



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 148 CR116 Llano  
(Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller  is  is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? Sept. 2023

1. The Property has the items checked below (Write Yes (Y), No (N), or Unknown (U)):

- Range  Oven  Microwave
- Dishwasher  Trash Compactor  Disposal
- Washer/Dryer Hookups  Window Screens  Rain Gutters
- Security System  Fire Detection Equipment  Intercom System
- Smoke Detector
- Smoke Detector-Hearing Impaired
- Carbon Monoxide Alarm
- Emergency Escape Ladder(s)
- Cable TV Wiring  Satellite Dish
- TV Antenna  Exhaust Fan(s)
- Ceiling Fan(s)  Attic Fan(s) Ridge vents  Wall/Window Air Conditioning
- Central A/C  Central Heating  Public Sewer System
- Plumbing System  Septic System  Fences
- Patio/Decking  Outdoor Grill  Spa  Hot Tub
- Pool  Sauna  Automatic Lawn Sprinkler System
- Pool Equipment  Pool Heater  Fireplace(s) & Chimney (Mock)
- Fireplace(s) & Chimney (Wood burning)
- Natural Gas Lines  Gas Fixtures
- Liquid Propane Gas:  LP Commonly (Captive)  LP on Property
- Fuel Gas Piping:  Black Iron Pipe  Corrugated Stainless Steel Tubing  Copper
- Garage:  Attached  Not Attached  Carport
- Garage Door Opener(s):  Electronic  Control(s)
- Water Heater:  Gas  Electric
- Water Supply:  City  Well  MUD  Co-op  put on 2022

Roof Type: 25 yr / 3 tab shingle Age: 2.5 yrs old (approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair?  Yes  No  Unknown. If yes, then describe. (Attach additional sheets if necessary):

all working - except we use city water & well is turned off for now.

TREC No. 65-0

Seller's Disclosure Notice Concerning the Property at Llano, Page 2  
(Street Address and City)

- 2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 786, Health and Safety Code?  Yes  No  Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary):

I have working smoke detectors in home but I am not aware of chapter 786 code requirements other than what is written below.

Chapter 786 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

- 3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Interior Walls          | <input checked="" type="checkbox"/> Ceilings           | <input checked="" type="checkbox"/> Floors  |
| <input checked="" type="checkbox"/> Exterior Walls          | <input checked="" type="checkbox"/> Doors              | <input checked="" type="checkbox"/> Windows   |
| <input checked="" type="checkbox"/> Roof                    | <input checked="" type="checkbox"/> Foundation/Slab(s) | <input checked="" type="checkbox"/> Sidewalks   |
| <input checked="" type="checkbox"/> Walls/Fences            | <input checked="" type="checkbox"/> Driveways          | <input checked="" type="checkbox"/> Intercom System <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> Plumbing/Sewers/Septics | <input checked="" type="checkbox"/> Electrical Systems | <input checked="" type="checkbox"/> Lighting Fixtures                                   |
- Other Structural Components (Describe): \_\_\_\_\_

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

- 4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Active Termites (includes wood destroying insects)             | <input checked="" type="checkbox"/> Previous Structural or Roof Repair <u>new roof 2022</u>     |
| <input checked="" type="checkbox"/> Termite or Wood Rot Damage Needing Repair                      | <input checked="" type="checkbox"/> Hazardous or Toxic Waste                                    |
| <input checked="" type="checkbox"/> Previous Termite Damage  | <input checked="" type="checkbox"/> Asbestos Components   |
| <input checked="" type="checkbox"/> Previous Termite Treatment <u>~ 10 yr treatment Cautionary</u> | <input checked="" type="checkbox"/> Urea-formaldehyde Insulation                                |
| <input checked="" type="checkbox"/> Improper Drainage  | <input checked="" type="checkbox"/> Radon Gas   |
| <input checked="" type="checkbox"/> Water Damage Not Due to a Flood Event                          | <input checked="" type="checkbox"/> Lead Based Paint  |
| <input checked="" type="checkbox"/> Landfill, Settling, Soil Movement, Fault Lines                 | <input checked="" type="checkbox"/> Aluminum Wiring   |
| <input checked="" type="checkbox"/> Single Blockable Main Drain in Pool/Hot Tub/Spa*               | <input checked="" type="checkbox"/> Previous Fires  |
|  | <input checked="" type="checkbox"/> Unplatted Easements   |
|  | <input checked="" type="checkbox"/> Subsurface Structure or Pits                                |
|  | <input checked="" type="checkbox"/> Previous Use of Premises for Manufacture of Methamphetamine |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

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6. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair?  Yes (if you are aware)  No (if you are not aware). If yes, explain. (attach additional sheets if necessary); \_\_\_\_\_

6. Are you (Seller) aware of any of the following conditions? \* Write Yes (Y) if you are aware, write No (N) if you are not aware.

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 water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

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 if necessary): \_\_\_\_\_

\*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.

"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 of 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.

7. 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).

8. 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); \_\_\_\_\_

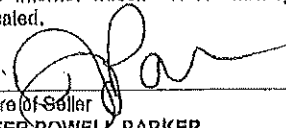
Seller's Disclosure Notice Concerning the Property at Llano, Page 4  
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9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
- Homeowners' Association or maintenance fees or assessments.
- Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits directly or indirectly affecting the Property.
- Any condition on the Property which materially affects the physical health or safety of an individual.
- 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.
- Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

- 10. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- 11. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.


2-8-24  
 Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_  
 JENNIFER ROWELL PARKER

Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Signature of Purchaser \_\_\_\_\_ Date \_\_\_\_\_



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12108, Austin, TX 78711-2108, 612-036-3000 (<http://www.trec.texas.gov>) TREC NO. 65-0. This form replaces OP-11.

Texas State Board of Plumbing Examiners ~ PO box 4200-929 E 41st St-Austin TX 78765-2PH#1-800-645-6584

**Rhea & Sons Enterprises Inc**

dba

**Rhea Plumbing**

333 CR 116

Llano, TX 78643

PH# 325-247-2114 Fax# 325-247-4882

Email: Rheaoplumbing.TX@gmail.com

M-Lic # 37355

RMP-Daniel Rhea

11/3/2023

Jennifer Parker

11040 Christchurch Way #203

Knoxville, TN 37932

Re:

Jennifer Parker

148 CR 116

Llano, TX 78643

Results for the backflow device testing we recently performed for you are attached.  
We have submitted these results to the City of Llano via VÉPO  
Please retain this copy for your records

If you have any questions feel free to give me a call.

Thank you,

Debby Rhea

## City of Llano - Backflow Prevention Assembly Test and Maintenance Report

The following form must be completed for each assembly tested for recordkeeping \*purposes:

City of Llano  
301 W Main St  
Llano, Texas 78643

PWS ID: 1500001  
Contact Name: Josh Becker  
Phone Number: 325-247-4405

Company Information			
Company Name:	Rhea Plumbing	Phone Number:	3252472114
Tester Name:	R. Justin Leeds	Email Address:	jleeds1984@gmail.com
Address:	333 CR 116 Llano, Texas 78643	License Number:	BP0022236
		License Expiration:	6/6/2026

Property Information		Company Information	
Property Type:	Residential	Company Name:	Jennifer Parker
Business Name:	Jennifer Parker	Contact Name:	Jennifer Parker
Property Address:	148 County Rd 116 Llano, TX 78643	Mailing Address:	11040 Christchurch Way Knoxville, TN 37932
		Phone Number:	407-363-4613
		Email Address:	

### Backflow Prevention Assembly

The backflow prevention assembly detailed below has been tested and maintained as required by commission regulations and is certified to be operating within acceptable parameters.

Backflow Method: Reduced Pressure Principle  
 Main Assembly Manufacturer: Watts      Model: LF009M2QT      Size: 1      Serial Number: 40046  
 Location: 25 feet in front of meter  
 Hazard Type \*\*\*\*: Irrigation - Non Chemical

### Test Results and Installation

Test Result: Passed  
 Reason for Test: Existing Installation  
 Is the assembly installed in accordance with manufacturers recommendations and/or local codes? Yes  
 Is the assembly installed on a non-potable water supply (auxiliary)? No  
 Differential pressure gauge used: Bac-Flo Unlimited BAC-FLO-5 (potable)      Serial Number: 03232315      Date Tested for Accuracy: 4/26/2023

	Reduced Pressure Principle		
	Reduced Pressure Principle	Reduced Pressure Principle	Reduced Pressure Principle
Initial Test	Held at 8.6 PSID <input checked="" type="checkbox"/> Closed Tight <input type="checkbox"/> Leaked	Held at 0 PSID <input checked="" type="checkbox"/> Closed Tight <input type="checkbox"/> Leaked	Opened at 2.2 PSID <input type="checkbox"/> Did not open
2nd Check			
Final Test	Held at 0 PSID <input type="checkbox"/> Closed Tight	Held at 0 PSID <input type="checkbox"/> Closed Tight	Opened at 0 PSID

### Remarks

The above is certified to be true at the time of testing.  
 \* TEST RECORDS MUST BE KEPT FOR AT LEAST THREE YEARS (30 TAC 290.40(B))  
 \*\* USE ONLY MANUFACTURER'S REPLACEMENT PARTS  
 \*\*\* 2nd Check: Numerical reading required for double check valve only.  
 \*\*\*\* Indicates additional information not present on the standard TCEQ report

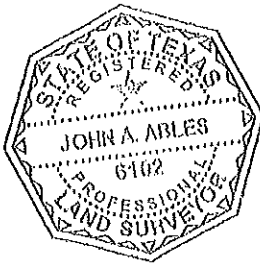
# LLANO SURVEYING & MAPPING, L.L.C.

FRED L. THOMPSON & ASSOC.  
111 W. Main St.  
P.O. Box 74  
Llano, TX 78643  
(325) 247-4510  
llanosurvey.com  
TIRM Registration #: 100502-00



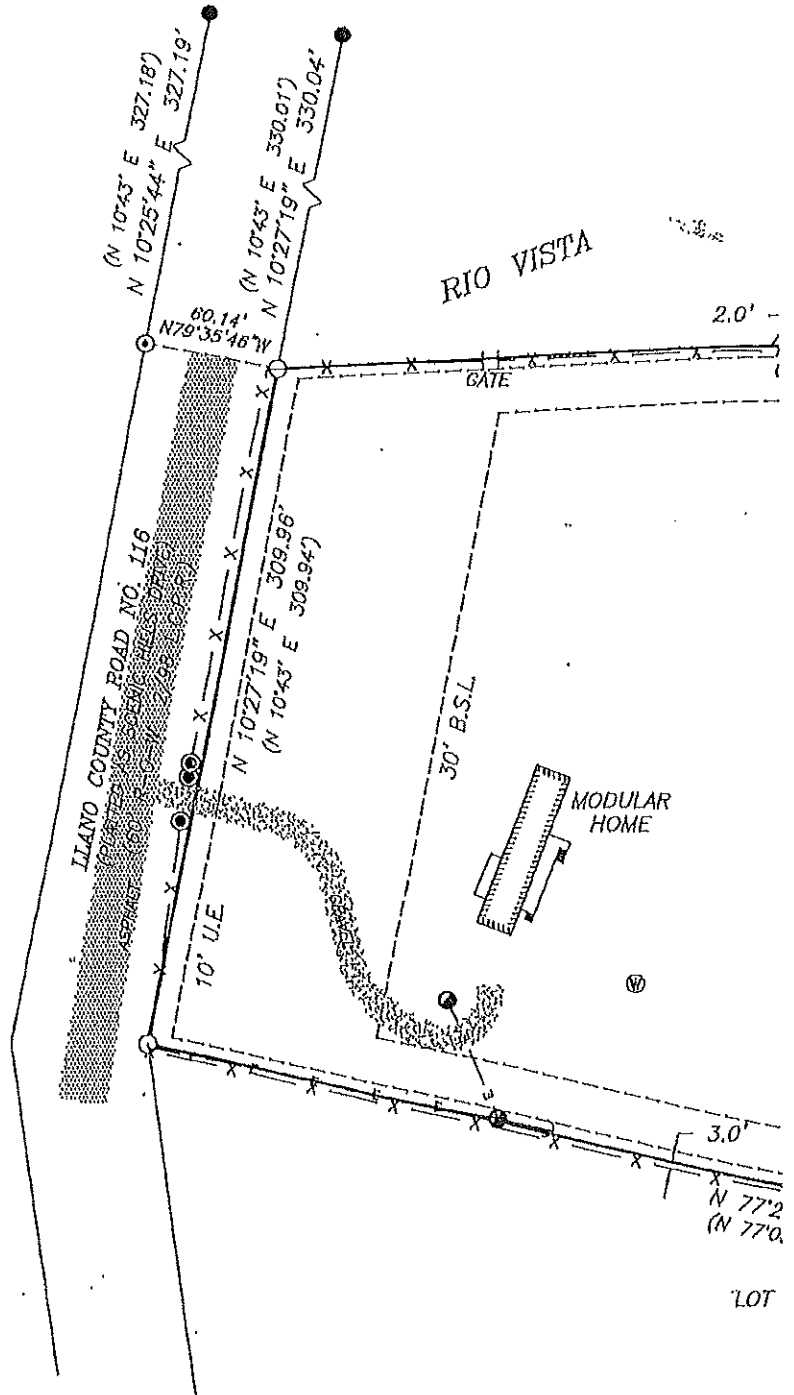
LEGEND	
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET W/ ALUM. CAP "LLANO SURVEYING"
⊙	CAPPED IRON ROD FOUND
⊗	FENCE POST
⊕	CALCULATED POINT
⊙	UTILITY POLE
⊗	WATER WELL
-x-x-x-	WIRE FENCE
- - -	ELEC. LINES
( )	RECORD INFORMATION
B.S.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT

NOTES:  
1.) SUBJECT PROPERTY LIES WITHIN THE E.T.J. OF THE CITY OF LLANO.

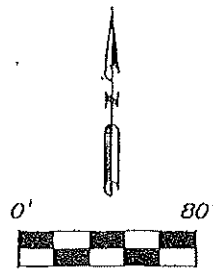
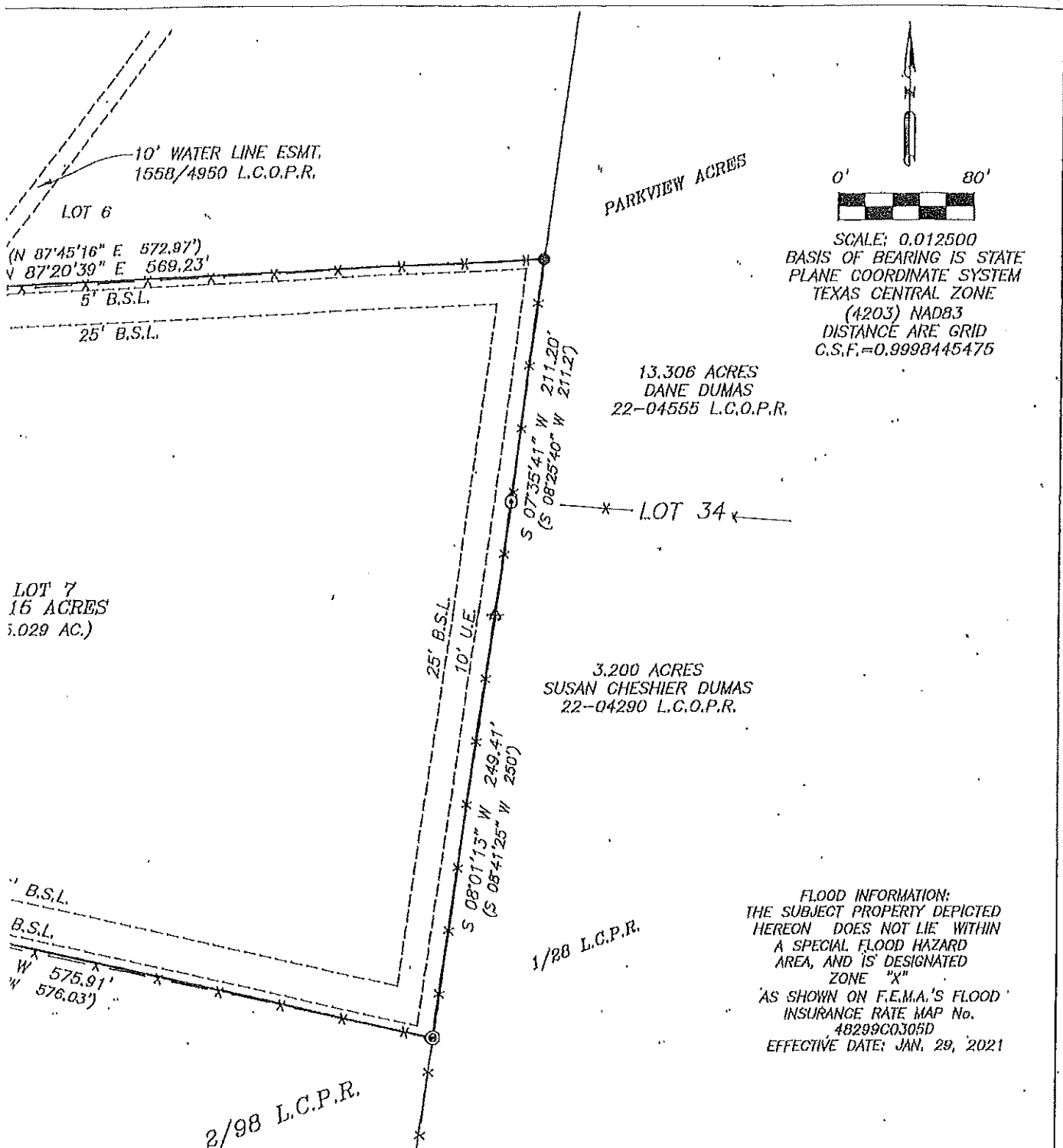


I, JOHN A. ABLES, REGISTERED PROFESSIONAL LAND SURVEYOR # 6102 DO HEREBY CERTIFY EXCLUSIVELY TO PACKSADDLE TITLE CO, NANCY F. McFARLAND, AND JENNIFER POWELL PARKER, THAT THIS PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION ON THE 1st DAY OF JUNE, 2023, WITNESS MY HAND AND SEAL THIS THE 2nd DAY OF JUN 3, 2023.

JOHN A. ABLES R.P.L.S. #6102



- SCHEDULE B:
- 1.) RECORD PLAT IN VOL. 2, PG. 98, L.C.P.R. (SUBJECT TO)
  - 10.)
    - a.) B.S.L., U.E., ETC. ON RECORD PLAT IN VOL. 2, PG. 98, L.C.P.R. (SUBJECT TO)
    - b.) WATERLINE EASEMENT ACROSS LOT 35, PARKVIEW ACRES IN SUBJECT TRACT IS THE DOMINANT ESTATE)
    - c.) WATERLINE EASEMENT ACROSS LOTS 4 AND 5, RIO VISTA, (THE SUBJECT TRACT IS THE DOMINANT ESTATE)
    - d.) WATERLINE EASEMENT ACROSS LOT 6, RIO VISTA UNIT 1 IN (THE SUBJECT TRACT IS THE DOMINANT ESTATE. EASEMENT SHG
    - f.) SUBJECT TO LLANO COUNTY SUBDIVISION REGULATIONS OF



SCALE: 0.012500  
BASIS OF BEARING IS STATE  
PLANE COORDINATE SYSTEM  
TEXAS CENTRAL ZONE  
(4203) NAD83  
DISTANCE ARE GRID  
C.S.F.=0.9998445475

FLOOD INFORMATION:  
THE SUBJECT PROPERTY DEPICTED  
HEREON DOES NOT LIE WITHIN  
A SPECIAL FLOOD HAZARD  
AREA, AND IS DESIGNATED  
ZONE "X"  
AS SHOWN ON F.E.M.A.'S FLOOD  
INSURANCE RATE MAP No.  
48299C0305D  
EFFECTIVE DATE: JAN. 29, 2021

TITLE SURVEY  
G# #: 230066  
TITLE CO.: PACKSADDLE TITLE CO.  
OWNER: NANCY F. McFARLAND  
BUYER: JENNIFER POWELL PARKER

PHYSICAL ADDRESS: 148 C.R. 116, LLANO, TEXAS, 78643.  
LEGAL DESCRIPTION: LOT 7, RIO VISTA, UNIT ONE (1), OF RECORD IN VOL. 2,  
PG. 98, LLANO COUNTY PLAT RECORDS (L.C.P.R.), LLANO COUNTY, TEXAS.  
FILED: 06/01/2023 CREW: YC&DH DRAFTED: 06/02/2023 BY: JAA  
JOB#: 23051001

1552, PG. 3263, L.C.O.P.R. (THE  
IN VOL. 1558, PG. 4947, L.C.O.P.R.  
1558, PG. 4950, L.C.O.P.R.  
HEREON)  
RD.





### INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT 148 CR116  
Llano,

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

- (1) Type of Treatment System:  Septic Tank  Aerobic Treatment  Unknown
- (2) Type of Distribution System: \_\_\_\_\_  Unknown
- (3) Approximate Location of Drain Field or Distribution System: \_\_\_\_\_  Unknown  
BASIC left of the house - when looking off basic porch.
- (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  No  
If yes, name of maintenance contractor: \_\_\_\_\_  
Phone: \_\_\_\_\_ contract expiration date: \_\_\_\_\_  
*Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.*
- (2) Approximate date any tanks were last pumped? 2017
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility?  Yes  No  
If yes, explain: \_\_\_\_\_
- (4) Does Seller have manufacturer or warranty information available for review?  Yes  No

#### C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:  
 planning materials  permit for original installation  final inspection when OSSF was installed  
 maintenance contract  manufacturer information  warranty information  \_\_\_\_\_  
- inspection report includes + city valve certificate on file +
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that <sup>copy included</sup> 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 On-Site Sewer Facility concerning \_\_\_\_\_

Llano, \_\_\_\_\_

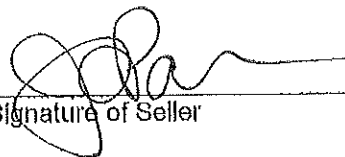
D. **INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

\_\_\_\_\_  
Signature of Seller  
JENNIFER POWELL PARKER

\_\_\_\_\_  
Date

 2-8-24

\_\_\_\_\_  
Signature of Seller

\_\_\_\_\_  
Date

Receipt acknowledged by:

\_\_\_\_\_  
Signature of Buyer

\_\_\_\_\_  
Date

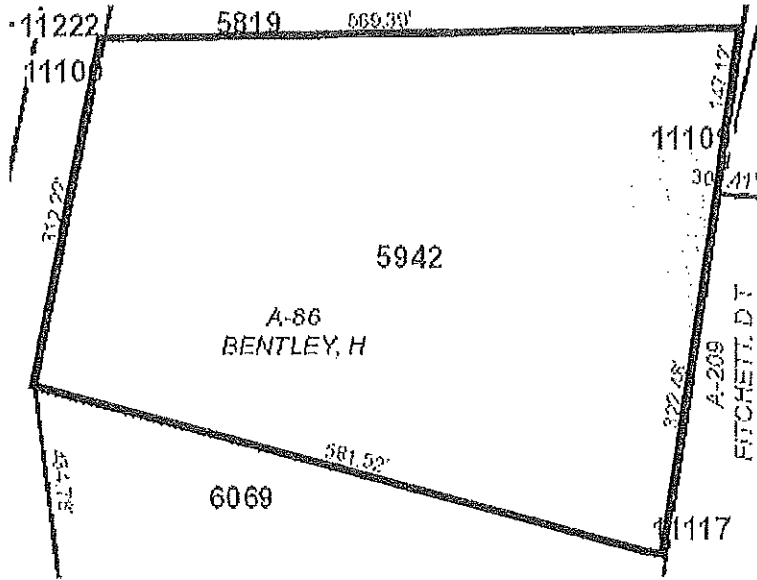
\_\_\_\_\_  
Signature of Buyer

\_\_\_\_\_  
Date

# Llano CAD Property Search

## Property ID: 5942 For Year 2023

Map



### Property Details

#### Account

Property ID: 5942

Geographic ID: 13000-000-0007-0 (tel: 13000-000-0007-0)

Type: Real

Zoning: C3

Property Use:

Condo:

#### Location

Situs Address: 148 COUNTY ROAD 116 TX

Map ID: F5

Mapsc0:

Legal Description: RIO VISTA UNIT 1 LT 7 5.029 AC

Abstract/Subdivision: 13000 - RIO VISTA

Neighborhood: RVI

#### Owner

Owner ID: 79063

Name: MC FARLAND NANCY F

Agent:

Mailing Address: 148 COUNTY ROAD 116  
LLANO, TX 78643

% Ownership: 100.0%

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

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## Property Values

Improvement Homesite Value: \$146,350 (+)

Improvement Non-Homesite Value: \$0 (+)

Land Homesite Value: \$135,570 (+)

Land Non-Homesite Value: \$0 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$281,920 (=)

Agricultural Value Loss: \$0 (-)

Appraised Value: \$281,920 (=)

Homestead Cap Loss: \$0 (-)

Assessed Value: \$281,920

Ag Use Value: \$0

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: MC FARLAND NANCY F %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CAD	0.000000	\$281,920	\$281,920	\$0.00	
GLL	LLANO COUNTY	0.239210	\$281,920	\$281,920	\$674.38	
LRU	LLANO ESD #3	0.035620	\$281,920	\$281,920	\$100.42	
RDB	ROAD AND BRIDGE	0.027000	\$281,920	\$281,920	\$76.12	
SLI	LLANO ISD	0.786600	\$281,920	\$281,920	\$2,217.58	

**Total Tax Rate:** 1.088430

**Estimated Taxes With Exemptions:** \$3,068.50

**Estimated Taxes Without Exemptions:** \$3,068.50

### Property Improvement - Building

**Type:** RESIDENTIAL IMP **State Code:** A1 **Living Area:** 1,140.00sqft **Value:** \$146,350

Type	Description	Class CD	Exterior Wall	Effective Year Built	Year Built	SQFT
STG	STORAGE	STG1			0	240.00
MA	MAIN AREA	R2	MAS		2018	1,140.00

### Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	SINGLE FAMILY RESIDENCE	5.0290	219,106.80	0.00	0.00	\$135,570	\$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	\$146,350	\$135,570	\$0	\$281,920	\$0	\$281,920

2022	\$61,800	\$88,260	\$0	\$150,060	\$0	\$150,060
2021	\$43,240	\$60,350	\$0	\$103,590	\$0	\$103,590
2020	\$40,130	\$67,430	\$0	\$107,560	\$0	\$107,560
2019	\$36,510	\$74,630	\$0	\$111,140	\$0	\$111,140
2018	\$34,770	\$53,310	\$0	\$88,080	\$0	\$88,080
2017	\$380	\$47,980	\$0	\$48,360	\$0	\$48,360
2016	\$380	\$42,650	\$0	\$43,030	\$0	\$43,030
2015	\$380	\$42,650	\$0	\$43,030	\$0	\$43,030
2014	\$360	\$40,230	\$0	\$40,590	\$0	\$40,590
2013	\$480	\$40,230	\$0	\$40,710	\$0	\$40,710

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/9/2023	WD	WARRANTY DEED	MC FARLAND NANCY F	PARKER JENNIFER POWELL			<u>23-</u> <u>03182</u> <u>(tel:23-</u> <u>03182)</u>
6/9/2017	WD	WARRANTY DEED	AVANTS HOMER D JR, KELLY M & JACKYE L	MC FARLAND NANCY F	1573	3723	
6/9/2014	WD	WARRANTY DEED	FRYXELL CHARLES & LINDA	AVANTS HOMER D JR, KELLY M & JACKYE L	1551	1818	
7/17/2009	WD	WARRANTY DEED	SMITH GARY DEAN JR	FRYXELL CHARLES & LINDA	1516	4272	
2/14/2008	WD	WARRANTY DEED	RELAFORD EARNEST R AND ANN	SMITH GARY DEAN JR	1461	0733	
4/5/1996	WDL	WARRANTY DEED W/VENDORS LIEN	BARR DARLENE	RELAFORD EARNEST AND ANN	0728	0018	0

2/6/1992	QCD	QUITCLAIM DEED	BARR DONALD AND DARLENE	BARR DARLENE	0728 0014	0
12/1/1990	FNT			BARR DONALD AND DARLENE		0

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**ARB Data**

**Data will be available in October 2024.**