

Property Details

Account		
Property ID:	18292	Geographic ID: 00879-00000-00016-000000
Type:	Real Estate	Zoning:
Property Use:		Condo:
Location		
Situs Address:	440 I-30 MOUNT VERNON 75457	
Map ID:	MV-3,	Mapsc0:
Legal Description:	AB 107 S C COWAN, 283 J LEVINS	
Abstract/Subdivision:	/	
Neighborhood:	400	
Owner		
Owner ID:	R36692	
Name:	CLEMENTS SCOTT & SCOTT HUNT	
Agent:		
Mailing Address:	PO BOX 609 ROYSE CITY , TX 75189	
% Ownership:	100.00%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$199,010 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$306,000 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$505,010 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$505,010 (=)
HS Cap Loss: ⓘ	\$0 (-)
CB Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$505,010
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: CLEMENTS SCOTT & SCOTT HUNT **%Ownership:** 100.00%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
02	FRANKLIN COUNTY	0.251340	\$505,010	\$505,010	\$1,269.29	\$0.00
02B	FRAN CO SPECIAL BRIDGE	0.014010	\$505,010	\$505,010	\$70.75	\$0.00
02R	FRANKLIN COUNTY ROAD	0.086930	\$505,010	\$505,010	\$439.01	\$0.00
03	FRANKLIN COUNTY WATER DIST	0.012797	\$505,010	\$505,010	\$64.63	\$0.00
10	MT VERNON CITY	0.541890	\$505,010	\$505,010	\$2,736.60	\$0.00
34	MT VERNON ISD	1.005050	\$505,010	\$505,010	\$5,075.60	\$0.00

Total Tax Rate: 1.912017

Estimated Taxes With Exemptions: \$9,655.88

Estimated Taxes Without Exemptions: \$9,655.88

Property Improvement - Building

Living Area: 0.00 sqft Value: \$199,010

Type	Description	Class CD	Year Built	SQFT
OFFICE		GD	2023	3,900.00
COV PORCH	COVERED PORCH		2023	900.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
UTIL	UTILITIES	0.00	0.00	0.00	0.00	\$6,000	\$0
COMM G	COMMERCIAL	6.00	585,450.50	1,070.00	547.15	\$300,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$199,010	\$306,000	\$0	\$505,010	\$0	\$505,010
2023	\$0	\$112,230	\$0	\$112,230	\$0	\$112,230
2022	\$0	\$110,000	\$0	\$110,000	\$0	\$110,000
2021	\$0	\$110,000	\$0	\$110,000	\$0	\$110,000
2020	\$0	\$110,000	\$0	\$110,000	\$0	\$110,000
2019	\$0	\$110,000	\$0	\$110,000	\$0	\$110,000
2018	\$0	\$110,000	\$0	\$110,000	\$0	\$110,000
2017	\$0	\$110,000	\$0	\$110,000	\$0	\$110,000
2016	\$0	\$110,000	\$0	\$110,000	\$0	\$110,000
2015	\$0	\$110,000	\$0	\$110,000	\$0	\$110,000
2014	\$0	\$110,000	\$0	\$110,000	\$0	\$110,000

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/18/2010			RAMSAY THOMAS	RAMSAY THOMAS D REAL ESTATE	226	205	
7/9/2022			RAMSAY THOMAS D REAL ESTATE	RAMSAY LAURIE	435	574	166507
7/19/2022			RAMSAY LAURIE	RAMSAY THOMAS IRREVOCABLE TRUST	435	571	166506
5/23/2023	MLS	MULTI- LISTING SERVIC	RAMSAY THOMAS IRREVOCABLE TRUST	PARKER RADE II & KELLI	447	486	168843
9/12/2023			PARKER RADE II & KELLI	CIP TRADING LLC	452	732	169779

5/29/2024	MLS	MULTI- LISTING SERVIC	CIP TRADING LLC	CLEMENTS SCOTT & SCOTT HUNT	463	170	171877
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