



# DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	3773 8286
Lot Count:	2
Account # or GEO #:	02200-00000-00358 02200-00000-00407
Property Address:	King Bernard Rd, Scroggins, TX 75480
If No Address or 0 address: Closest Property with Numbered Address	323 King Bernard Rd, Scroggins, TX 75480 (3773) 538 King Chester Ct, Scroggins, TX 75480 (8286)
County:	Franklin
State:	Texas
Lot Number:	3773 (Lot 358) 8286 (Lot 407)
Legal Description:	AB 358 J NEWMAN LT 358 SEC 1 KINGS CO (Lot 358) AB 358 J NEWMAN LT 407 SEC 1 KINGS CO (Lot 407)
Parcel Size:	0.19 acres (3773) 0.25 acres (8286)
Subdivision:	King's Country POA
Approximate Dimensions:	71.27 ft by 111.18 ft by 100.28 ft by 82.05 ft (Lot 358) 80.94 ft by 127.83 ft (Lot 407)
GPS Center Coordinates (Approximate):	33.067995, -95.217584
GPS Corner Coordinates (Approximate):	33.068078, -95.217740 33.067881, -95.217738 33.067900, -95.217374 33.068158, -95.217487
Google map link:	<a href="https://goo.gl/maps/c7bNvpcYfi47Jbgm8">https://goo.gl/maps/c7bNvpcYfi47Jbgm8</a>

<b>Elevation:</b>	496.2 feet (Lot 358) 482.4 feet (Lot 407)
<b>Market Value:</b>	\$12,795.20
<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/16Cpvp7e5OUQjMe7HxVu5zaa16MCoetDR/view?usp=drive_link">https://drive.google.com/file/d/16Cpvp7e5OUQjMe7HxVu5zaa16MCoetDR/view?usp=drive_link</a>
<b>If others, please specify:</b>	None
<b>Is there a Structure</b> (Yes or No (If Yes: Explain)	None
<b>Property miscellaneous images</b>	
<b>YouTube Link:</b>	
<b>ADDITIONAL LAND INFO</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>Closest major city:</b>	Winnsboro, Texas - 15 min (10.7 miles)
<b>Closest small town:</b>	Mt Vernon, Texas - 15 min (9.9 miles)
<b>Nearby attractions:</b>	Lake Bob Sandlin State Park - 20 min (12.2 miles) The Alamo Mission Museum of Franklin County - 13 min (8.0 miles) White Lightning Ranch - 10 min (7.3 miles) Together We Bloom mural - 15 min (10.7 miles) Broach Park - 24 min (19.7 miles) Witness Park and Prayer Tower - 25 min (20.1 miles) Bankhead Highway Visitors Center and Henry Clay Thruston House - 15 min (10.0 miles) R.L. Journey Park - 32 min (26.1 miles) D&R FARMS - 34 min (26.9 miles)
<b>COUNTY DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<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>	

Zoning or Planning Department Contact	
County Environmental Health Department Website	<a href="#">Link</a>
County Environmental Health Department Contact	(903)-537-4539
GIS Website	<a href="#">Link</a>
CAD Website	<a href="#">Link</a>
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	
Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	
TAX DATA	
QUESTION/S	DATA
<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)	\$28.58 (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 the property part of an HOA (Home Owners Association) or any community?</b> (Yes/No)	Yes
<b>How much is the annual HOA due?</b>	\$336/ year
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	None
<b>County Operator Details who Confirmed the</b>	<a href="#">Property tax Information online</a>

<b>Information:</b>	
<b>ZONING DATA</b>	
QUESTION/S	DATA
<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 dwellings
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	No
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	No house trailer, mobile home, camper, recreational vehicle (RV), or similar vehicle shall be used as a temporary or permanent residence within the Development. Manufactured housing units are not permitted within the Development.
<b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	No
<b>Note's on RV's</b> (jot down notes whatever the county has to say)	No house trailer, mobile home, camper, recreational vehicle (RV), or similar vehicle shall be used as a temporary or permanent residence within the Development. Manufactured housing units are not permitted within the Development.
<b>Are Mobile homes allowed on the property?</b> (Please ask if there is restrictions.) Yes/No	No
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	No house trailer, mobile home, camper, recreational vehicle (RV), or similar vehicle shall be used as a temporary or permanent residence within the Development. Manufactured housing units are not

	permitted within the Development.
<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
<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	35ft/ 2 stories
<b>What are the setbacks of the lot?</b>	No setbacks
<b>What is the minimum lot size to build on the property?</b>	None
<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>	None
<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
<b>Any other restrictions?</b>	<a href="http://www.kingscountry.org/v3/documents/other/Covenants%20&amp;%20Bylaws%20Master.pdf">http://www.kingscountry.org/v3/documents/other/Covenants%20&amp;%20Bylaws%20Master.pdf</a>
<b>Is the property in a Flood zone? (if yes add a link to FEMA Website)</b>	Zone X
<a href="#">Link to FEMA website</a>	Check pictures below
<b>Is property wetland?</b>	Not on wetlands
<a href="#">Link to Wetland website</a>	Check pictures below
<b>County Operator Details who Confirmed the Information:</b>	
<b>UTILITIES DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>Is the property located inside or outside the city limit?</b>  <b>Notes:</b> <b>If Inside City:</b> It means water and sewer is provided by the city <b>(You need to confirm it)</b>	County

<b>IF Outside City:</b> It is considered under County, means water can be built through a deep well ( <b>You need to confirm it</b> )	
<b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)	Not connected but available in the area
<b>If YES...</b> (Put the company name and the phone number of the provider)	Cypress Springs Special Utility District: +19035882081
<b>If it's in the area</b> (Put the street name where the main water line is located.)	FM115, Scroggins, TX 75480
<b>If NO:</b> (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where the property is located.)	N/A
<b>How much will it cost (setup cost) to have water connection?</b>	On the process - I would need to fill up a request form
<b>Does the property currently have 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 the details of the Company Name &amp; the Contact information ....</b> (Call and Confirm if it's the right company)	Northeast Texas Disposal: +19038854946
<b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in 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>	On the process - Will depend on what type and size of the septic system
<b>Does the property currently have electricity connected?</b> (Yes, No, or Do Not Know)	Not 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.)	Wood County Electric Cooperative Inc.: +19037632203
<b>How much will it cost (setup cost) to have a power connection?</b>	Buyer needs to gather information
<b>What type of gas does this area service?</b> (Propane	Propane gas

gas/Natural gas/ tank gas/etc)	
<b>For waste...</b> <b>Will the county or city pick up the trash?</b>	Private company
<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.)	Tabor Sanitation Services: +19035882184
<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 responsibility of the property owner.)	
<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>	