



# DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	15707 16151
Lot Count:	2
Account # or GEO #:	02330-00000-00133 02330-00000-00132
Property Address:	Canadian Dr, Scroggins, TX 75480
If No Address or 0 address: Closest Property with Numbered Address	323 Canadian Dr, Scroggins, TX 75480
County:	Franklin
State:	Texas
Lot Number:	15707 (Lot 133) 16151 (Lot 132)
Legal Description:	AB 449 TR STARNES/254 L JOHNSON LT 133 PINE VALLEY (Lot 133) AB 254 L T JOHNSON LT 132 PINE VALLEY (Lot 132)
Parcel Size:	0.24 acres (15707 ) 0.22 acres (16151)
Subdivision:	Pine Valley POA
Approximate Dimensions:	85.01 ft by 137.02 ft (Lot 133) 78.90 ft by 134.97 ft (Lot 132)
GPS Center Coordinates (Approximate):	33.048125, -95.190840
GPS Corner Coordinates (Approximate):	33.048309, -95.190991 33.048303, -95.190711 33.047926, -95.190712 33.047925, -95.190988
Google map link:	<a href="https://goo.gl/maps/Tar8ALfNRowYyoFU9">https://goo.gl/maps/Tar8ALfNRowYyoFU9</a>
Elevation:	427.3 feet (Lot 133) 426.6 feet (Lot 132)

<b>Market Value:</b>	\$14,395.20
<b>Access to the property?</b> (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	<a href="https://drive.google.com/file/d/1K1_uuzmctFs_d1Cw0kG1kRfmfv-x2dll/view?usp=drive_link">https://drive.google.com/file/d/1K1_uuzmctFs_d1Cw0kG1kRfmfv-x2dll/view?usp=drive_link</a>
<b>If others, please specify:</b>	None
<b>Is there a Structure</b> (Yes or No (If Yes: Explain)	Yes, there is a house
<b>Property miscellaneous images</b>	
<b>YouTube Link:</b>	

#### ADDITIONAL LAND INFO

QUESTION/S	DATA
<b>Closest major city:</b>	Winnsboro, Texas - 15 min (10.9 miles)
<b>Closest small town:</b>	Mt Vernon, Texas - 19 min (13.9 miles)
<b>Nearby attractions:</b>	Lake Bob Sandlin State Park - 15 min (8.6 miles) The Alamo Mission Museum of Franklin County - 15 min (12.1 miles) White Lightning Ranch - 6 min (4.2 miles) Together We Bloom mural - 15 min (11.0 miles) Broach Park - 20 min (16.5 miles) Witness Park and Prayer Tower - 22 min (17.0 miles) Bankhead Highway Visitors Center and Henry Clay Thruston House - 19 min (14.0 miles) R.L. Journey Park - 28 min (19.3 miles) D&R FARMS - 34 min (27.4 miles)

#### COUNTY DATA

QUESTION/S	DATA
<b>Assessor Website</b>	<a href="#">Link</a>
<b>Assessor Contact</b>	(903) 537-2286
<b>Treasurer Website</b>	<a href="#">Link</a>
<b>Treasurer Contact</b>	(903) 537-2358
<b>Recorder/Clerk Website</b>	<a href="#">Link</a>
<b>Recorder/Clerk Contact</b>	903-537-8357
<b>Zoning or Planning Department Website</b>	
<b>Zoning or Planning Department Contact</b>	
<b>County Environmental Health Department</b>	<a href="#">Link</a>

<b>Website</b>	
<b>County Environmental Health Department Contact</b>	(903)-537-4539
<b>GIS Website</b>	<a href="#">Link</a>
<b>CAD Website</b>	<a href="#">Link</a>
<b>Electricity Company Name &amp; Phone Number</b>	
<b>Water Company Name &amp; Phone Number</b>	
<b>Sewer Company Name &amp; Phone Number</b>	
<b>Gas Company Name &amp; Phone Number</b>	
<b>Waste Company Name &amp; Phone Number</b>	
<b>TAX DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>Are the taxes of this property current or delinquent?</b> (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
<b>Are there any back taxes for this property?</b> If yes, how much is the amount owed? ( From what year to what year)	None.
<b>How much is the annual property tax?</b> (Current Year if available, if not, get the previous year)	\$7.13 (2022)
<b>Are there any tax liens for this property?</b> If yes, how much is the amount owed? ( From what year to what year?  <b>Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.</b>	N/A
<b>Is property part of an HOA (Home Owners Association) or any communities?</b> (Yes/No)	Yes, Pine Valley POA
<b>How much is the annual HOA due?</b>	Off-Lake: \$1,613.49 (\$1,144.80 home + \$400 Lot + \$68.69 road assessment) (Lot 133) \$400 Lot + \$68.69 road assessment) (Lot 132)
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	N/A

<b>County Operator Details who Confirmed the Information:</b>	<a href="#">Property Tax Information Online</a>
<b>ZONING DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	Residential
<b>Terrain type?</b> (Is it flat /slope/etc.)	Flat
<b>Property use code?</b>	Residential
<b>Is the land cleared?</b> (Yes/No)	Not cleared
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Single-family dwelling
<b>Can we camp on the property?</b> (If we buy this property, can the owner camp there?) Yes/No	No
<p> <b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)         </p>	<p>           No temporary structures, mobile homes, modular homes, prefabricated structures, storage buildings or dwellings containing metal or asbestos exterior siding or tar paper or roll type exterior roofs shall be permitted on any lot within the Subdivision except that prefabricated storage buildings may be permitted if approved in writing by the Architectural Control Committee. All residential dwellings must be constructed "onsite," and all construction must be of new materials, except stone, brick, inside structural material or other materials used for decorative effect, if such use is approved in writing by the Architectural Control Committee. Before installation, all exterior materials and finishes must have prior approval by the Architectural Control Committee after inspection of a sample of the material(s).         </p>
<b>Are RVs allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	No

<p><b>Note's on RV's</b> (jot down notes whatever the county has to say)</p>	<p>No temporary structures, mobile homes, modular homes, prefabricated structures, storage buildings or dwellings containing metal or asbestos exterior siding or tar paper or roll type exterior roofs shall be permitted on any lot within the Subdivision except that prefabricated storage buildings may be permitted if approved in writing by the Architectural Control Committee. All residential dwellings must be constructed "onsite" and all construction must be of new materials, except stone, brick, inside structural material or other materials used for decorative effect, if such use is approved in writing by the Architectural Control Committee. Before installation, all exterior materials and finishes must have prior approval by the Architectural Control Committee after inspection of a sample of the material(s).</p>
<p><b>Are Mobile homes allowed on the property?</b> (Please ask if there is restrictions.) Yes/No</p>	<p>No</p>
<p><b>Notes on mobile homes</b> (jot down notes whatever the county has to say)</p>	<p>No temporary structures, mobile homes, modular homes, prefabricated structures, storage buildings or dwellings containing metal or asbestos exterior siding or tar paper or roll type exterior roofs shall be permitted on any lot within the Subdivision except that prefabricated storage buildings may be permitted if approved in writing by the Architectural Control Committee. All residential dwellings must be constructed "onsite" and all construction must be of new materials, except stone, brick, inside structural material or other materials used for decorative effect, if such use is approved in writing by the Architectural Control Committee. Before installation, all exterior materials and finishes must have prior approval by the Architectural Control Committee after inspection</p>

	of a sample of the material(s).
<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there is restrictions.) Yes/No	No
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	None
<b>Are there any building height restrictions?</b> (Yes/ No) How many ft... please take down notes from the county	2 stories
<b>What are the setbacks of the lot?</b>	No improvements (other than fences) shall be constructed on any Jot within twenty-five (25') feet of the front Jot lines, within ten (10') feet of the rear lot lines, within fifteen (15') feet of side street right of way lines and within five (5') feet of the side lot lines. No improvement shall be constructed within twenty-five (25') feet of any power lines except that fences may be constructed within ten (10') feet of such power lines.
<b>What is the minimum lot size to build on the property?</b>	at least (1,400) square feet
<b>Is there any time limit to build?</b>	6 months
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	Pine Valley Property Owners Association Permit Fee Schedule:  <ul style="list-style-type: none"> <li>• Home Construction (New/ Remodel) - \$0.75 per sq.ft. of A/C space or minimum of \$1,500.</li> <li>• Boat House (New/ Remodel) - \$1,500</li> <li>• Garage - \$0.75 per sq.ft.</li> <li>• Guest House and/or Garage - \$0.75 per sq.ft. or minimum of \$1,500.</li> </ul>
<b>Is the property in a flood zone and if so what needs to be done to the lot in order to build?</b>	Not in a flood zone area

Any other restrictions?	<a href="https://dpvo.sites.townsq.io/1">https://dpvo.sites.townsq.io/1</a>
Is the property in a Flood zone? (if yes, add a link to FEMA Website)	Zone X
<a href="#">Link to FEMA website</a>	Check the pictures below.
Is property wetland?	Not on wetlands
<a href="#">Link to Wetland website</a>	Check photos below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside the city limit?  <b>Notes:</b> <b>If Inside City:</b> It means water and sewer are provided by the city <b>(You need to confirm it)</b> . <b>IF Outside City:</b> It is considered under County, means water can be built through deep well <b>(You need to confirm it)</b>	County
<b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)	Not yet connected but available in the area
<b>If YES...</b> (Put the company name and the phone number of the provider)	Franklin County Water District Mt.Vernon, Tx - +19032853609
<b>If it's in the area</b> (Put the street name where the main water line is located.)	Charlya Dr
<b>If NO:</b> (Ask if we do we have to dig a well, or, is there any utility company that provides water in the area where the property is located.)	N/A
<b>How much will it cost (setup cost) to have a water connection?</b>	Buyer needs to gather information
<b>Does the property currently have a Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed.
<b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or a private company?)	Private company

<b>Please ask for the details of the Company Name &amp; the Contact information ....</b> (Call and Confirm if it's the right company)	Ford Plumbing & Septic Inc: +19033427774
<b>If NO:</b> Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	Would need to install a septic system
<b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)	N/A
<b>How much will it cost (setup cost) to have a sewer connection or septic installed?</b>	Will depend on the size and type of septic
<b>Does the property currently have electricity connected?</b> (Yes, No, or Do Not Know)	Not yet connected, but available in the area.
<b>What is the electric company name</b> (Confirm If there is an Electric company Service in the area - Select either City, Community, None, etc.)	Southwestern Electric Power Co: +19035621131
<b>How much will it cost (setup cost) to have a power connection?</b>	On the process
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc.)	Propane gas
<b>For waste...</b> <b>Will the county or city pick up the trash?</b>	Community
<b>If YES...</b> Get the details of the company name and contact information of that service in the area...  <b>NOTE: If NO,</b> (Ask if it's the responsibility of the property owner.)	Ameritex - 903 839 1800.
<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM LM TEAM:</b>	
<b>DISCLAIMER</b>	
<p>The buyer is responsible for verifying all information with the County as to what can and can't be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or serviced on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.</p>	