



APPROVED BY THE TEXAS REAL ESTATE COMMISSION
**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
AS REQUIRED BY FEDERAL LAW**

10-10-11

CONCERNING THE PROPERTY AT 455 SUNCREST LN VICTORIA, TX 77905 Victoria
(Street Address and City)

- A. LEAD WARNING STATEMENT:** "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____
☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____
☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- ☐ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- ☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- ☐ 1. Buyer has received copies of all information listed above.
- ☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____

Buyer _____ Date _____

Other Broker _____ Date _____

Seller Raymond M Becton 3-3-25 Date

RAYMOND M BECTON, Sr.

Seller Annette Becton 3-5-25 Date

ANNETTE L LANKSTER

Listing Broker Jamie Powell 3-5-25 Date

Jamie Powell

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TXR 1906) 10-10-11

TREC No. OP-L

Victoria CAD Property Search

Property Details

Account		
Property ID:	30442	Geographic ID: 00580-000-68101
Type:	R	Zoning: 1216
Property Use:		
Location		
Situs Address:	455 SUNCREST LN VICTORIA, TX 77905	
Map ID:	760	Mapsco:
Legal Description:	00580 EBEN HABEN ABST 58 TRACT 36, ACRES 7.0	
Abstract/Subdivision:	00580	
Neighborhood:	(FMWHITE) FM WHITE	
Owner		
Owner ID:	10011625	
Name:	BECTON RAYMOND M SR & ANNETTE L LANKSTER	
Agent:		
Mailing Address:	455 SUNCREST LN VICTORIA, TX 77905	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

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Property Values

Improvement Homesite Value:	\$284,890 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$171,200 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$456,090 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$456,090 (=)
HS Cap Loss: ⓘ	\$52,437 (-)

Circuit Breaker: ?	\$0 (-)
Assessed Value:	\$403,653
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: BECTON RAYMOND M SR & ANNETTE L LANKSTER %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
NAV	Navigation District	0.026400	\$456,090	\$403,653	\$106.56	
RDB	Road & Bridge	0.060500	\$456,090	\$394,653	\$238.77	\$100.31
JRC	Victoria County Junior College Dist	0.170900	\$456,090	\$383,653	\$655.66	\$304.68
GVC	Victoria County	0.327500	\$456,090	\$397,653	\$1,302.31	\$615.06
SVC	Victoria ISD	0.803500	\$456,090	\$293,653	\$2,359.50	\$406.71
CAD	Victoria CAD	0.000000	\$456,090	\$403,653	\$0.00	
UWD	Victoria County Ground Water District	0.006720	\$456,090	\$403,653	\$27.13	

Total Tax Rate: 1.395520

Estimated Taxes With Exemptions: \$1,560.45

Estimated Taxes Without Exemptions: \$6,364.82

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Property Improvement - Building

Description: RESIDENTIAL **Type:** RESIDENTIAL **Living Area:** 3071.0 sqft **Value:** \$241,410

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	4+	1981	2171
OP	OPEN PORCH	*	1981	528
CPR	CARPT/ COV PATIO	*	1981	944
CPR	CARPT/ COV PATIO	*	1981	30
UTIL	UTILITY ROOM	*	2000	72
GRM	GAME / BONUS ROOM	*	2018	900

Description: MISCELLANEOUS **Living Area:** 0 sqft **Value:** \$43,480

Type	Description	Class CD	Year Built	SQFT
RS1	FRAME UTILITY BUILDING	*	2000	96
AX1	PREFAB STEEL BLDG	*	2010	2000
RC1	CARPORT	*	2017	352
CI2	CONCRETE PAVING	*	2017	352

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
R1	INTERIOR LOT	2.41	104,979.60	0.00	0.00	\$56,880	\$0
G2	SITE VALUE	0.00	0.00	0.00	0.00	\$6,000	\$0
F1	FRONT ACREAGE	4.59	199,940.40	0.00	0.00	\$108,320	\$0

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Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$284,890	\$171,200	\$0	\$456,090	\$52,437	\$403,653
2023	\$318,130	\$104,000	\$0	\$422,130	\$55,173	\$366,957
2022	\$228,990	\$146,000	\$0	\$374,990	\$41,393	\$333,597
2021	\$223,760	\$79,510	\$0	\$303,270	\$0	\$303,270
2020	\$219,980	\$73,200	\$0	\$293,180	\$0	\$293,180
2019	\$197,730	\$73,200	\$0	\$270,930	\$0	\$270,930
2018	\$160,590	\$64,330	\$0	\$224,920	\$0	\$224,920
2017	\$161,070	\$64,330	\$0	\$225,400	\$0	\$225,400
2016	\$157,010	\$64,330	\$0	\$221,340	\$0	\$221,340

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/8/2005	WDV	WARRANTY DEED W/ VENDORS LIEN		BECTON RAYMOND M SR & ANNETTE L LANKSTER	2005*	08306	
4/1/2005	W/D	WARRANTY DEED	MANER JAMES	LINDAUER KEITH &	2005*	05035	

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