

Property Details

Account

Property ID:	87668
Legal Description:	S5465 WHISKERS RETREAT INSTALLMENT #1 BLK 33 LOT 550A 551A 552A ACRES .2898
Geographic ID:	5465-0330-550A-59
Agent:	
Type:	Real
Location	
Address:	AMY DR HAWK COVE, TX 75474
Map ID:	3B-HAWKC
Neighborhood CD:	N5465

FILED FOR RECORD
 BECKY LA MARRUM
 COUNTY CLERK WORTH CO. TX
 22 DEC -2 AM 9:57
 COPY

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:	\$13,060
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$0
Market Value:	\$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	1.172806	\$13,060	\$13,060
GHT	HUNT COUNTY	0.361194	\$13,060	\$13,060
HHO	HUNT MEMORIAL HD	0.208956	\$13,060	\$13,060
SQL	QUINLAN ISD	1.042900	\$13,060	\$13,060

Total Tax Rate: 2.785856

HUNT COUNTY APPRAISAL DISTRICT
 PROPERTY 87674 R
 Legal Description
 S5465 WHISKERS RETREAT INSTALLMENT #1 BLK 33 LOT
 553A ACRES .0642

PROPERTY APPRAISAL INFORMATION 2023
 OWNER ID HARRIS EDDIE R & PAMELA K
 532908 4501 FM 2101
 GREENVILLE, TX 75402
 OWNERSHIP
 100.00%

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

Values
 IMPROVEMENTS 0
 LAND MARKET + 2,890
 MARKET VALUE = 2,890
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 2,890
 HS CAP LOSS - 0
 ASSESSED VALUE = 2,890

5465-0330-553A-59 Ref ID2: R87674
 Map ID 3B-HAWKC

ACRES: .0642
 EFF. ACRES: .3540

SITUS AMY DR HAWK COVE, TX 75474

APPR VAL METHOD: Cost

GENERAL

UTILITIES WET LAST APPR. JEC
 TOPOGRAPHY S LAST APPR. YR 2022
 ROAD ACCESS AW LAST INSP. DATE 08/10/2021
 ZONING NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS

EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 03/30/2021 ***** ROSS JOHNNY DWA QCD / 2021 / 6482
 03/01/1981 ***** STOCKMAN TROY Conv WD
 03/29/1977 ***** HARRIS METHA WD / 794 / 262

SUBD: S5465 100.00% NBHD: N5465 97.00%

IMPROVEMENT INFORMATION

TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

IMPROVEMENT FEATURES

SUBD: S5465 100.00% NBHD: N5465 100.00%

LAND INFORMATION

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

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	RESIDENTIAL, CITY	A	SQL	WHISKERS	AREA	A	0.0642 AC	45,067.36	2,890	1.00	1.00	A	2,890	NO			0.00	0
													2,890					0

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	1.172806	\$2,890	\$2,890
GHT	HUNT COUNTY	0.361194	\$2,890	\$2,890
HHO	HUNT MEMORIAL HD	0.208956	\$2,890	\$2,890
SQL	QUINLAN ISD	1.042900	\$2,890	\$2,890

Total Tax Rate: 2.785856

HUNT COUNTY APPRAISAL DISTRICT

PROPERTY 87668 R
 Legal Description
 S5465 WHISKERS RETREAT INSTALLMENT #1 BLK 33 LOT
 550A 551A 552A ACRES .2898

OWNER ID
 532908
 OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2023

HARRIS EDDIE R & PAMELA K
 4501 FM 2101
 GREENVILLE, TX 75402

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

Values	
IMPROVEMENTS	0
LAND MARKET	+ 13,060
MARKET VALUE	= 13,060
PRODUCTIVITY LOSS	- 0
APPRAISED VALUE	= 13,060
HS CAP LOSS	- 0
ASSESSED VALUE	= 13,060

5465-0330-550A-59

Ref ID2: R87668
 Map ID 3B-HAWKC

ACRES: .2898
 EFF. ACRES: .3540

SITUS AMY DR HAWK COVE, TX 75474

APPR VAL METHOD: Cost

GENERAL

UTILITIES WET LAST APPR. JEC
 TOPOGRAPHY S LAST APPR. YR 2022
 ROAD ACCESS AW LAST INSP. DATE 08/10/2021
 ZONING NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS

EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
02/26/2021	*****	VASSEUR MELODY	QCD / 2021 / 4721
12/20/2019	*****	COSBY BILLY W &	WD / 2019 / 19525
04/08/2016	*****	COSBY NOAH L & F	SWD / 2016 / 5240

IMPROVEMENT FEATURES

SUBD: S5465 100.00% NBHD:N5465 97.00% IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
---	------	-------------	------	-------------	------	------------	-------	-------	--------	-------	-------	------	------	------	------	------	-----	-----------

SUBD: S5465 100.00% NBHD:N5465 100.00% LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE
1.	RESIDENTIAL, CITY	A-	SQL WHISKERS (AREA)	A			0.2898 AC	45,067.36	13,060	1.00	1.00	A	13,060	NO				0.00	0
									13,060				13,060						0

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 that year.

Certified Copy of Original Statement of Ownership

Date Issued: 9/2/2022

Certificate Number: MH00945160

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	1/12/2022	HUNT	I	1216

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

REAL PROPERTY

The home owner(s) have certified to the department that they own the real property on which the manufactured home is situated or that they hold a qualifying long-term lease.

This home will not be considered real property until, 1) this instrument has been filed in the real property records of the county in which the manufactured home is located, 2) a copy stamped "filed or recorded" provided to the Department, and 3) notification of the same provided to the County Appraisal District.

The owner has elected to treat the home or reserve it for this purpose and the department no longer considers the home to be a manufactured home for the purposes of regulation under chapter 1201.216(a) of the Occupations Code.

Legal Description: SEE ATTACHED.

Owner of Record

EDDIE R HARRIS
PAM HARRIS
4501 FM 2101
GREENVILLE, TX 75402

Seller or Transferor

MELODY VASSEUR
9819 STATE HWY SPUR 264
QUINLAN, TX 75474

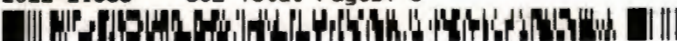
Physical Address

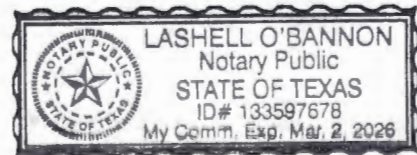
9540 AMY DR
HAWK COVE, TX 75474

Right of Survivorship: Yes

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

No Lien

2022-21588 SOL Total Pages: 8




This instrument was acknowledged by

AP Ashley Perez

before me this 2 day of September 2022

Lashell O'Bannon Lashell O'Bannon
Signature of Notary Owner Copy

Jim R. Hicks
Jim R. Hicks
Executive Director

**TDHCA MANUFACTURED HOUSING DIVISION,
P.O. BOX 12489, AUSTIN, TEXAS 78711-2489
(512) 475-2200 888-576-2240 FAX: 512-475-1109**

STATEMENT OF OWNERSHIP - HM54617726

**EDDIE R HARRIS
PAM HARRIS
4501 FM 2101
GREENVILLE, TX 75402**

Prepared By:
EDDIE R. HARRIS

After Recording Return To:
4501 FM 2101
GREENVILLE, Texas 75402

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 26, 2021 THE GRANTOR(S),

- MELODY VASSEUR, a single person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- EDDIE R. HARRIS and PAMELA HARRIS, a married couple, residing at 4501 FM 2101, GREENVILLE, HUNT County, Texas 75402

the following described real estate, situated at AMY DR, QUINLAN, in the County of HUNT, State of Texas

Legal Description:

S5465 WISKERSRETREAT INSTALLMENT #1 BLK 32 LOT 550A 551A 552A
ACRES .2898

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 87668

Mail Tax Statements To:
EDDIE R. HARRIS
4501 FM 2101
GREENVILLE, Texas 75402

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

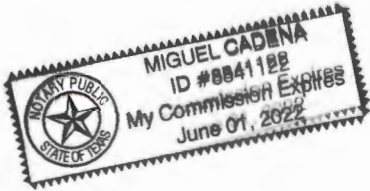
DATED: 2-26-2021

Melody Vassey
MELODY VASSEUR
810 PR 7708
WILLIS POINT, Texas, 75169

STATE OF TEXAS, COUNTY OF HUNT, ss:

This instrument was acknowledged before me on this 26th day of February, 2021 by MELODY VASSEUR.

Miguel Cadena
Notary Public



Title (and Rank)

My commission expires June 01, 2022

THE STATE OF TEXAS

COUNTY OF HUNT

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of HUNT County, Texas.

2021-04721 QCD
03/09/2021 08:36 AM



Jennifer Lindenzweig

Jennifer Lindenzweig, County Clerk
Hunt County, Texas

Prepared By:
EDDIE R. HARRIS

After Recording Return To:
EDDIE R. HARRIS
4501 FM 2101
GREENVILLE, Texas 75402

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On March 30, 2021 THE GRANTOR(S),

- JOHNNY DWAYNE ROSS, a single person,

for and in consideration of: \$10.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- EDDIE R. HARRIS and PAMELA K HARRIS, a married couple, residing at 4501 FM 2101, GREENVILLE, HUNT County, Texas 75402

the following described real estate, situated at AMY DRIVE, QUINLAN, in the County of HUNT, State of Texas

Legal Description:

S5465 WHISKERS RETREAT INSTALLMENT #1 BLK 33 LOT553A ACRES .0642

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 87674

Mail Tax Statements To:
EDDIE R. HARRIS
4501 FM 2101
GREENVILLE, Texas 75402

[SIGNATURE PAGE FOLLOWS]

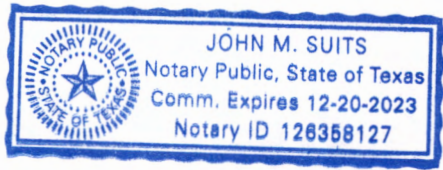
Grantor Signatures:

DATED: 03-29-21

Johnny Dwayne Ross
JOHNNY DWAYNE ROSS
300 E ROUND GROVE RD
LEWSVILLE, Texas, 175067

STATE OF TEXAS, COUNTY OF HUNT, ss:

This instrument was acknowledged before me on this 29 day of MARCH,
2021 by JOHNNY DWAYNE ROSS.



John M. Suits
Notary Public

Self Notary
Title (and Rank)

My commission expires 12-20-23

**THE STATE OF TEXAS
COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of HUNT County, Texas.

2021-06482 QCD
03/30/2021 08:52 AM



Jennifer Lindenzweig

Jennifer Lindenzweig, County Clerk
Hunt County, Texas

THE STATE OF TEXAS

COUNTY OF HUNT

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of HUNT County, Texas.

2022-21588 SOL
09/14/2022 10:20 AM



Becky Landrum

Becky Landrum, County Clerk
Hunt County, Texas

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

Escrow Payment

Year

Amount Paid

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

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

PROPERTY APPRAISAL INFORMATION 2023
 OWNER ID VASSEUR MELODY
 561364 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 115,340
 LAND MARKET + 0
 MARKET VALUE = 115,340
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 115,340
 HS CAP LOSS - 0
 ASSESSED VALUE = 115,340

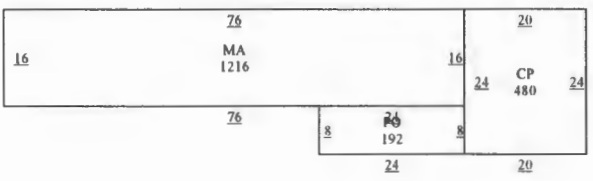
5465-0330-550D-59 Map ID 3B-HAWKC

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		

SKETCH for Improvement #1 (COL MOBILE HOME)



EXEMPTIONS

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

PICTURE



IMPROVEMENT FEATURES

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	R	MS4/	1,216.0	55.54	1	2019	2019	AVG	67,540	91%	100%	100%	100%	100%	0.91	61,460
	PO	OPEN PORCH W	R	*/	192.0	11.11	1	2021	2021	*	2,130	91%	100%	100%	100%	100%	0.91	1,940
	CP	CARPORT	R	*/	480.0	11.11	1	2021	2021	*	5,330	91%	100%	100%	100%	100%	0.91	4,850
1.	MOBILE HOME		STCD:	A2	1,888.0					Homesite: Y (100%)	75,000							68,250

SUBD: S5465 100.00% NBHD:SQL-MH 100.00% **LAND INFORMATION** IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0