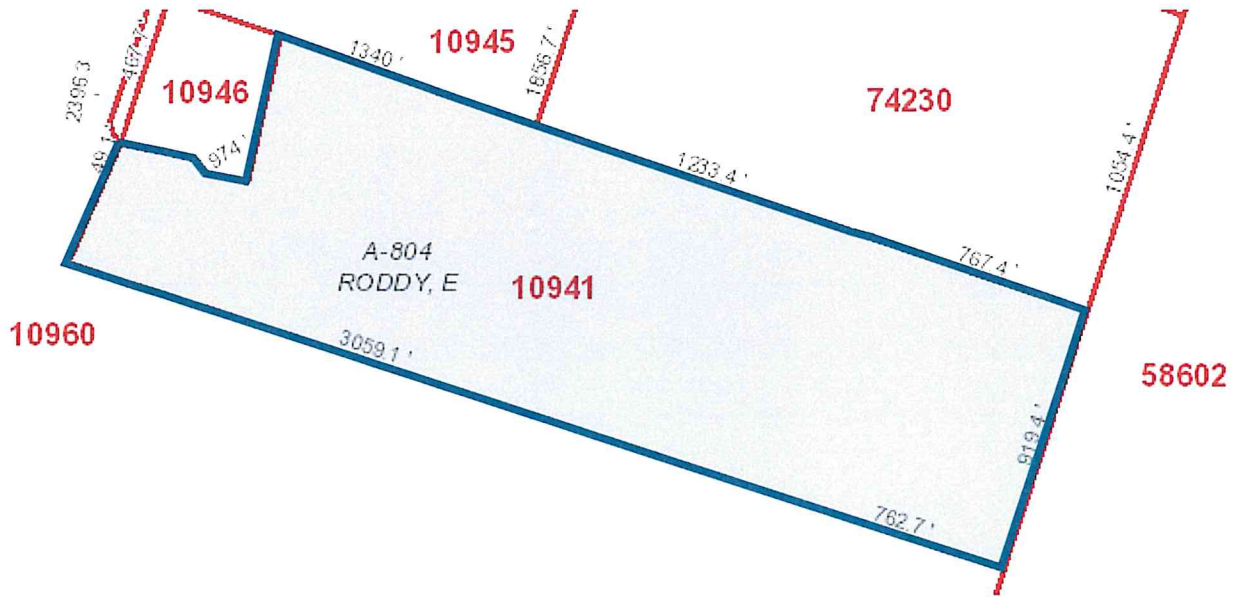
Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$214,290	\$42,700	\$430	\$223,260	\$0	\$223,260
2023	\$140,835	\$187,200	\$3,340	\$147,100	\$0	\$147,100
2022	\$215,060	\$250,880	\$7,370	\$226,350	\$19,866	\$206,484
2021	\$151,110	\$207,710	\$7,430	\$161,630	\$0	\$161,630
2020	\$145,870	\$185,980	\$7,250	\$158,590	\$0	\$158,590
2019	\$140,360	\$175,560	\$7,180	\$152,750	\$0	\$152,750
2018	\$140,360	\$168,710	\$6,930	\$152,200	\$5,218	\$146,982
2017	\$107,960	\$161,530	\$6,550	\$118,540	\$0	\$118,540
2016	\$99,760	\$198,440	\$6,550	\$109,610	\$0	\$109,610
2015	\$94,020	\$188,850	\$6,740	\$103,760	\$0	\$103,760
2014	\$91,880	\$188,850	\$6,740	\$101,620	\$0	\$101,620

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/23/2023	WD	WARRANTY DEED	SPAULDING, DAVID	SEABOURN, JONATHAN & TAYLOR SWAIN	1124	62	
2/16/2022	LT	LETTERS OF TESTAMENTARY	SPAULDING, DAVID D & SONIA O ESTATE	SPAULDING, DAVID			PR22-7719
12/5/2014	WD	WARRANTY DEED	POLLOCK, JOHNNY W & TORI L	SPAULDING, DAVID D & SONIA O ESTATE	986	484	
1/27/2006	WD	WARRANTY DEED	REA, HERLEY S & BEATRICE	POLLOCK, JOHNNY W & TORI L	870	046	
9/14/2001	WD	WARRANTY DEED	TOWNSEND, RAY L	REA, HERLEY S & BEATRICE	807	243	0

Map



Property Details

Account

Property ID:	10941	Geographic ID:	SGU-01-026
Type:	Real	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	298 TOWNSON DUBLIN, TX 76446		
Map ID:	14-05	Mapsc0:	
Legal Description:	A00804 RODDY, EPHRAIM, ACRES 69.358		
Abstract/Subdivision:	A00804 - RODDY, EPHRAIM		
Neighborhood:	SDU-AG		

Owner

Owner ID:	62248		
Name:	SEABOURN, JONATHAN & TAYLOR SWAIN		
Agent:			
Mailing Address:	298 TOWNSON DUBLIN, TX 76446		
% Ownership:	100.00%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$67,360 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$405,740 (+)
Market Value:	\$473,100 (=)
Agricultural Value Loss:	\$398,320 (-)
Appraised Value:	\$74,780 (=)
HS Cap Loss/Circuit Breaker:	\$0 (-)
Assessed Value:	\$74,780
Ag Use Value:	\$7,420

VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

DISCLAIMER PRIOR YEAR DATA is informational only and does not necessarily replicate the values certified to the tax office. The Comanche CAD makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of this information and expressly disclaims liability for any errors and omissions. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: SEABOURN, JONATHAN & TAYLOR SWAIN **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Comanche Central Appraisal District	0.000000	\$473,100	\$74,780	\$0.00	
FMB	County Road & Bridge	0.152872	\$473,100	\$74,780	\$114.32	
GCM	Comanche County	0.361826	\$473,100	\$74,780	\$270.57	
HCC	Hospital Comanche County	0.208397	\$473,100	\$74,780	\$155.84	
SDU	Dublin ISD	0.873200	\$473,100	\$74,780	\$652.98	
WTD	Trinity Water	0.006463	\$473,100	\$74,780	\$4.83	

Total Tax Rate: 1.602758

Estimated Taxes With Current Exemptions: \$1,198.54

Estimated Taxes At Market Value: \$7,582.66

Property Improvement - Building

Description: STORAGE **Type:** MISCELLANEOUS **State Code:** D2 **Living Area:** 0.00 sqft **Value:** \$1,870

Type	Description	Class CD	Year Built	SQFT
STG	STORAGE	STGC	2020	160.00

Description: BARN **Type:** MISCELLANEOUS **State Code:** D2 **Living Area:** 0.00 sqft **Value:** \$61,810

Type	Description	Class CD	Year Built	SQFT
BRN	BARN	BRNSM	2016	2,400.00
SHD	SHED	SHDA	2016	1,200.00
SHD	SHED	SHDA	2016	1,200.00

Description: SHED **Type:** MISCELLANEOUS **State Code:** D2 **Living Area:** 0.00 sqft **Value:** \$980

Type	Description	Class CD	Year Built	SQFT
SHD	SHED	SHDA	2007	280.00

Description: STORAGE **Type:** MISCELLANEOUS **State Code:** D2 **Living Area:** 0.00 sqft **Value:** \$2,700

Type	Description	Class CD	Year Built	SQFT
STG	STORAGE	STGG	1992	336.00

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP	NATIVE PASTURE	69.36	3,021,234.48	0.00	0.00	\$405,740	\$7,420

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$67,360	\$405,740	\$7,420	\$74,780	\$0	\$74,780
2023	\$0	\$60,010	\$1,090	\$1,090	\$0	\$1,090
2022	\$0	\$40,210	\$1,200	\$1,200	\$0	\$1,200
2021	\$0	\$33,320	\$1,210	\$1,210	\$0	\$1,210
2020	\$0	\$29,390	\$1,180	\$1,180	\$0	\$1,180
2019	\$0	\$27,740	\$1,170	\$1,170	\$0	\$1,170
2018	\$0	\$26,670	\$1,130	\$1,130	\$0	\$1,130
2017	\$0	\$25,650	\$1,070	\$1,070	\$0	\$1,070
2016	\$0	\$31,770	\$1,070	\$1,070	\$0	\$1,070
2015	\$0	\$30,260	\$1,100	\$1,100	\$0	\$1,100
2014	\$0	\$29,500	\$1,070	\$1,070	\$0	\$1,070

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/23/2023	WD	WARRANTY DEED	SPAULDING, DAVID	SEABOURN, JONATHAN & TAYLOR SWAIN	1124	62	
2/16/2022	LT	LETTERS OF TESTAMENTARY	SPAULDING, DAVID D & SONIA O ESTATE	SPAULDING, DAVID			PR22-7719
12/5/2014	WD	WARRANTY DEED	POLLOCK, JOHNNY W & TORI L	SPAULDING, DAVID D & SONIA O ESTATE	986	484	
6/1/2010	WD	WARRANTY DEED	VERA, GEORGE	POLLOCK, JOHNNY W & TORI L	926	441	

3/2/2010	SD	SHERIFFS DEED	COUNTY OF COMANCHE, TRUSTEE	VERA, GEORGE	924	290
6/2/2009	SD	SHERIFFS DEED	TACKETT, M E MRS ESTATE	COUNTY OF COMANCHE, TRUSTEE	915	302