

ACCOUNT



Parcel ID	12340
Legal Description	AB 277 W Y LACY
Additional Legal Information	LT 2 BARKER CREEK
Additional Legal Information 2	
Additional Legal Information 3	LEASEHOLD
Geographic ID	02020-00000-00002-000000
Description	Real Estate
Agent	132 - INTEGRATAX
Category Code	A1 - REAL RES
Total Acres	0.0000
Larger Tract	0.0000

OWNER



Owner ID	R34777
Name	CLANCY'S CANOE LLC
Care of	
Mailing Address	5211 ROYAL CREST DRIVE DALLAS TX 75229
% Ownership	1.000000
Exemptions	

LOCATION



Location	108 BARKER CREEK ROAD SCROGGINS TX 75480
Neighborhood	203
Map ID	L-7

VALUES

VALUES SHOWN ARE 2026 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE BEFORE CERTIFICATION



Improvement Hs	0
Improvement Nhs	438,550
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	98,500
Market Value	537,050
Land Market Value	0
Ag/Timber Value	0
Market Taxable	537,050
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	537,050

IMPROVEMENT BUILDING



Sequence	Type	Class	Year Built	Sqft	Total Value
1	RES	5	1985	938	319,850
2	RES	5	1985	182	58,960
3	WDDECK	1	1985	584	59,740

LAND



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1			0.0000	0.00	0.00	0.00	98,500	0

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
02	FRANKLIN COUNTY	0.2671500	537,050	537,050
02B	FRAN CO SPECIAL BRIDGE	0.0132800	537,050	537,050
02R	FRANKLIN COUNTY ROAD	0.0834300	537,050	537,050
03	FRANKLIN COUNTY WATER DIST	0.0125880	537,050	537,050
34	MT VERNON ISD	0.9072600	537,050	537,050

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Hs Cap Loss	Market Taxable	Appraised
2025	411,000	95,000	0	0	506,000	506,000
2024	356,260	75,000	0	0	431,260	431,260
2023	316,380	75,000	0	0	391,380	391,380
2022	280,090	75,000	0	0	355,090	355,090

DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
11-05-2021	WD	WARRANTY DEED	MORRISON JOSEPH ROBERT	CLANCY'S CANOE LLC	419	457	...
11-16-2020	WDVL	WD WITH LIEN	EVERETT SCOTT A & CARLA E	MORRISON JOSEPH ROBERT	397	244	...
03-16-2017	WD	WARRANTY DEED	PATAK JASON L	EVERETT SCOTT A & CARLA E	336	999	...
05-15-2012	WD	WARRANTY DEED	PATAK LEONARD S	PATAK JASON L	259	631	...
10-02-1995	WD	WARRANTY DEED	BURGIN BOBBY J	PATAK LEONARD S	242	864	...
02-25-1991		...	FIRST NATIONAL BANK	BURGIN BOBBY J	221	675	...
12-13-1990		...	LEMONS BRIAN JAMES	FIRST NATIONAL BANK	220	877	...

DISCLAIMER : 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.