

# PROPERTY TAX TRANSPARENCY

The information below reflects appraisal district records for the property specified and captures the property's condition as of January 1 of the tax year selected. All information in this report is as of the report date February 02, 2026. Your local appraisal district may update these records as the tax year progresses.

*Please check your appraisal district's website for the most up-to-date market value and exemptions information on this property.*

*Please check your tax office's website for the most up-to-date tax rate and tax amount information on this property.*

## PROPERTY INFORMATION

Property ID	87674		
Tax Year	2026		
Report Date	February 2, 2026		
Property Address	9504 AMY DR, HAWK COVE TX 75474	Legal Description	S5465 WHISKERS RETREAT INSTALLMENT #1 BLK 33 LOT 553A ACRES .0642
Appraisal District	Hunt County Appraisal District P.O. Box 1339 Greenville, TX 75403-1339  903-454-3510 <a href="https://hunt-cad.org/">https://hunt-cad.org/</a>	Tax Office	2507 LEE ST  GREENVILLE, TX 75401  <small>null</small>
Tax Entities	APPRAISAL DISTRICT HAWK COVE, CITY HUNT COUNTY HUNT MEMORIAL HD QUINLAN ISD		
Property Characteristics	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Business Personal Property <input type="checkbox"/> Mobile Home <input type="checkbox"/> Under Construction / Incomplete		
Exemptions as of January 1			

## 2025 PROPERTY TAXES

2025 Market Value	\$5,270
2025 Net Appraised Value	\$5,270
2025 Total Tax Bill	\$117.05

*The property's 2025 tax bill would have been the following without any exemptions:*  
\$117.05

7-B

2026 Market Value	\$5,270
2026 Net Appraised Value	\$5,270

Your local appraisal district determines a property's market value as of January 1 of each year. In April, the owner will receive a Notice of Appraised Value with market value and exemption information. If you disagree with your property's market value, you can file a protest before May 15 of each year. If you do not receive the Notice of Appraised Value or the values listed above are unavailable, you can find the property's information on the appraisal district's website, usually in mid-April of each

## EXEMPTION STATUS

**IMPORTANT:** If the property is sold to new ownership in 2026, **all exemptions** will be removed as of January 1, 2027.

Removing exemptions from a property will change the net value used to calculate property tax bills. This may result in a new owner facing a higher property tax bill than the previous owner would have received.

New owners may be eligible for a general residence homestead exemption if they own and reside on a property. Exemptions are also available for disabled veterans, seniors over the age of 65, people with qualifying disabilities, and some surviving spouses.

**GENERAL INFO**

**ACCOUNT**

Property ID: 87674  
 Geographic ID: 5465-0330-553A-59  
 Type: R  
 Zoning:  
 Agent:  
 Legal Description: S5465 WHISKERS RETREAT  
 INSTALLMENT #1 BLK 33 LOT 553A  
 ACRES .0642  
 Property Use:

**OWNER**

Name: HARRIS EDDIE R & PAMELA K  
 Secondary Name:  
 Mailing Address: 4501 FM 2101 GREENVILLE TX US 75402  
 Owner ID: 532908  
 % Ownership: 100.000000  
 Exemptions:

**LOCATION**

Address: 9504 AMY DR, HAWK COVE TX 75474  
 Market Area:  
 Market Area CD: N5465  
 Map ID:

**PROTEST**

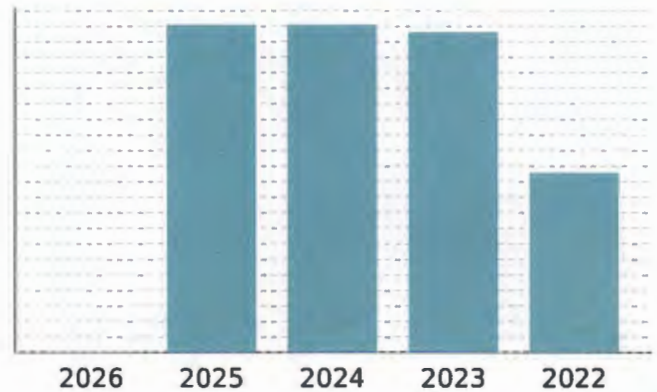
Protest Status:  
 Informal Date:  
 Formal Date:

**VALUES**

**CURRENT VALUES**

Land Homesite: N/A  
 Land Non-Homesite: N/A  
 Special Use Land Market: N/A  
 Total Land: N/A  
 Improvement Homesite: N/A  
 Improvement Non-Homesite: N/A  
 Total Improvement: N/A  
 Market: N/A  
 Special Use Exclusion (-): N/A  
 Appraised: N/A  
 Value Limitation Adjustment (-): N/A  
 Net Appraised: N/A

**VALUE HISTORY**



**VALUE HISTORY**

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	N/A	N/A	N/A	N/A	N/A	N/A
2025	\$5,270	\$0	\$0	\$5,270	\$0	\$5,270
2024	\$5,270	\$0	\$0	\$5,270	\$0	\$5,270
2023	\$5,150	\$0	\$0	\$5,150	\$0	\$5,150
2022	\$2,890	\$0	\$0	\$2,890	\$0	\$2,890

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## PROPERTY INFORMATION

Property ID	87668		
Tax Year	2026		
Report Date	February 2, 2026		
Property Address	9504 AMY DR, HAWK COVE TX 75474	Legal Description	S5465 WHISKERS RETREAT INSTALLMENT #1 BLK 33 LOT 550A 551A 552A ACRES .2898
Appraisal District	Hunt County Appraisal District P.O. Box 1339 Greenville, TX 75403-1339  903-454-3510 <a href="https://hunt-cad.org/">https://hunt-cad.org/</a>	Tax Office	2507 LEE ST  GREENVILLE, TX 75401  <a href="#">null</a>
Tax Entities	APPRAISAL DISTRICT HAWK COVE, CITY HUNT COUNTY HUNT MEMORIAL HD QUINLAN ISD		
Property Characteristics	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Business Personal Property <input type="checkbox"/> Mobile Home <input type="checkbox"/> Under Construction / Incomplete		
Exemptions as of January 1			

## 2025 PROPERTY TAXES

2025 Market Value	\$154,110
2025 Net Appraised Value	\$154,110
2025 Total Tax Bill	\$3,422.82

*The property's 2025 tax bill would have been the following without any exemptions:  
\$3,422.82*

2026 Market Value	\$150,343
2026 Net Appraised Value	\$150,343

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New owners may be eligible for a general residence homestead exemption if they own and reside on a property. Exemptions are also available for disabled veterans, seniors over the age of 65, people with qualifying disabilities, and some surviving spouses.

**GENERAL INFO**

**ACCOUNT**

Property ID: 87668  
 Geographic ID: 5465-0330-550A-59  
 Type: R  
 Zoning:  
 Agent:  
 Legal Description: S5465 WHISKERS RETREAT  
 INSTALLMENT #1 BLK 33 LOT 550A  
 551A 552A ACRES .2898  
 Property Use:

**OWNER**

Name: HARRIS EDDIE R & PAMELA K  
 Secondary Name:  
 Mailing Address: 4501 FM 2101 GREENVILLE TX US 75402  
 Owner ID: 532908  
 % Ownership: 100.000000  
 Exemptions:

**LOCATION**

Address: 9504 AMY DR, HAWK COVE TX 75474  
 Market Area:  
 Market Area CD: SQL-MH  
 Map ID:

**PROTEST**

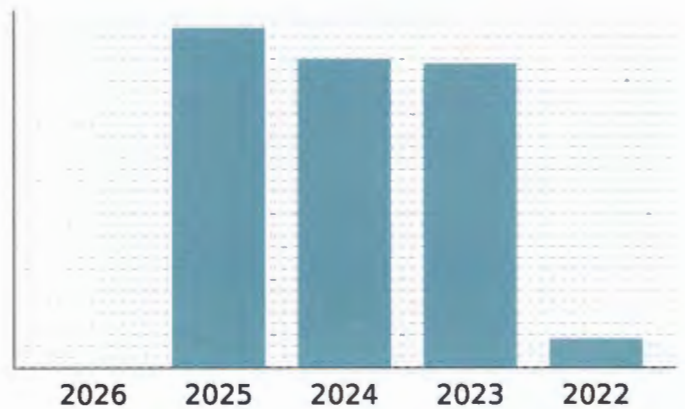
Protest Status:  
 Informal Date:  
 Formal Date:

**VALUES**

**CURRENT VALUES**

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 Special Use Land Market: N/A  
 Total Land: N/A  
 Improvement Homesite: N/A  
 Improvement Non-Homesite: N/A  
 Total Improvement: N/A  
 Market: N/A  
 Special Use Exclusion (-): N/A  
 Appraised: N/A  
 Value Limitation Adjustment (-): N/A  
 Net Appraised: N/A

**VALUE HISTORY**



**VALUE HISTORY**

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	N/A	N/A	N/A	N/A	N/A	N/A
2025	\$23,790	\$130,320	\$0	\$154,110	\$0	\$154,110
2024	\$23,790	\$116,160	\$0	\$139,950	\$0	\$139,950
2023	\$23,220	\$114,660	\$0	\$137,880	\$0	\$137,880
2022	\$13,060	\$0	\$0	\$13,060	\$0	\$13,060

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CHC	HAWK COVE, CITY	N/A	N/A	N/A
GHT	HUNT COUNTY	N/A	N/A	N/A
HHO	HUNT MEMORIAL HD	N/A	N/A	N/A
SQL	QUINLAN ISD	N/A	N/A	N/A

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

Improvement #1: Residential Improvement Value: N/A Main Area: 1,216  
 State Code: A2 Description: MOBILE HOME Gross Building Area: 1,888

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	MAIN AREA	MS4		1	2019	2019	1,216
CP	CARPORT	MS4		1	2019	2019	480
PO	OPEN PORCH W/ROOF	MS4		1	2019	2019	192

### Improvement Features

Improvement #2: Misc Imp Improvement Value: N/A Main Area: 0  
 State Code: A3 Description: OUTBLDG Gross Building Area: 160

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
SSA	STG SHED/WORKSHOP	*		1	2000	2000	160

### Improvement Features

Improvement #3: Residential Improvement Value: N/A Main Area: 0  
 State Code: A3 Description: Gross Building Area: 0

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
*	ALL TYPES	*		1	2025	2025	0

### Improvement Features

## LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
CR	RESIDENTIAL, CITY	0.2898	12,625	\$1.88	N/A	N/A

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/26/21	QCD	QUITCLAIM DEED	VASSEUR MELODY	HARRIS EDDIE R & PAMELA K		2021	4721	

Deed Date	Type	Description	Grantor/Grantee	Grantor/Buyer	Book No	Volume	Page	Instrument
12/20/19	WD	WARRANTY DEED	COSBY BILLY W & BRENDA SHARP	VASSEUR MELODY		2019	19525	
4/8/16	SWD	SPECIAL WARRANTY	COSBY NOAH L, COSBY NOAH L &	COSBY BILLY W & BRENDA SHARP		2016	5240	
4/1/86	WD	WARRANTY DEED	MILLER/MILLER	COSBY NOAH L & FLORENCE		12	817	