

2-B-1

**EXHIBIT "F"**

**APPENDIX**

TO: THE HUNT BAIL BOND BOARD  
PERSONAL FINANCIAL STATEMENT OF

Eddie Harris

AS OF 08 01, 2022

Submitted to the Bail Bond Board as part of an application to write Bail Bonds as required by the rules and regulations of the board.

**SECTION 1: INDIVIDUAL INFORMATION**

Name:	<u>Eddie Harris</u>		
Residence Address:	<u>4501 FM 2101</u>		
City, State, Zip:	<u>GREENVILLE TX 75402</u>		
Position or Occupation:	<u>BAIL BONDSMAN</u>		
Business Name:	<u>LONG STAR BAIL BONDS II</u>		
Business Address:	<u>2607 STONEWALL ST</u>		
City, State, Zip:	<u>GREENVILLE TX 75401</u>		
Residence Phone:	<u>903-883-2453</u>	Business Phone:	<u>903-453-3733</u>
Social Security Number:	[REDACTED]	Date of Birth:	[REDACTED]
Drivers License Number:	[REDACTED]	State:	<u>TX</u>
Attach extra pages if need			

FILED FOR RECORD  
 BECKY LANDRUM  
 COUNTY CLERK HUNT CO. TX  
 22 SEP -6 PM 2:15  
 DEPUTY

**SECTION 2: BALANCE SHEET**

ASSETS (Omit Cents)

Cash (Schedule 1)	140,000 <sup>00</sup>
Securities (Section 2)	
Marketable	
Nonmarketable	
Notes and Accounts Receivable	660,000 <sup>00</sup>
Professional Accounts Receivable	
Real Estate (Schedule 3)	
Wholly-owned	1,075,000 <sup>00</sup>
Homestead	291,390 <sup>00</sup>
Partial Interest	
Cash Surrender Value of Life Insurance (Section 4)	
Autos:	
Year: <u>16</u> Make: <u>GENESIS</u> Value: <u>15,000</u>	
Year: <u>12</u> Make: <u>JEEP</u> Value: <u>3,500</u>	
Year: <u>15</u> Make: <u>CHEV PU</u> Value: <u>18,000</u>	
Oil Interest/Production Leases	
Personal Property - Household, Etc.	40,000 <sup>00</sup>
Other Assets (Itemize)	
<u>TRACTOR &amp; OTOR</u>	
<u>FARM EQUIP</u>	75,000 <sup>00</sup>
<b>Total Assets</b>	<b>\$2,524,500<sup>00</sup></b>

LIABILITIES (Omit Cents)

Notes Payable to Banks (Schedule 4)	Secured	
	Unsecured	NA
Other Accounts and Notes Payable (Schedule 4)	To Relatives	
	To Others	NA
Outstanding Credit Card Balances		NA
Owing on Real Estate (Schedule 3)	Wholly-Owned	
	Homestead	NA
	Partial Interest	
Taxes Owning	Income Taxes	
	Other Taxes	NA
Other Liabilities (Itemize)		125,000 <sup>00</sup>
<b>Total Liabilities</b>		<b>125,000<sup>00</sup></b>
<b>Net Worth</b>		
<b>Total Liabilities and Net Worth</b>		<b>\$1,987,000<sup>00</sup></b>

**SECTION 3: CONTINGENT LIABILITIES**

As Endorser	NA
As Guarantor	NA
On Leases or Contracts	NA
Legal Claims or Judgments	NA
Provision for Federal Income Tax	NA

Other (Itemize)	
Have you ever made a composition settlement or taken bankruptcy? If yes, No	
Explain:	

**SECTION 4: LIFE INSURANCE AND ANNUITIES (Including employer provided)**

COMPANY	FACE AMOUNT	BENEFICIARY	CASH VALUE	POLICY LOAN	NET CASH VALUE	INSURED	PLEGDED' YES or NO
					TOTAL \$		

**SECTION 5: SCHEDULES**

**NUMBER 1: CASH IN BANKS AND OTHER INSTITUTIONS**

NAME AND LOCATION	TYPE OF ACCOUNT	BALANCE (\$)
ALLIANCE BANK	CHECKING	1,200,000
AMERICAN NATIONAL	"	30,000
GUARANTY BANK POKOK, TX	"	45,000
		TOTAL \$

**NUMBER 2a: SECURITIES-MARKETABLE i.e. GOVERNMENT ISSUES, LISTED SECURITIES**

Face Value of Bond or No. of Stock Shares	Description of Security	Stock Exchange	Total Cost	Present Market Value	Income Received Last Year	Registered To Whom	If Pledged, To Whom
NA							
				TOTAL \$			

**NUMBER 2b: SECURITIES-NONMARKETABLE i.e. CLOSELY HELD FIRMS**

Face Value of Bond or No. of Stock Shares	Description of Security	Total Cost	Present Market Value	Income Received Last Year	Registered To Whom	If Pledged, To Whom
NA						

**NUMBER 3: REAL ESTATE. The legal and equitable title to all real estate listed in this statement is solely in the name of the undersigned, unless noted:**

Description or Street Number	Date Acquired (MM/DD/YY)	Improvements Consist of	Mortgage or Lien Holder	Purchase Price	Current Debt Outstanding	Present Market Value
67935 SIMMONS <sup>LOT 2</sup>	02-22	3 BDRM HOME	NA		NA	132,890
HUNTERS <sup>6TH</sup>	03-12	4" 2 STORY	NA		NA	290,920
498 OLE WAGON <sup>DRIVE</sup>	06-20	3" HOME	NA		NA	117,700
9504 AMY <sup>DRIVE</sup>	01-21	3" HOME	NA		NA	136,380

**NUMBER 4: NOTES PAYABLE:**

Holder's Name and Location	Original Commitment Amount	Date Opened (MM/DD/YY)	Current Balance	Maturity Date (MM/DD/YY)	Collateral
NA					

Eddie Harris do hereby acknowledge that this personal financial statement is being prepared for the purpose of submitting to the HUNT County Bail Bond Board an application for the renewal of a license to write bail bonds in HUNT County, Texas and that any false statement therein may be grounds for which the Board may refuse to grant me a license to write bail bonds or upon which the Board may suspend or revoke my license to write bail bonds or refuse to renew my license.

Eddie Harris upon oath and upon the pains and penalties of perjury do hereby swear that the foregoing is a true, complete and accurate financial statement of myself, submitted by me to the HUNT County, Texas Bail Bond Board on this the 01 day of AUGUST, 2022.

TATE OF TEXAS

Eddie Harris

## Property Details

### Account

<b>Property ID:</b>	82155
<b>Legal Description:</b>	S5223 TURKEY CREEK ESTATES 400-900 LOT 4 ACRES 6.797
<b>Geographic ID:</b>	5223-0000-0040-88

### Agent:

<b>Type:</b>	Real
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### Location

<b>Address:</b>	6973 SIMMONS DR LONE OAK, TX 75453
<b>Map ID:</b>	4A-135,136
<b>Neighborhood CD:</b>	SCA-SCU

### Owner

<b>Owner ID:</b>	385969
<b>Name:</b>	HARRIS EDWARD R & PAMELA K
<b>Mailing Address:</b>	4501 FM 2101 GREENVILLE, TX 75402
<b>% Ownership:</b>	100.0%
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$18,510
<b>Improvement Non-Homesite Value:</b>	\$3,980
<b>Land Homesite Value:</b>	\$94,160
<b>Land Non-Homesite Value:</b>	\$16,240
<b>Agricultural Market Valuation:</b>	\$0
<b>Market Value:</b>	\$132,890
<b>Ag Use Value:</b>	\$0

<b>Appraised Value:</b>	\$132,890
<b>Homestead Cap Loss: ?</b>	\$0

<b>Assessed Value:</b>	\$132,890
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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**

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	0.000000	\$132,890	\$132,890
GHT	HUNT COUNTY	0.428379	\$132,890	\$132,890
HHO	HUNT MEMORIAL HD	0.235831	\$132,890	\$132,890
SCU	CUMBY ISD	1.420300	\$132,890	\$132,890

**Total Tax Rate: 2.084510**

**Property Improvement - Building**

**Description:** RESIDENTIAL **Type:** Residential **State Code:** A1 **Living Area:** 1,016.00sqft **Value:** \$18,510

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	2F	1965	1,016.00

**Description:** SI **Type:** Misc Imp **State Code:** A3 **Living Area:** 0.00sqft **Value:** \$3,980

Type	Description	Class CD	Year Built	SQFT
SI1	SITE IMPROVEMENT	*	2010	1.00

**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RR	RESIDENTIAL, RURAL	5.797	252,517.32	0.00	0.00	\$94,160	\$0
RR	RESIDENTIAL, RURAL	1	43,560.00	0.00	0.00	\$16,240	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$22,490	\$110,400	\$0	\$132,890	\$0	\$132,890
2021	\$19,040	\$82,350	\$0	\$101,390	\$0	\$101,390
2020	\$18,440	\$46,090	\$0	\$64,530	\$0	\$64,530
2019	\$17,660	\$46,090	\$0	\$63,750	\$0	\$63,750
2018	\$30,580	\$46,090	\$0	\$76,670	\$0	\$76,670
2017	\$30,580	\$46,090	\$0	\$76,670	\$0	\$76,670
2016	\$29,590	\$46,090	\$0	\$75,680	\$0	\$75,680
2015	\$27,690	\$46,090	\$0	\$73,780	\$0	\$73,780
2014	\$3,060	\$46,090	\$0	\$49,150	\$0	\$49,150
2013	\$5,040	\$46,090	\$0	\$51,130	\$0	\$51,130
2012	\$6,300	\$46,090	\$0	\$52,390	\$0	\$52,390
2011	\$6,300	\$46,090	\$0	\$52,390	\$0	\$52,390

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/16/2021	QCD	QUITCLAIM DEED	MITCHELL AMANDA FAYE & BUDDY LOUIS SIKES	HARRIS EDWARD R & PAMELA K	2021	25715	
10/17/2013	GWD	GENERAL WARRANTY DEED	MASSEY MICHAEL & DEBRA	MITCHELL AMANDA FAYE & BUDDY LOUIS SIKES	2013	13108	
3/15/2011	GWD	GENERAL WARRANTY DEED	PRESTON SHIRLEY LANAE & JIMMY WAYNE	MASSEY MICHAEL & DEBRA	2011	2644	
10/1/2001	WD	WARRANTY DEED	PRESTON JIMMY W & SHIRLEY L	PRESTON SHIRLEY LANAE & JIMMY WAYNE	798	176	

1/3/1992	CD	CONTRACT FOR DEED	GARDNER REAL EST	PRESTON JIMMY W & SHIRLEY L	222	722	
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## Property Details

### Account

<b>Property ID:</b>	47738
<b>Legal Description:</b>	S3594 HUNTERS RUN SEC 1 BLK C LOT 7 ACRES .2477
<b>Geographic ID:</b>	3594-00C0-0070-41
<b>Agent:</b>	
<b>Type:</b>	Real

### Location

<b>Address:</b>	9810 HUNTERS RUN GREENVILLE, TX 75402
<b>Map ID:</b>	5B-2992
<b>Neighborhood CD:</b>	NCGR10

### Owner

<b>Owner ID:</b>	447746
<b>Name:</b>	HARRIS PAMELA K
<b>Mailing Address:</b>	4501 FM 2101 GREENVILLE, TX 75402-5367
<b>% Ownership:</b>	100.0%
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$252,490
<b>Improvement Non-Homesite Value:</b>	\$0
<b>Land Homesite Value:</b>	\$45,430
<b>Land Non-Homesite Value:</b>	\$0
<b>Agricultural Market Valuation:</b>	\$0
<b>Market Value:</b>	\$297,920
<b>Ag Use Value:</b>	\$0



**Appraised Value:** \$297,920

**Homestead Cap Loss:** \$0

**Assessed Value:** \$297,920

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

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	0.000000	\$297,920	\$297,920
CGR	GREENVILLE, CITY	0.589000	\$297,920	\$297,920
GHT	HUNT COUNTY	0.428379	\$297,920	\$297,920
HHO	HUNT MEMORIAL HD	0.235831	\$297,920	\$297,920
SGR	GREENVILLE ISD	1.120481	\$297,920	\$297,920

**Total Tax Rate:** 2.373691

## Property Improvement - Building

**Description:** MULTI/GRAY **Type:** Residential **State Code:** A1 **Living Area:** 2,433.00sqft **Value:** \$252,490

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	4M	BR	1987	2,433.00
PO	OPEN PORCH W/ROOF	*		1987	20.00
GA2	GARAGE	*		1987	440.00
PO	OPEN PORCH W/ROOF	*		1987	120.00

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR	RESIDENTIAL, CITY	0.2477	10,790.00	83.00	130.00	\$45,430	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$252,490	\$45,430	\$0	\$297,920	\$0	\$297,920
2021	\$210,430	\$45,430	\$0	\$255,860	\$0	\$255,860
2020	\$198,740	\$36,360	\$0	\$235,100	\$0	\$235,100
2019	\$196,514	\$29,486	\$0	\$226,000	\$0	\$226,000
2018	\$185,420	\$20,290	\$0	\$205,710	\$0	\$205,710
2017	\$184,480	\$20,290	\$0	\$204,770	\$0	\$204,770
2016	\$170,620	\$20,290	\$0	\$190,910	\$0	\$190,910
2015	\$157,990	\$20,290	\$0	\$178,280	\$0	\$178,280
2014	\$164,570	\$13,490	\$0	\$178,060	\$0	\$178,060
2013	\$163,550	\$13,490	\$0	\$177,040	\$0	\$177,040
2012	\$162,620	\$13,490	\$0	\$176,110	\$0	\$176,110
2011	\$166,220	\$13,490	\$0	\$179,710	\$0	\$179,710

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page Number
8/27/2014	QCD	QUITCLAIM DEED	ANDERSON DIANA	HARRIS PAMELA K	2014	10417
6/30/2010	WD	WARRANTY DEED	CANO JIM & SHERRI	ANDERSON DIANA	2010	7676
8/20/2001	WDVL	WARRANTY DEED WITH VENDORS LIEN	WARREN TED C	CANO JIM & SHERRI	784	349
12/20/1991	WDVL	WARRANTY DEED WITH VENDORS LIEN	MCCLUGHAN C F & BEVERLY B	WARREN TED C	221	799

8/31/1988	WDVL	WARRANTY DEED WITH VENDORS LIEN	MCCLUGHAN C F & BEVERLY B	MCCLUGHAN C F & BEVERLY B	113	284
8/30/1988	DT	DEED OF TRUST	BOLLMAN FRANKLIN D & EVELYN	MCCLUGHAN C F & BEVERLY B		
1/6/1988	Conv	CONVERSION	LOPOSER HOMES INC	BOLLMAN FRANKLIN D & EVELYN	88	931
3/17/1987	WD	WARRANTY DEED	AMHILL DEVELOPMENT CO	LOPOSER HOMES INC	55	567
7/1/1983	WDVL	WARRANTY DEED WITH VENDORS LIEN	HAYTER/BOWMAN	AMHILL DEVELOPMENT CO	922	433

## Property Details

### Account

<b>Property ID:</b>	78397
<b>Legal Description:</b>	S4928 SHADY OAKS LOT 117-118 ACRES 1.0207
<b>Geographic ID:</b>	4928-0000-1170-56

### Agent:

<b>Type:</b>	Real
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### Location

<b>Address:</b>	498 OLE WAGON RD QUINLAN, TX 75474
<b>Map ID:</b>	2B-197A
<b>Neighborhood CD:</b>	SQL-MH

### Owner

<b>Owner ID:</b>	532908
<b>Name:</b>	HARRIS EDDIE R & PAMELA K
<b>Mailing Address:</b>	4501 FM 2101 GREENVILLE, TX 75402
<b>% Ownership:</b>	100.0%
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$0
<b>Improvement Non-Homesite Value:</b>	\$68,830
<b>Land Homesite Value:</b>	\$0
<b>Land Non-Homesite Value:</b>	\$48,870
<b>Agricultural Market Valuation:</b>	\$0

<b>Market Value:</b>	\$117,700
<b>Ag Use Value:</b>	\$0

<b>Appraised Value:</b>	<b>\$117,700</b>
<b>Homestead Cap Loss: ?</b>	<b>\$0</b>
<b>Assessed Value:</b>	<b>\$117,700</b>

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**Property Taxing Jurisdiction**

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	0.000000	\$117,700	\$117,700
GHT	HUNT COUNTY	0.428379	\$117,700	\$117,700
HHO	HUNT MEMORIAL HD	0.235831	\$117,700	\$117,700
SQL	QUINLAN ISD	1.060300	\$117,700	\$117,700

**Total Tax Rate: 1.724510**

**Property Improvement - Building**

**Description:** MOBILE HOME **Type:** Residential **State Code:** A2 **Living Area:** 1,120.00sqft **Value:** \$63,660

Type	Description	Class CD	Year Built	SQFT
SSA	STG SHED/WORKSHOP	*	1997	300.00
CP	CARPORT	*	1997	900.00
MA	MAIN AREA	MD4	1997	1,120.00

**Description:** SI **Type:** Misc Imp **State Code:** A3 **Living Area:** 0.00sqft **Value:** \$5,170

Type	Description	Class CD	Year Built	SQFT
SI1	SITE IMPROVEMENT	*	2004	1.00

**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RR	RESIDENTIAL, RURAL	1.0207	44,460.00	200.00	222.00	\$48,870	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$68,830	\$48,870	\$0	\$117,700	\$0	\$117,700
2021	\$3,060	\$29,970	\$0	\$33,030	\$0	\$33,030
2020	\$3,060	\$26,130	\$0	\$29,190	\$0	\$29,190
2019	\$3,060	\$13,340	\$0	\$16,400	\$0	\$16,400
2018	\$3,060	\$13,340	\$0	\$16,400	\$0	\$16,400
2017	\$3,060	\$13,340	\$0	\$16,400	\$0	\$16,400
2016	\$3,060	\$13,340	\$0	\$16,400	\$0	\$16,400
2015	\$3,060	\$13,340	\$0	\$16,400	\$0	\$16,400
2014	\$5,040	\$13,340	\$0	\$18,380	\$0	\$18,380
2013	\$7,020	\$13,340	\$0	\$20,360	\$0	\$20,360
2012	\$8,100	\$13,340	\$0	\$21,440	\$0	\$21,440
2011	\$8,100	\$13,340	\$0	\$21,440	\$0	\$21,440

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/2/2020	QCD	QUITCLAIM DEED	WILLIAMS MICHAEL G	HARRIS EDDIE R & PAMELA K	2021	12362	
7/11/2008	CD	CONTRACT FOR DEED	HOFFMAN FRANK H	WILLIAMS MICHAEL G	1775	1	11041
5/10/1995	CD	CONTRACT FOR DEED	HANSARD HARRY F & DORIS E	HOFFMAN FRANK H	353	390	
2/25/1993	WD	WARRANTY DEED	HANSARD HARRY F / DORIS E	HANSARD HARRY F & DORIS E	264	806	
3/25/1992	CD	CONTRACT FOR DEED	DOWNEY GEORGE \ RUBY	HANSARD HARRY F / DORIS E			



6/9/1987	SWD	SPECIAL WARRANTY DEED	DOWNEY GEORGE \ RUBY	DOWNEY GEORGE \ RUBY	65	587	
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## Property Details

### Account

<b>Property ID:</b>	87668
<b>Legal Description:</b>	S5465 WHISKERS RETREAT INSTALLMENT #1 BLK 33 LOT 550A 551A 552A ACRES .2898
<b>Geographic ID:</b>	5465-0330-550A-59
<b>Agent:</b>	
<b>Type:</b>	Real

### Location

<b>Address:</b>	AMY DR HAWK COVE, TX 75474
<b>Map ID:</b>	3B-HAWKC
<b>Neighborhood CD:</b>	N5465

### Owner

<b>Owner ID:</b>	532908
<b>Name:</b>	HARRIS EDDIE R & PAMELA K
<b>Mailing Address:</b>	4501 FM 2101 GREENVILLE, TX 75402

**% Ownership:** 100.0%

**Exemptions:** For privacy reasons not all exemptions are shown online.

*TOTAL 136380*

## Property Values

<b>Improvement Homesite Value:</b>	\$0
<b>Improvement Non-Homesite Value:</b>	\$0
<b>Land Homesite Value:</b>	\$13,060
<b>Land Non-Homesite Value:</b>	\$0
<b>Agricultural Market Valuation:</b>	\$0
<b>Market Value:</b>	\$13,060

**Ag Use Value:**

\$0

**Appraised Value:**

\$13,060

**Homestead Cap Loss:** ⓘ

\$0

**Assessed Value:**

\$13,060

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**

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	0.000000	\$13,060	\$13,060
CHC	HAWK COVE, CITY	0.642038	\$13,060	\$13,060
GHT	HUNT COUNTY	0.428379	\$13,060	\$13,060
HHIO	HUNT MEMORIAL HD	0.235831	\$13,060	\$13,060
SQL	QUINLAN ISD	1.060300	\$13,060	\$13,060

**Total Tax Rate:** 2.366548

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR	RESIDENTIAL, CITY	0.2898	12,625.00	0.00	0.00	\$13,060	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$13,060	\$0	\$13,060	\$0	\$13,060
2021	\$0	\$9,700	\$0	\$9,700	\$0	\$9,700
2020	\$0	\$7,690	\$0	\$7,690	\$0	\$7,690
2019	\$0	\$6,310	\$0	\$6,310	\$0	\$6,310
2018	\$0	\$6,310	\$0	\$6,310	\$0	\$6,310
2017	\$0	\$6,310	\$0	\$6,310	\$0	\$6,310
2016	\$0	\$6,310	\$0	\$6,310	\$0	\$6,310
2015	\$0	\$6,310	\$0	\$6,310	\$0	\$6,310
2014	\$0	\$6,310	\$0	\$6,310	\$0	\$6,310
2013	\$0	\$6,310	\$0	\$6,310	\$0	\$6,310
2012	\$0	\$6,310	\$0	\$6,310	\$0	\$6,310
2011	\$0	\$6,310	\$0	\$6,310	\$0	\$6,310

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/26/2021	QCD	QUITCLAIM DEED	VASSEUR MELODY	HARRIS EDDIE R & PAMELA K	2021	4721	
12/20/2019	WD	WARRANTY DEED	COSBY BILLY W & BRENDA SHARP	VASSEUR MELODY	2019	19525	
4/8/2016	SWD	SPECIAL WARRANTY DEED	COSBY NOAH L & FLORENCE	COSBY BILLY W & BRENDA SHARP	2016	5240	
4/1/1986	WD	WARRANTY DEED	MILLER/MILLER	COSBY NOAH L & FLORENCE	12	817	

## Property Details

### Account

**Property ID:** 87674

**Legal Description:** S5465 WHISKERS RETREAT INSTALLMENT #1 BLK 33 LOT 553A ACRES  
.0642

**Geographic ID:** 5465-0330-553A-59

### Agent:

**Type:** Real

### Location

**Address:** AMY DR HAWK COVE, TX 75474

**Map ID:** 3B-HAWKC

**Neighborhood  
CD:** N5465

### Owner

**Owner ID:** 532908

**Name:** HARRIS EDDIE R & PAMELA K

**Mailing Address:** 4501 FM 2101  
GREENVILLE, TX 75402

**% Ownership:** 100.0%

**Exemptions:** For privacy reasons not all exemptions are shown online.

## Property Values

**Improvement Homesite Value:** \$0

**Improvement Non-Homesite Value:** \$0

**Land Homesite Value:** \$0

**Land Non-Homesite Value:** \$2,890

**Agricultural Market Valuation:** \$0

**Market Value:** \$2,890

**Ag Use Value:** \$0

**Appraised Value:** \$2,890

**Homestead Cap Loss:** \$0

**Assessed Value:** \$2,890

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

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	0.000000	\$2,890	\$2,890
CHC	HAWK COVE, CITY	0.642038	\$2,890	\$2,890
GHT	HUNT COUNTY	0.428379	\$2,890	\$2,890
HHO	HUNT MEMORIAL HD	0.235831	\$2,890	\$2,890
SQL	QUINLAN ISD	1.060300	\$2,890	\$2,890

**Total Tax Rate:** 2.366548

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR	RESIDENTIAL, CITY	0.0642	2,796.00	40.00	69.90	\$2,890	\$0



## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$2,890	\$0	\$2,890	\$0	\$2,890
2021	\$0	\$2,150	\$0	\$2,150	\$0	\$2,150
2020	\$0	\$1,880	\$0	\$1,880	\$0	\$1,880
2019	\$0	\$1,680	\$0	\$1,680	\$0	\$1,680
2018	\$0	\$1,680	\$0	\$1,680	\$0	\$1,680
2017	\$0	\$1,680	\$0	\$1,680	\$0	\$1,680
2016	\$0	\$1,680	\$0	\$1,680	\$0	\$1,680
2015	\$0	\$1,680	\$0	\$1,680	\$0	\$1,680
2014	\$0	\$1,680	\$0	\$1,680	\$0	\$1,680
2013	\$0	\$1,680	\$0	\$1,680	\$0	\$1,680
2012	\$0	\$1,680	\$0	\$1,680	\$0	\$1,680
2011	\$0	\$1,680	\$0	\$1,680	\$0	\$1,680

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/30/2021	QCD	QUITCLAIM DEED	ROSS JOHNNY DWAYNE	HARRIS EDDIE R & PAMELA K	2021	6482	
3/1/1981	Conv	CONVERSION	STOCKMAN TROY	ROSS JOHNNY DWAYNE			WD
3/29/1977	WD	WARRANTY DEED	HARRIS METHA	STOCKMAN TROY	794	262	

HUNT COUNTY APPRAISAL DISTRICT  
 PROPERTY 233523 R 02/22/2021  
**Legal Description**  
 S5465 WHISKERS RETREAT INSTALLMENT #1 BLK 33 LOT  
 550D S# JHW00690TX19 HUD# NTA1887187;TITLE #  
 MH00810822

**OWNER ID**  
 561364  
**OWNERSHIP**  
 100.00%

**PROPERTY APPRAISAL INFORMATION 2022**

VASSEUR MELODY  
 C/O EDDIE R & PAMELA K HARRIS  
 4501 FM 2101  
 GREENVILLE, TX 75402

**Entities**  
 CAD 100%  
 CHC 100%  
 GHT 100%  
 HHO 100%  
 SQL 100%

**Values**  
 IMPROVEMENTS 120,430  
 LAND MARKET + 0  
 MARKET VALUE = 120,430  
 PRODUCTIVITY LOSS - 0  
 APPRAISED VALUE = 120,430  
 HS CAP LOSS - 0  
 ASSESSED VALUE = 120,430

5465-0330-550D-59 Map ID 3B-HAWKC

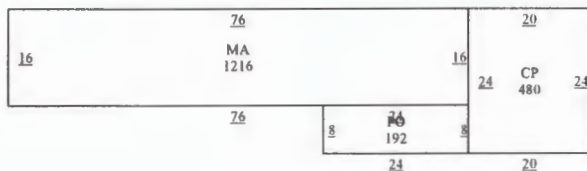
**ACRES:**  
**EFF. ACRES:**

**APPR VAL METHOD:** Cost

**SITUS** AMY DR HAWK COVE, TX 75474

**GENERAL**  
 UTILITIES LAST APPR. JEC  
 TOPOGRAPHY LAST APPR. YR 2022  
 ROAD ACCESS LAST INSP. DATE 08/10/2021  
 ZONING NEXT INSP. DATE  
 BUILDER  
 NEXT REASON  
 REMARKS ADD C/O NEW OWNER ON LAND ACCT 87668  
 PER OWNER QUESTIONNAIRE INC MH ANS  
 4-21-22

**SKETCH for Improvement #1 (COL MOBILE HOME)**



**EXEMPTIONS**

**PICTURE**



**BUILDING PERMITS**  
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO

SUBD: S5465 100.00% NBHD:SQL-MH 169.00%

**IMPROVEMENT INFORMATION**

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	M	MS4/	1,216.0	55.54	1	2019	2019	AVG	67,540	95%	100%	100%	100%	100%	0.95	64,160
	PO	OPEN PORCH W	M	*/	192.0	11.11	1	2021	2021	*	2,130	95%	100%	100%	100%	100%	0.95	2,030
	CP	CARPORT	M	*/	480.0	11.11	1	2021	2021	*	5,330	95%	100%	100%	100%	100%	0.95	5,070
1.		MOBILE HOME		STCD: A2	<b>1,888.0</b>					Homesite: Y (100%)	<b>75,000</b>							<b>71,260</b>

**IMPROVEMENT FEATURES**

SUBD: S5465 100.00% NBHD:SQL-MH 100.00%

**LAND INFORMATION**

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

Texas Department of Housing and Community Affairs

MANUFACTURED HOUSING DIVISION

P. O. BOX 12489 Austin, Texas 78711-2489  
 (800) 500-7074, (512) 475-2200 FAX (512) 475-1109

Internet Address: [www.tdhca.state.tx.us/mh/index.htm](http://www.tdhca.state.tx.us/mh/index.htm)

**STATEMENT FROM TAX ASSESSOR-COLLECTOR**  
*To meet the requirements of Texas Occupations Code 1201.206(g)*

**BLOCK 1: Home Information (Must be completed.)**

Tax Roll Account #: 233523

Physical Address: Amy Dr, Hawk Cove, TX 75474

	Label/Seal Number	Complete Serial Number
Section One:	NTA1887187	JHW00690TX19
Section Two:		
Section Three:		

**BLOCK 2: Lienholder and Borrower Information**



Please use one of these statements to confirm that taxes have been paid and/or escrowed enabling the transfer of ownership of a used manufactured home (providing all other requirements are met).

County: Hunt Current year: 2022 Date of sale: \_\_\_\_\_  
(mm/dd/yyyy)

Indicate tax status:

- A. Home not on the tax roll for tax year(s): \_\_\_\_\_
- B. The previous tax year has been billed and paid in full.
- C. The current tax year has been billed and paid in full.
- D. The current tax year has **NOT BEEN** billed but taxes have been estimated, paid and placed in escrow and any difference owed will be due when taxes are billed.
- E. All taxes due have been paid, **THERE ARE NO TAXES DUE**.
- F. All taxes recorded with TDHCA have been paid and are released.
- G. OTHER: \_\_\_\_\_

**BLOCK 3: Signature and Confirmation**

 _____ <small>(Signature of tax assessor-collector's authorized representative)</small>  Randy Wineinger _____ <small>(Printed name and title of authorized representative)</small>  _____ <small>(Email Address)</small>	<p style="text-align: center;"><b>Confirmation</b></p> <input checked="" type="checkbox"/> This statement applies to all taxing entities in my county. <input type="checkbox"/> This statement <b>DOES NOT</b> include the following: (List taxing entities) _____ _____  <small>(List Taxing Entities, Seal or Stamp)</small>
_____ <small>Date</small>	

# ESCROW RECEIPT

8/25/2022 9:49:47AM

**Tax Office**

HUNT COUNTY TAX OFFICE  
RANDY L. WINEINGER, TAX  
ASSESSOR/COLLECTOR  
PO BOX 1042  
GREENVILLE, TX 75403-104

**Receipt Number**

39755

**Payer Name and Address**

(1363941) EDDIE HARRIS  
PAM HARRIS  
4501 FM 2101  
GREENVILLE, TX 75402

**Property Description**

Property ID: 233523 Geo ID: 5465-0330-550D-59  
Legal Desc: S5465 WHISKERS RETREAT INSTALLMENT #1 BLK 33 LOT  
550D S# JHW00690TX19 HUD# NTA1887187;TITLE #  
MH00810822

**Owner Name and Address**

VASSEUR MELODY  
C/O EDDIE R & PAMELA K HARRIS  
4501 FM 2101  
GREENVILLE, TX 75402

**Payment Description**

**Year**

**Amount Paid**

Escrow Payment

2022

\$1,802.14

Operator	Batch	Date Paid	Payment Type	Tender	Details	Amount
parnold	51136	8/25/2022	Escrow Payment	Check	Check#6393	\$1,802.14
Batch Desc: PAUL08/25/2022						

E. R. OR PAM HARRIS  
4501 FM 2101 PH. 903-883-2455  
GREENVILLE, TX 75402

88-197/1119

6393

DATE 05-25-22

PAY TO THE  
ORDER OF

HUNT COURT TX

\$1802<sup>14</sup>

Escrow 2022

DOLLARS



Security Features  
Included  
Details on Back



233523  
Escrow 2022

STAR CLUB

MEMO

5505 Ave Home

*[Signature]*

MP

⑆111901975⑆ 68567820 6393

# ORIGINAL STATEMENT OF OWNERSHIP

On January 1st of each year, a tax lien comes into existence on a manufactured home in favor of each taxing unit in the jurisdiction where the home is actually located on January 1st. In order to be enforced, any such lien must be recorded with the Texas Department of Housing and Community Affairs, Manufactured Housing Division as provided by law. You may check our records through our website or contact us to learn of any recorded tax liens. To find out about the amount of any unpaid tax liabilities, contact the tax office for the county where the home was actually located on January 1st of this year.

Certified Copy of Original Statement of Ownership

Certificate Number: MH00810522

Date Issued: 02/26/2020

Manufacturer		Label/Seal No.	Serial No.	Weight	Size
MHDMAN00000502 JESSUP MANUFACTURED HOUSING, LLC DBA JESSUP HOUSING 1001 WEST LOOP 340 WACO, TX 76712		NTA1887187	JHW00690TX19	33,960	16.0 x 76.0
Model	Date of Manufacture	Effective Date of Transfer	County Where Installed	Wind Zone	Total Sq Feet
AMS16763A	05/22/2019	1/22/2020	HUNT	1	1216

The Owner(s) have elected to declare the manufactured home as:  
**PERSONAL PROPERTY**

Owner of Record

MELODY VASSEUR  
9504 AMY DRIVE  
QUINLAN, TX 75474

Seller or Transferor

DBA AMERICAN HOMES  
1900 EAST I-30  
ROCKWALL, TX 75087

Physical Address

9504 AMY DRIVE  
QUINLAN, TX 75474

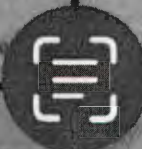
Right of Survivorship: No

Lien(s): The following liens, charges, or other encumbrances are reflected as having been created affecting the manufactured home.

No Lien

*Jim R. Hicks*  
Jim R. Hicks  
Interim Executive Director

Owner Co



## Property Details

### Account

<b>Property ID:</b>	24205
<b>Legal Description:</b>	A0293 ELAM, WILLIAM (HUNT COUNTY),TRACT 1, ACRES 7.88
<b>Geographic ID:</b>	0293-0010-0000-50
<b>Agent:</b>	
<b>Type:</b>	Real

### Location

<b>Address:</b>	4501 FM 2101 GREENVILLE, TX 75402
<b>Map ID:</b>	3A-155
<b>Neighborhood CD:</b>	SLO A-G

### Owner

<b>Owner ID:</b>	24205
<b>Name:</b>	HARRIS EDWARD RAY
<b>Mailing Address:</b>	4501 FM 2101 GREENVILLE, TX 75402
<b>% Ownership:</b>	100.0%
<b>Exemptions:</b>	HS - Homestead For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$198,930
<b>Improvement Non-Homesite Value:</b>	\$69,360
<b>Land Homesite Value:</b>	\$22,640
<b>Land Non-Homesite Value:</b>	\$0
<b>Agricultural Market Valuation:</b>	\$155,770
<b>Market Value:</b>	\$446,700

<b>Ag Use Value:</b>	\$460
<b>Appraised Value:</b>	\$291,390
<b>Homestead Cap Loss: ?</b>	\$21,095
<b>Assessed Value:</b>	\$270,295

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

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	0.000000	\$446,700	\$270,295
GHT	HUNT COUNTY	0.428379	\$446,700	\$250,295
HHO	HUNT MEMORIAL HD	0.235831	\$446,700	\$240,295
SLO	LONE OAK ISD	1.222000	\$446,700	\$220,295

**Total Tax Rate:** 1.886210



## Property Improvement - Building

**Description:** MULTI BR/BROWN TRIM **Type:** Residential **State Code:** E1 **Living Area:** 2,108.00sqft **Value:** \$198,930

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	3+M	BR	1982	2,108.00
PO	OPEN PORCH W/ROOF	*		1982	28.00
GA3	GARAGE	*		1982	594.00
PO	OPEN PORCH W/ROOF	*		1982	336.00
CP	CARPORT	*		1982	440.00
SPA	SWIMMING POOL AVG	*		1984	1.00
PMA	METAL BUILDING (AVERAGE)	*		1996	1,375.00

**Description:** OUT BLDGS **Type:** Misc Imp **State Code:** D2 **Living Area:** 0.00sqft **Value:** \$69,360

Type	Description	Class CD	Year Built	SQFT
PML	METAL BUILDING (LOW)	*	1999	1,700.00
BPL	BARN (LOW)	*	1985	64.00
BPL	BARN (LOW)	*	1985	100.00
BPL	BARN (LOW)	*	1985	100.00
SSA	STG SHED/WORKSHOP	*	2014	225.00
BPA	BARN (AVERAGE)	*	1985	2,750.00
PML	METAL BUILDING (LOW)	*	1996	2,100.00
SSA	STG SHED/WORKSHOP	*	2014	324.00

## Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RR	RESIDENTIAL, RURAL	1	43,560.00			\$22,640	\$0
NP	NATIVE PASTURE	6.88	299,692.80	0.00	0.00	\$155,770	\$460

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$268,290	\$178,410	\$460	\$291,390	\$21,095	\$270,295
2021	\$216,890	\$98,970	\$430	\$229,880	\$0	\$229,880
2020	\$213,660	\$86,680	\$430	\$225,090	\$0	\$225,090
2019	\$225,420	\$67,050	\$410	\$234,340	\$0	\$234,340
2018	\$220,240	\$64,190	\$410	\$228,800	\$1,955	\$226,845
2017	\$197,400	\$59,070	\$390	\$205,290	\$0	\$205,290
2016	\$189,320	\$58,330	\$390	\$197,110	\$0	\$197,110
2015	\$171,160	\$50,380	\$390	\$177,940	\$0	\$177,940
2014	\$169,110	\$50,380	\$420	\$175,920	\$0	\$175,920
2013	\$131,550	\$62,310	\$430	\$139,890	\$0	\$139,890
2012	\$136,840	\$62,310	\$440	\$145,190	\$0	\$145,190
2011	\$136,420	\$62,310	\$440	\$144,770	\$0	\$144,770

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/1/1983	WDVL	WARRANTY DEED WITH VENDORS LIEN	BATTLE J L	HARRIS EDWARD RAY	926	68	