



SQUARE FOOTAGE DISCLAIMER

PROPERTY ADDRESS 170 E South Loop Stephenville Tx 76401

ESTIMATED SQUARE FOOTAGE 7843

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.

Jerry Parham 02/19/2024
SELLER Jerry D Parham DATE

BUYER DATE

SELLER 02/19/2024
DATE

BUYER DATE

Sam Byrd 02/19/2024
LISTING AGENT Sam Byrd DATE

SELLING AGENT DATE

CLARK REAL ESTATE GROUP





UNIMPROVED LAND SELLER'S DISCLOSURE

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

170 E South Loop Stephenville Tx 76401

(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:

Property has been used as a repair shop and wrecker service so there may be potential of oil, coolant, hydraulic oil from vehicles on ground.

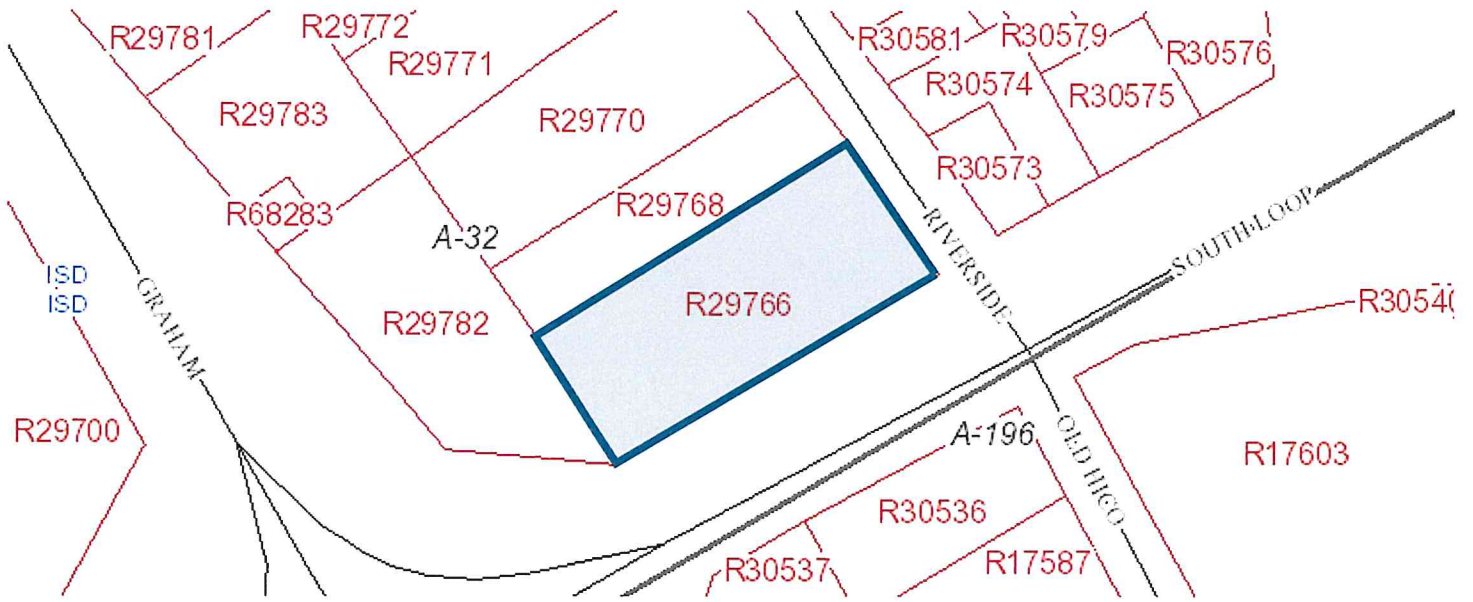
SELLER NAME: Jerry D Parham

SELLER NAME: _____

Jerry Parham 02/19/2024
Signature Date

Signature Date

Map



Property Details

Account		
Property ID:	R000029766	Geographic ID: R.2600.05960.00.0
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	170 E SOUTH LOOP	
Map ID:	18-15-1	Mapsc0:
Legal Description:	Acres 0.931, S2600 CITY ADDITION,BLOCK 74, LOT 4 & 5	
Abstract/Subdivision:		
Owner		
Name:	PARHAM W C ESTATE	
Agent:		
Mailing Address:	204 SOUTH ST STEPHENVILLE, TX 76401-0000	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$210,530 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$192,660 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$403,190 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$403,190 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$403,190
Ag Use Value:	\$0

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: PARHAM W C ESTATE **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
072	ERATH COUNTY	\$403,190	\$403,190
102	CITY OF STEPHENVILLE	\$403,190	\$403,190
903	STEPHENVILLE ISD	\$403,190	\$403,190
MTD	MIDDLE TRINITY WATER	\$403,190	\$403,190
RER	ERATH ROAD & BRIDGE	\$403,190	\$403,190

Property Improvement - Building

Type: AUTO **State Code:** F1 **Living Area:** 7,038.00sqft **Value:** \$210,526

Type	Description	Year Built	SQFT
AUTO	AUTO SALES & SERVICE	1988	7,038.00
OFF	OFFICE	1988	805.00
SHED	SHED	2011	160.00
AP	ASPHALT PAVING	1988	0.00
CP	PATIO COVERED	1988	216.00
P	COVERPORCH	2011	184.00
SHED	SHED	2012	117.00

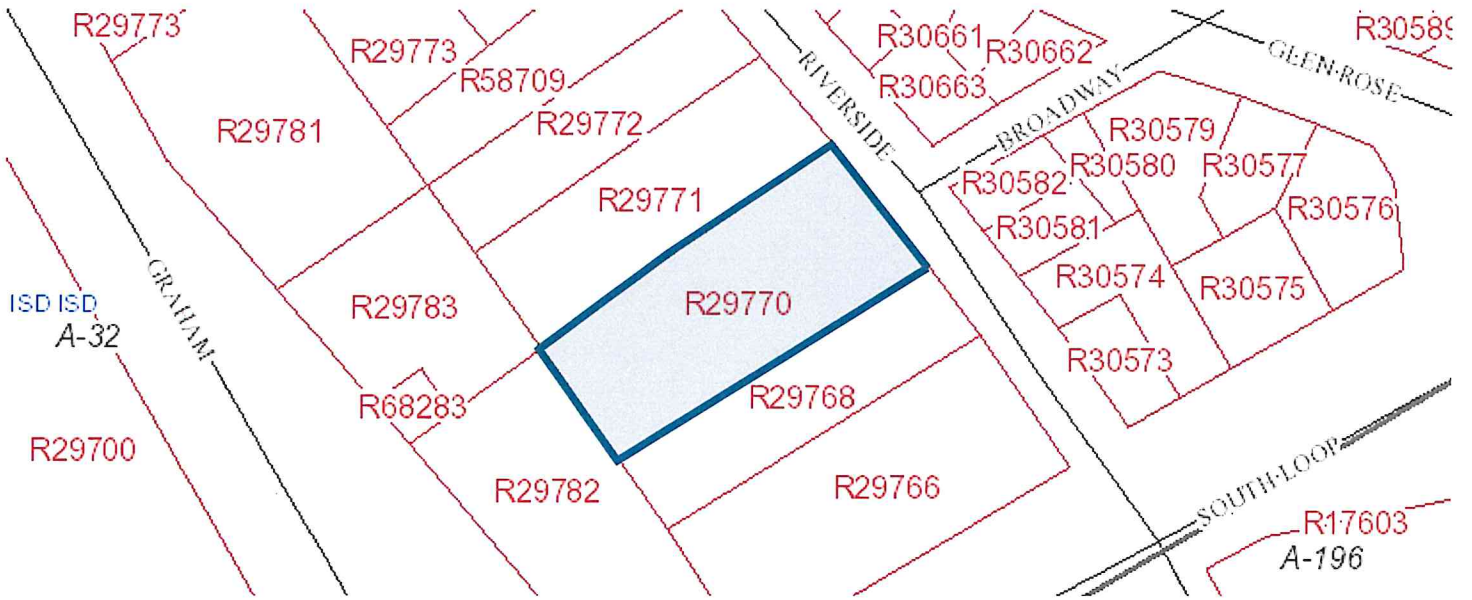
Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C500		0.9310	40,560.00	130.00	312.00	\$192,660	\$0

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	\$210,530	\$192,660	\$0	\$403,190	\$0	\$403,190
2022	\$204,530	\$192,660	\$0	\$397,190	\$0	\$397,190
2021	\$89,500	\$120,670	\$0	\$210,170	\$0	\$210,170
2020	\$89,500	\$120,670	\$0	\$210,170	\$0	\$210,170
2019	\$89,070	\$120,670	\$0	\$209,740	\$0	\$209,740
2018	\$87,570	\$120,670	\$0	\$208,240	\$0	\$208,240
2017	\$87,300	\$120,670	\$0	\$207,970	\$0	\$207,970
2016	\$89,270	\$93,290	\$0	\$182,560	\$0	\$182,560
2015	\$89,270	\$93,290	\$0	\$182,560	\$0	\$182,560
2014	\$89,270	\$93,290	\$0	\$182,560	\$0	\$182,560
2013	\$89,270	\$93,290	\$0	\$182,560	\$0	\$182,560

Map



Property Details

Account		
Property ID:	R000029770	Geographic ID: R.2600.06000.00.0
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	900 RIVERSIDE	
Map ID:	18-15-1	Mapsc0:
Legal Description:	Acres 0.914, S2600 CITY ADDITION;;BLOCK 74;;LOTS 7A & 7B	
Abstract/Subdivision:	/	
Owner		
Name:	PARHAM W C ESTATE	
Agent:		
Mailing Address:	204 SOUTH ST STEPHENVILLE, TX 76401-0000	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$1,600 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$20,880 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$22,480 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$22,480 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$22,480
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

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Property Taxing Jurisdiction

Owner: PARHAM W C ESTATE **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
072	ERATH COUNTY	\$22,480	\$22,480
102	CITY OF STEPHENVILLE	\$22,480	\$22,480
903	STEPHENVILLE ISD	\$22,480	\$22,480
MTD	MIDDLE TRINITY WATER	\$22,480	\$22,480
RER	ERATH ROAD & BRIDGE	\$22,480	\$22,480

Property Improvement - Building

Type: STC20 **State Code:** F1 **Living Area:** 160.00sqft **Value:** \$1,600

Type	Description	Year Built	SQFT
STC20	STORAGE CONTAINER 20 FT	2019	160.00
STC20	STORAGE CONTAINER 20 FT	2019	160.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C5		0.7680	33,463.00	109.00	307.00	\$16,732	\$0
C65		0.1460	6,375.00	45.00	150.00	\$4,144	\$0

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	\$1,600	\$20,880	\$0	\$22,480	\$0	\$22,480
2022	\$1,600	\$20,880	\$0	\$22,480	\$0	\$22,480
2021	\$1,600	\$20,880	\$0	\$22,480	\$0	\$22,480
2020	\$1,600	\$20,880	\$0	\$22,480	\$0	\$22,480
2019	\$0	\$20,880	\$0	\$20,880	\$0	\$20,880
2018	\$0	\$20,880	\$0	\$20,880	\$0	\$20,880
2017	\$0	\$20,880	\$0	\$20,880	\$0	\$20,880
2016	\$0	\$20,880	\$0	\$20,880	\$0	\$20,880
2015	\$0	\$20,880	\$0	\$20,880	\$0	\$20,880
2014	\$0	\$20,880	\$0	\$20,880	\$0	\$20,880
2013	\$0	\$20,880	\$0	\$20,880	\$0	\$20,880