

**All Properties 360 Property View**

**0000 Carver St, Lufkin, Texas 75904 Angelina County**

Listing



<b>Lots</b>	<b>Active</b>	
ML#:	<b>7944897</b>	List Price: <b>\$11,500</b> ↓
Address:	<b><u>0000 Carver St</u></b>	Orig Price: <b>\$18,000</b>
Area:	<b>45</b>	LP/SF:
Tax Acc #:	<b>53125</b>	DOM: <b>34</b>
City/Location:	<b>Lufkin</b>	State: <b>Texas</b>
County:	<b>Angelina</b>	Zip Code: <b>75904</b>
Market Area:	<b>Angelina County</b>	Section #:
Subdivision:	<b>North Lufkin</b>	LP/Sq. Ft.:
Lot Size:	<b>/ Appr Dist</b>	LP/Acre: <b>\$66,782.81</b>
Acres:	<b>.1722</b>	Lot Num:
Master Planned:	<b>No</b>	
Legal Desc:	<b>5280 NORTH LUFKIN BLK 10 LOT 3</b>	

Directions: **S Chestnut St to E Frank Ave to N Bonner St to Abney Ave turn left onto Keltys St to Carver Ave**

**Listing Office Information**

List Agent:	<b><u>RDFlan/Rhonda D. Flanagan</u></b>	List Broker:	<b><u>CNCT01/Connect Realty</u></b>
Agent Cell:	<b>409-656-2688</b>		<b><u>Request an Appointment</u></b>
Agent Phone:	<b>409-656-2688</b>	Appt #:	<b>409-656-2688 / Text Agent</b>
Address:	<b>2170 Buckthorne Place, Ste 100, The Woodlands TX 77380</b>	Office Phone:	<b>281-292-3499</b>
List Agent Web:	<b><u>http://flanaganrealestateteamsetx.com</u></b>	Fax #:	
Agent Email:	<b><u>rdflanaganrealestate@gmail.com</u></b>	Office Web:	<b><u>www.connectrealty.com</u></b>
Licensed Supervisor:			



**School Information**

School District:	<b><u>186 - Lufkin</u></b>	Elem:	
Middle:	<b><u>LUFKIN MIDDLE SCHOOL</u></b>	High:	<b><u>LUFKIN HIGH SCHOOL</u></b>
2nd Middle:			

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

**Description Information**

Access:		Type Contract:	<b>Unimproved Property</b>
Front Dim:	<b>42</b>	Left Dim:	<b>152</b>
Back Dim:	<b>48</b>	Right Dim:	<b>152</b>
Lot Use:	<b>Single-Family</b>	Lot Improve:	<b>Key Map:</b>
Lot Description:	<b>Wooded</b>	Acreeage:	<b>0 Up To 1/4 Acre</b>
Road Surface:	<b>Concrete</b>	Dev Community:	<b>No</b>
Gas:	<b>Availability Unknown</b>	Cable:	<b>Unknown</b>
Electric:	<b>Availability Unknown</b>	Phone:	<b>Available</b>

Showing:  
Instruct:  
Agent Remarks:  
**Survey available. Need to verify all utilities and if there are any restrictions. Seller will take a look at all offer amounts. Owner: Estate of Don E Lewis**

Physical Property Description:

**Utilities, Features and Additional Information**

Utility District:	<b>Yes</b>	Area Pool:	<b>No</b>
Water/Sewer:	<b>Public Water</b>	Area Tennis:	<b>No</b>
Golf Course Nm:		Waterfront Feat:	
Restrictions:	<b>Unknown/Verify</b>	Disclosures:	<b>No Disclosures</b>
55+ Community:	<b>No</b>	City/ETJ:	
Sub Lake Access:			
HOA:	<b>No</b>	List Type:	<b>Exclusive Right to Sell/Lease</b>
List Date:	<b>06/07/2023</b>	T/Date:	
Expire Date:	<b>06/06/2024</b>	Bonus:	
Comp: SubAgt:	<b>\$500</b>	Buyer Agent:	<b>\$500</b>
		Bonus End:	
		Var/Dual Rt:	<b>Yes</b>

**Financial Information**

1st Assumable:		Finance Cnsdr:	
Maint. Fee:	<b>No</b>	Exemptions:	
Other Mand Fee:	<b>No</b>	Auction:	
Taxes w/o Exempt:	<b>\$85/2022</b>	Online Bidding:	
Tax Rate:	<b>2.2777</b>		
Affordable Housing Desc:			

Prepared By: Rhonda Flanagan

Data Not Verified/Guaranteed by MLS  
Obtain Signed HAR Broker Notice to Buyer Form

Date: 07/11/2023 7:01 PM

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