



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 10/31/2023

District C

Item Creation Date: 10/11/2023

PLN - Special Minimum Lot Size Block Renewal Application No. 46 (800 block of Columbia Street, east and west sides, between East 9th and East 8th Streets)

Agenda Item#: 68.

**Summary:**

**NOT A REAL CAPTION**

ORDINANCE renewing a Special Minimum Lot Size Block Renewal Application for 6,600 square feet for the 800 block of Columbia Street, east and west sides, between East 9th and East 8th Streets - **DISTRICT C - KAMIN**

**Background:**

In accordance with Section 42-197 of the Code of Ordinances, the property owner of 822 Columbia Street, Lot 18 Block 251 of the Houston Heights subdivision, has initiated an application to renew a Special Minimum Lot Size Block (SMLSb).

The Planning and Development Department mailed notifications to twenty-four (24) property owners indicating that the SMLSb renewal application had been submitted. The notification further stated that a written protest must be filed with the Planning and Development Department within thirty days of mailing. One (1) written protest was filed. The Houston Planning Commission considered the protested application on April 27, 2023, and voted to recommend that the City Council establish the SMLSb.

The neighborhood and lot size have remained unchanged since the original ordinance (2002-1090) was passed in 2002.

The Planning and Development Department recommends that the City Council adopt an ordinance renewing a Special Minimum Lot Size of 6,600 square feet for the 800 block of Columbia Street, east and west sides, between East 9th and East 8th Streets.

DocuSigned by:

A handwritten signature in black ink, appearing to read "Margaret Wallace Brown".

Margaret Wallace Brown, AICP, CNU-A  
Director  
Planning and Development Department

**Prior Council Action:**

Ordinance 2002-1090; approved 11-26-2002.

**Contact Information:**

Anna Sedillo, Council Liaison  
832-393-6578

Bennie Chambers III, Planner II  
832-393-6636

**ATTACHMENTS:**

Description	Type
Map	Backup Material
RCA	Signed Cover sheet

**Special Minimum Lot Size Block Renewal No. 46  
Planning Commission Approval**

Planning Director Evaluation:

Satisfies	Does Not Satisfy	Criteria
X		<p><i>SMLSB renewal includes all property within at least one blockface.</i></p> <p><b>The application is for the 800 block of Columbia Street, east and west sides, between East 9<sup>th</sup> and East 8<sup>th</sup> Streets.</b></p>
X		<p><i>Over 60% of the proposed SMLSB renewal is developed with single-family residential (SFR) units.</i></p> <p><b>92% of the lots are developed with single-family residential units.</b></p>
X		<p><i>Demonstrated sufficient support.</i></p> <p><b>Evidence of support is not required per the ordinance. All property owners were notified that a protest of the application must be filed within thirty (30) days. One protest was filed.</b></p>
X		<p><i>Renewal of the SMLSB will further the goal of preserving the lot size character of the area; and,</i></p> <p><b>The blockfaces are comprised of twenty-four (24) lots. Twenty (20) lots (excluding corner lots) have a lot size of 6,600 square feet. Twenty-three (23) lots comply with the provisions of the criteria below.</b></p>
X		<p><i>A prevailing lot size shall exist when 75 percent of the lots, exclusive of the corner lots, have a size that does not vary more than 10 percent from the average of the lots within the proposed special minimum lot size area.</i></p> <p><b>Twenty (20) lots, exclusive of the corner lots, have a size that does not vary more than 10 percent from the average, representing 100 percent of the lots.</b></p>

**The Special Minimum Lot Size Block meets the criteria for renewal.**

\_\_\_\_\_  
Martha Stein, Chair

Or

\_\_\_\_\_  
Sonny Garza, Vice Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

5.11.23





# Planning and Development Department

To: Kim Mickelson From: Abraham Zorrilla

Phone #: 832-393-6634

Building Line  Lot Size # 838

Date: 9/26/2023 Prepared by: Jacqueline Brown

Reviewed by: *Bennie Chambers*

## RCA Applies to:

SMLS Area Application

SMLS Block Application

SMBL Block Application

SMBL Block Renewal

## Attachments Provided:

Planning Commission Approval

Director's Approval

Map of the Area

Staff Analysis

Copy of Subdivision Plat


Tax Map

Tax Records

Original Ordinance



**Special Minimum Lot Size**  
**2500-2700 Garapan Street, north and south sides**  
**between Nuben and Goldspier Streets**  
**7,200 Square Feet**

 Special Minimum Lot Size Boundary

Source: Harris County Appraisal District  
 Date: May 18, 2023  
 Reference: MLS 838

All properties within the application area are single family unless noted as such:

- MF Multi Family
- COM Commercial
- VAC Vacant
- EXC Excluded

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING & DEVELOPMENT DEPARTMENT**

**SPECIAL MINIMUM LOT SIZE BLOCK**

Application No. **838**

Date Received: **4/3/2023** Date Complete: **5/18/2023**

Street(s) Name: **Garapan Street** Lot(s) **2500-2700 block of Garapan Street**

Cross Streets: **Nuben Street** and **Goldspier Street**

Side of street: **North and South**

**SPECIAL MINIMUM LOT SIZE:**

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
2501 (LT 1 BLK 12)	SFR	Y	7,500
2501 (LT 2 BLK 12)	SFR	Y	8,750
0 (LT 99 BLK 2)	VAC		9,462
2515 (LT 140 BLK 5)	SFR		11,745
2515 (LT 141 BLK 5)	SFR		9,122
2519 (LT 142 BLK 5)	SFR	Y	8,040
2525 (LT 143 BLK 5)	SFR	Y	10,375
2611 (LT 144 BLK 5)	SFR		8,040
2611 (Lt 145 BLK 5)	SFR		8,040
0 (LT 146 BLK 5)	VAC		8,040
6250 Nuben (LT 147 BLK 5)	SFR	Y	8,040
6250 Nuben (LT 148 BLK 5)	SFR	Y	8,400
2718 (LT 87 BLK 2)	SFR	Y	7,800
0 (LT 88 BLK 2)	VAC	Y	7,200
2714 (LT 89 BLK 2)	SFR	Y	7,200
2706 (LT 90 BLK 2)	SFR	Y	7,200
2706 (LT 91 BLK 2)	SFR	Y	7,200
2618 (LT 92 BLK 2)	SFR		7,200
2614 (LT 93 BLK 2)	SFR		7,200
2610 (LT 94 BLK 2)	SFR	Y	7,200
2606 (LT 95 BLK 2)	SFR	Y	7,200
2602 (LT 96 BLK 2)	SFR	Y	7,200
2602 (LT 97 BLK 2)	SFR	Y	7,260
2514(LT 98 BLK 2)	SFR	Y	7,200
6401 Goldspier (LT 25 BLK 8)	SFR		7,500

**Evidence of Support** (must be 51% or more by area for Director administrative approval):

Of **200,114** Square Feet in the Proposed Application Area **123,765** Square Feet are Owned by Property Owners Signing in Support of the Petition = **62%**

**Single Family Calculation:**

**Percentage of lots developed or restricted to no more than two SFR units per lot** (must be at least 60%):

<b>22</b>	# developed or restricted to no more than two SFR Units	Of	<b>22</b>	Total number of SFR lots in the Proposed Application Area	<b>25</b>	Total number of lots in the Proposed Application Area	<b>88%</b>
<b>0</b>	# of Multifamily lots						
<b>0</b>	# of Commercial lots						
<b>3</b>	# of Vacant Lots						
<b>25</b>	Total						

**Minimum Lot Size Calculations:**

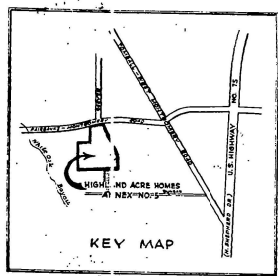
Total # of lots **25** Total sq. ft. = **200,114** / # of lots = **8,005** average sq. ft.  
 7,500 median sq. ft.

Lots ranked by size	Size	70 %	
		% by Area	Relative % by Area
1	11,745	5.9%	5.9%
2	10,375	5.2%	11.1%
3	9,462	4.7%	15.8%
4	9,122	4.6%	20.3%
5	8,750	4.4%	24.7%
6	8,400	4.2%	28.9%
7	8,040	4.0%	32.9%
8	8,040	4.0%	36.9%
9	8,040	4.0%	41.0%
10	8,040	4.0%	45.0%
11	8,040	4.0%	49.0%
12	7,800	3.9%	52.9%
13	7,500	3.7%	56.6%
14	7,500	3.7%	60.4%
15	7,260	3.6%	64.0%
16	7,200	3.6%	67.6%
17	<b>7,200</b>	3.6%	<b>71.2%</b>
18	7,200	3.6%	74.8%
19	7,200	3.6%	78.4%
20	7,200	3.6%	82.0%
21	7,200	3.6%	85.6%
22	7,200	3.6%	89.2%
23	7,200	3.6%	92.8%
24	7,200	3.6%	96.4%
25	7,200	3.6%	100.0%
Total	200,114	100.0%	

This application qualifies for a **7,200** Special Minimum Lot Size

Do deed restrictions specify a minimum lot size? Yes   
 No

If yes, number of lots not included within deed restrictions per blockface:

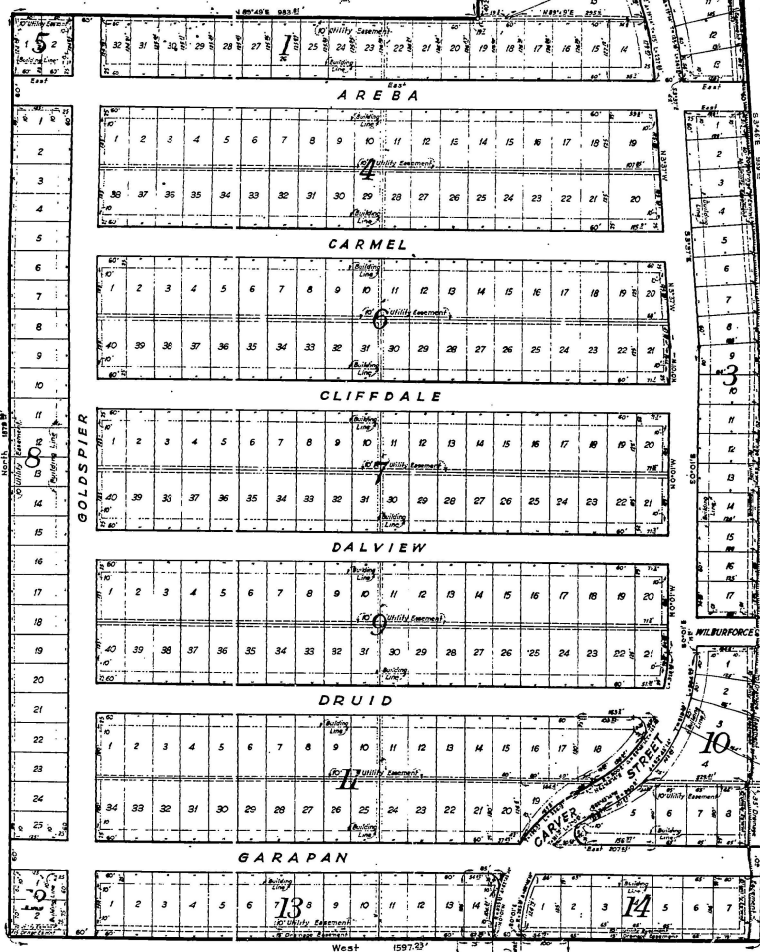


Additional 10 2/3' is hereby dedicated for widening Fairbanks Montgomery Road.

NORTHEAST CORNER OF SECTION SURVEY

ACREAGE

ACREAGE



Note: Side lot lines are radial to curves, street lines and perpendicular to straight street lines unless otherwise indicated.

HIGHLAND HEIGHTS ANNEX NO. 2

684149

NOV 21 1949

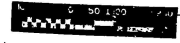
HIGHLAND ACRE HOMES ANNEX NO. 5

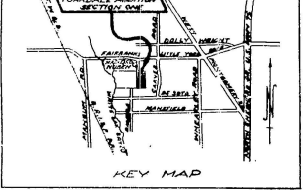
A SUBDIVISION OF 76.9 ACRES OF LAND IN THE ELLIS BENSON SURVEY HARRIS COUNTY, TEXAS Scale: 1"=100' October 1949 THE WRIGHT LAND COMPANY Owner & Developer E. S. & Bessie M. Allison Civil Engineers

STATE OF TEXAS... COUNTY OF HARRIS... KNOW ALL MEN BY THESE PRESENTS that we, E.L. WRIGHT and S.W. WILSON, individuals and partners, respectively of THE WRIGHT LAND COMPANY, owner of the property hereof...

STATE OF TEXAS... COUNTY OF HARRIS... Before me, the undersigned authority on this day personally appeared E.L. Wright and S.W. Wilson, known to me to be the parties whose names are subscribed to the foregoing instrument and each acknowledged to me that he had executed the same for the purposes therein expressed and in the capacity therein stated.

APPROVED by the Commissioners Court of Harris County, Texas, this 21st day of October, A.D. 1949... W.D. MILLER, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on...





(N 82° 42' E)

STATE OF TEXAS:  
COUNTY OF HARRIS:

I, Allen C. Hutcherson, Individually and as Agent and Attorney-in-Fact for Archer Development Company, Inc., N. D. Jarnal, Elliott A. Johnson, Dr. Robert B. Elliott, Mildred Hutcherson Rouse, Ben Marcus, and Pflag-Carey Company, owners of the property subdivided in the above and foregoing map of YORKDALE ADDITION, SECTION ONE, do hereby make subdivision of said property according to the lines, lot, building lines, streets, alleys, parks, playgrounds and easements thereon shown, and designate said subdivision as YORKDALE ADDITION, SECTION ONE, being located in the Ellis Benson Survey, Abstract No. 110, in Harris County, Texas, and do hereby dedicate to public use, as such, all of the roads, streets, alleys, parks, playgrounds and easements shown thereon forever and do hereby waive any claims for damages occasioned by the establishment of the grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of the streets and alleys to conform to such grades and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, I, Allen C. Hutcherson, Individually and as Agent and Attorney-in-Fact for the above mentioned property owners, do hereby dedicate forever to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, ditches, sloughs, or other natural drains, courses located in said subdivision, as easements for drainage purposes, giving Harris County and/or any other public agency the right to enter upon said easement at any and all times for the purposes of constructing and for maintaining drainage work or structures.

FURTHER, all of the property subdivided in the foregoing map shall be restricted in its use, which restrictions shall run with the title of the property and shall be enforceable at the option of Harris County, by Harris County or any citizen thereof by injunction as follows:

1. The drainage of septic tanks into road, street, alley, or other public ditch, either directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three-quarters square feet (1 3/4 square feet) per square foot of area. Culverts or bridges, must be used for driveways and/or walks.

There is also dedicated four utilities an unstructured aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon. Notes: 1. A 10-foot utility easements extend five (5) feet on either side of a common lot line unless otherwise indicated.

2. All drainage easements within the boundary of this plat shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facility.

3. All transition building lines shown on foregoing map provide a minimum angle of forty-five (45) degrees where an offset in building lines is greater than five (5) feet.

FURTHER, the above mentioned owners hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

FURTHER, the above mentioned owners hereby covenant and agree with the City of Houston and/or Harris County and/or any property owner that no swimming pool shall be constructed and/or occupied on any lot having an area of less than seven thousand (7000) square feet unless a sanitary sewer system meeting the approval of County and State Health authorities shall first have been extended to the lot, plot or site and in no case shall any swimming be constructed upon a lot, plot, or site of less than five thousand (5000) square feet or with less street frontage than fifty (50) feet.

FURTHER, the above mentioned owners shall cause any pipe lines located in easements or rights-of-way shown on this map to be adjusted in elevation and/or location and without cost to the public where such adjustment is required by the properly constituted authority to permit the proper installation of pavement, drainage or sewer facilities.

This is to certify that I, Allen C. Hutcherson, Individually, and as Agent and Attorney-in-Fact for the above mentioned owners, have compiled or will comply to the existing Harris County Road Law, Section 31-C as amended by House Bill 389, Acts of 1959, 56th Legislature, and all other regulations hereof on file with the Harris County Engineer and adapted by the Commissioners' Court of Harris County.

WITNESS my hand in Houston, Harris County, Texas, this 15th day of JANUARY, A. D. 1959.

Allen C. Hutcherson  
ALLEN C. HUTCHERSON

Individually, and as Agent and Attorney-in-Fact for Archer Development Company, Inc., N. D. Jarnal, Elliott A. Johnson, Dr. Robert B. Elliott, Mildred Hutcherson Rouse, Ben Marcus, and Pflag-Carey Company.

STATE OF TEXAS:  
COUNTY OF HARRIS:

BEFORE ME, the undersigned authority on this day personally appeared Allen C. Hutcherson, Individually, and as Agent and Attorney-in-Fact for Archer Development Company, Inc., N. D. Jarnal, Elliott A. Johnson, Dr. Robert B. Elliott, Mildred Hutcherson Rouse, Ben Marcus, and Pflag-Carey Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of JANUARY, A. D. 1959.

Caroline Bates  
NOTARY PUBLIC  
in and for Harris County, Texas

I, Robert S. Giffert, Secretary-Engineer of the City of Houston, Texas, do hereby certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and its division of YORKDALE ADDITION, SECTION ONE, as shown hereon.

In testimony whereof, witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Houston, Texas, this 23rd day of December, 1958.

Robert S. Giffert SECRETARY-ENGINEER  
W. E. Walcott CHAIRMAN

I, W. H. Zapp, County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court, and further, that it complies or will comply with all of the laws included in the Harris County Road Law, also including Section 31-C as amended by House Bill 389, Acts of 1959, 56th Legislature.

W. H. Zapp COUNTY ENGINEER

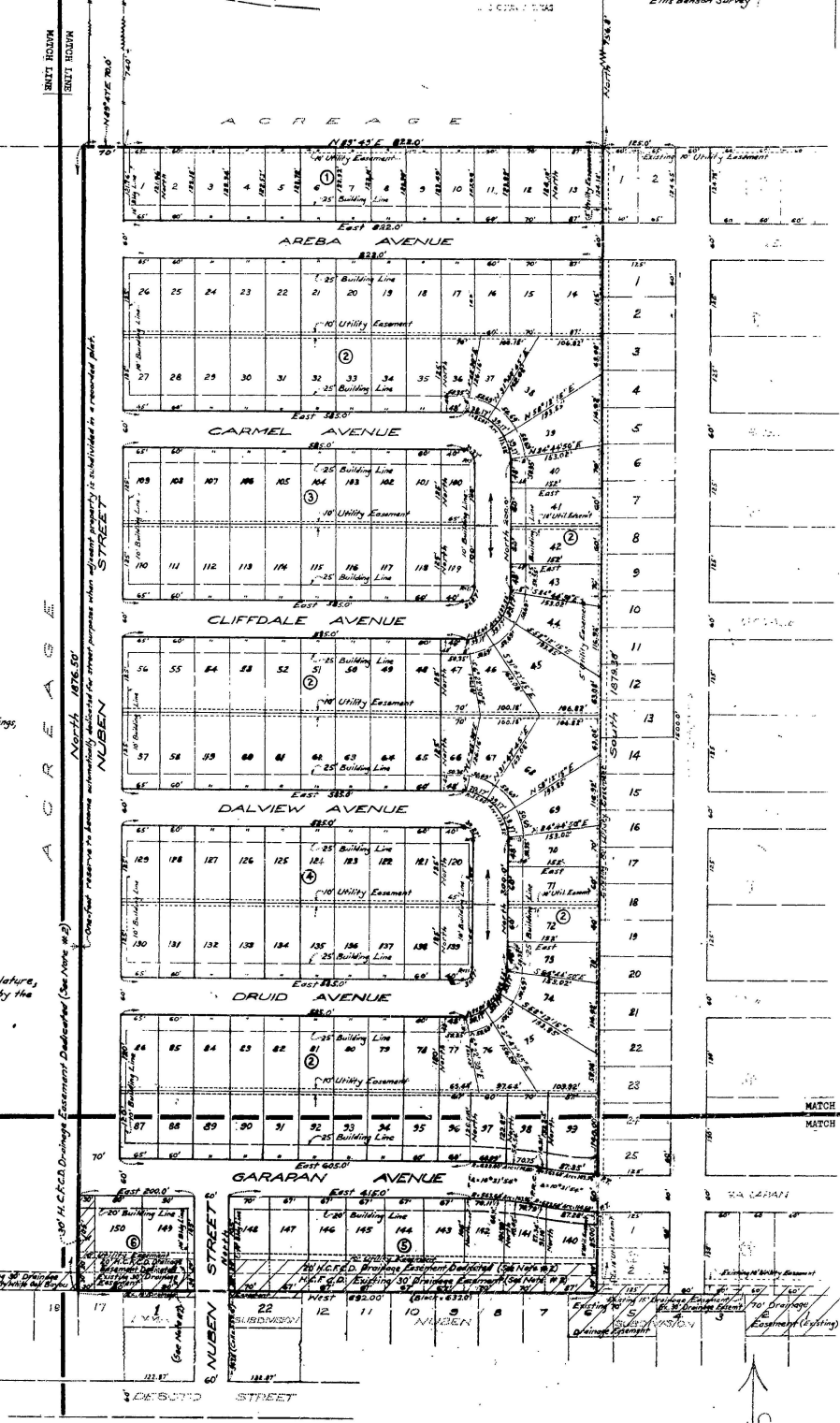
I, H. R. Jensen, Flood Control Engineer of Harris County Flood Control District, Harris County, Texas, do hereby certify that the plat of this subdivision complies with the requirements for Internal Subdivision Drainage as adopted by Commissioners' Court; however, no contribution is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or any other area or subdivision within the watershed.

H. R. Jensen FLOOD CONTROL ENGINEER

STATE OF TEXAS:  
COUNTY OF HARRIS:

I, R. E. Turrentine, Jr., Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on 01-17-59, 1959, at 10:40 o'clock A.M., and duly recorded on 01-21-59, 1959, at 10:45 o'clock A.M., in Vol. 668, Page 64, Harris County MAP Records.

WITNESS my hand and seal of office, at Houston, the day and date last above written.



**YORKDALE ADDITION SECTION ONE**

A SUBDIVISION OF 38.8 ACRES OF LAND IN THE ELLIS BENSON SURVEY, ABSTRACT NO. 110, IN HARRIS COUNTY, TEXAS  
6 BLOCKS; 180 LOTS  
Scale: 1"=100' December, 1958  
OFFICE OF E. S. BUTLER  
CIVIL ENGINEER, TEXAS REGISTRATION NO. 5346  
Houston, Texas

This is to certify that I, E. S. Butler, a registered engineer of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all back corners, angle points and points of curve are properly marked with 3/8" iron rods 2' long, and that this plat correctly represents that survey made by me.

E. S. Butler  
ENGINEER  
Texas Registration No. 5346

APPROVED by the Commissioners' Court of Harris County, Texas, this 15th day of OCTOBER, 1959.

W. H. Zapp COMMISSIONER PRECINCT 1  
W. H. Zapp COMMISSIONER PRECINCT 2

W. H. Zapp COUNTY JUDGE

COMMISSIONER PRECINCT 3  
COMMISSIONER PRECINCT 4

MATCH LINE  
 MATCH LINE  
 STATE OF TEXAS  
 COUNTY OF HARRIS  
 MAP RECORDS  
 VOLUME 668  
 PAGE 64  
 HARRIS COUNTY  
 COUNTY ENGINEER  
 COUNTY JUDGE  
 COUNTY CLERK

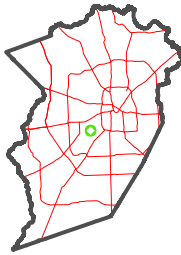
# Harris Central Appraisal District



0 45 90 180 Feet  
 PUBLICATION DATE: 4/11/2023

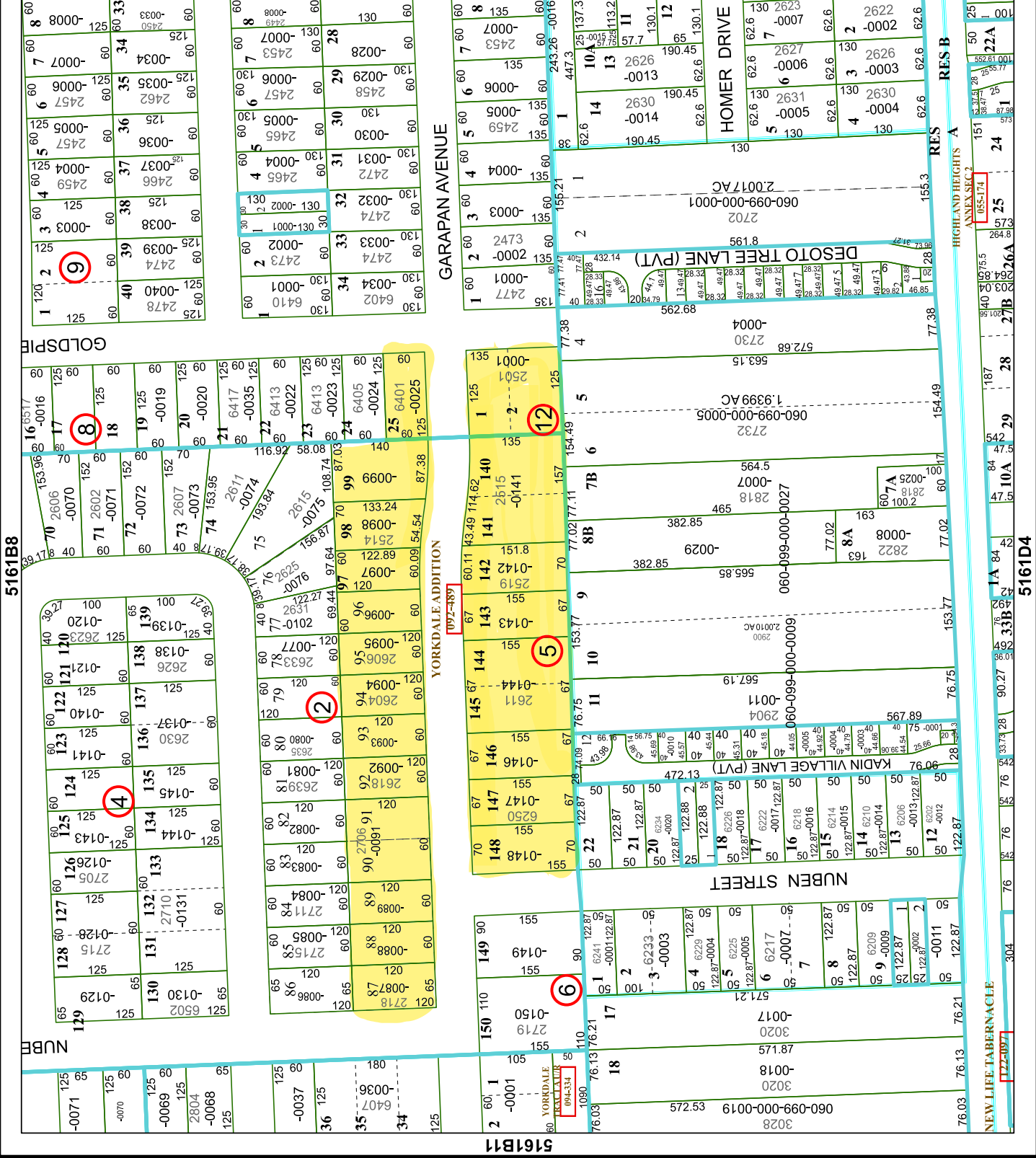
Geospatial or map data maintained by the Harris Central Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



## FACET 5161B12

6	7	8	5	6
10	11	12	9	10
2	3	4	1	2



GOLDSPRINE

5161B8

GARAPAN AVENUE

YORKDALE ADDITION

5261A9

5161B11

NUBEN STREET

KADIN VILLAGE LANE (PVT)

060-099-000-0009

060-099-000-0027

1,939 AC

DESOTO TREE LANE (PVT)

060-099-000-0001

2.007 AC

HOMER DRIVE

RES-B

RES

RES

RES

RES

RES

NEW LIFE TABERNACLE

5161D4

22A

24

25

26A

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**092489000088**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>VINETREE PROPERTIES LLC 11729 BISCAYNE WAY HOUSTON TX 77076-1110</b>				Legal Description: <b>LT 88 BLK 2 YORKDALE ADDITION SEC 1</b>				
				Property Address: <b>2716 GARAPAN ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>A</sup>
A1 -- Real, Residential, Auxiliary Buildings	1001 -- Residential Improved	7,200 SF	0 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

**Value Status Information**

Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>None</b>	009	ALDINE ISD		Not Certified	1.221700	
	040	HARRIS COUNTY		Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.007990	
	043	HARRIS CO HOSP DIST		Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS		Not Certified	0.107800	
	061	CITY OF HOUSTON		Not Certified	0.533640	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway](#).

**Valuations**

Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	32,400		Land	81,360	
Improvement	0		Improvement	9,800	
<b>Total</b>	<b>32,400</b>	<b>32,400</b>	<b>Total</b>	<b>91,160</b>	<b>91,160</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00

**Building**

Vacant (No Building Data)

**Extra Features**

Line	Description	Quality	Condition	Units	Year Bult
1	Dwelling Foundation Only	Average	Average	2,800.00	2022

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**092489000099**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>SOTO ELOY DAVID GARCIA CHAVEZ MONSERRAT GALEANA 1530 W DONOVAN ST HOUSTON TX 77091-5418</b>				Legal Description: <b>LT 99 BLK 2 YORKDALE ADDITION SEC 1 0 GARAPAN ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>A®</sup>
C1 -- Real, Vacant Lots/Tracts (In City)	1000 -- Residential Vacant	9,462 SF	0 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

**Value Status Information**

Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>None</b>	009	ALDINE ISD		Not Certified	1.221700	
	040	HARRIS COUNTY		Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.007990	
	043	HARRIS CO HOSP DIST		Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS		Not Certified	0.107800	
	061	CITY OF HOUSTON		Not Certified	0.533640	

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**Valuations**

Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	37,490		Land	94,140	
Improvement	0		Improvement	0	
<b>Total</b>	<b>37,490</b>	<b>37,490</b>	<b>Total</b>	<b>94,140</b>	<b>94,140</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1000 -- Res Vacant Table Value	SF5	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00
2	1000 -- Res Vacant Table Value	SF3	SF	2,262	1.00	0.50	1.00	--	0.50	11.30	5.65	12,780.00

**Building**

Vacant (No Building Data)

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0924920000146**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>FERNANDEZ JORGE SOTO GARCIA ELISA FERNANDEZ 6019 NODAWAY CREEK COURT HOUSTON TX 77085-5813</b>					Legal Description: <b>LT 146 BLK 5 YORKDALE ADDITION SEC 1</b>			
					Property Address: <b>0 GARAPAN ST HOUSTON TX 77091</b>			
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>A</sup>
C1 -- Real, Vacant Lots/Tracts (In City)	1000 -- Residential Vacant	8,040 SF	0 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

**Value Status Information**

Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>None</b>	009	ALDINE ISD		Not Certified	1.221700	
	040	HARRIS COUNTY		Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.007990	
	043	HARRIS CO HOSP DIST		Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS		Not Certified	0.107800	
	061	CITY OF HOUSTON		Not Certified	0.533640	

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**Valuations**

Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	34,290		Land	86,106	
Improvement	0		Improvement	0	
<b>Total</b>	<b>34,290</b>	<b>34,290</b>	<b>Total</b>	<b>86,106</b>	<b>86,106</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1000 -- Res Vacant Table Value	SF5	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00
2	1000 -- Res Vacant Table Value	SF3	SF	840	1.00	0.50	1.00	--	0.50	11.30	5.65	4,746.00

**Building**

Vacant (No Building Data)

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0162720120001**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>HOGAN HENDERSON CEOLA 2501 GARAPAN ST HOUSTON TX 77091-3039</b>				Legal Description: <b>LTS 1 &amp; 2 BLK 12 HIGHLAND ACRE HOME ANX SEC 5</b>				
				Property Address: <b>2501 GARAPAN ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>A®</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	16,250 SF	1,524 SF	947	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	412W

**Value Status Information**

Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>Residential Homestead (Multiple)</b>	009	ALDINE ISD	60,000	Not Certified	1.221700	
	040	HARRIS COUNTY	166,914	Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL	166,914	Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY	166,914	Not Certified	0.007990	
	043	HARRIS CO HOSP DIST	166,914	Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT	166,914	Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS	80,000	Not Certified	0.107800	
	061	CITY OF HOUSTON	166,914	Not Certified	0.533640	

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**Valuations**

Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	81,375		Land	111,600	
Improvement	99,234		Improvement	126,498	
Total	180,609	151,740	Total	238,098	166,914

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,000	1.00	1.00	1.00	--	1.00	9.60	9.60	67,200.00
2	1001 -- Res Improved Table Value	SF3	SF	9,250	1.00	0.50	1.00	--	0.50	9.60	4.80	44,400.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1960	Residential Single Family	Residential 1 Family	Average	1,524 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	C+
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Brick / Veneer
Element	Units
Room: Total	7
Room: Full Bath	2
Room: Bedroom	4

Building Areas	
Description	Area
OPEN FRAME PORCH PRI	104
BASE AREA PRI	1,524
OPEN FRAME PORCH PRI	60
MAS/BRK GARAGE PRI	440

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**092489000098**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>FIGEROA REYNA 2514 GARAPAN ST HOUSTON TX 77091-3040</b>				Legal Description: <b>LT 98 BLK 2 YORKDALE ADDITION SEC 1</b>				
				Property Address: <b>2514 GARAPAN ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>®</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	8,400 SF	1,824 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>Residential Homestead</b>	009	ALDINE ISD	40,000	Not Certified	1.221700	
	040	HARRIS COUNTY	27,671	Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL	27,671	Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY	27,671	Not Certified	0.007990	
	043	HARRIS CO HOSP DIST	27,671	Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT	27,671	Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS	5,000	Not Certified	0.107800	
	061	CITY OF HOUSTON	27,671	Not Certified	0.533640	

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Valuations			
Value as of January 1, 2022		Value as of January 1, 2023	
	Market	Appraised	
Land	33,345		Land
Improvement	129,154		Improvement
Total	162,499	125,777	Total
			200,532
			138,354

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00
2	1001 -- Res Improved Table Value	SF3	SF	1,200	1.00	0.50	1.00	--	0.50	11.30	5.65	6,780.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1968	Residential Single Family	Residential 1 Family	Average	1,824 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

**Building Details (1)**

Building Data	
Element	Detail
Cond / Desir / Util	Average
Foundation Type	Crawl Space
Grade Adjustment	C
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Brick / Veneer
Element	Units
Room: Total	8
Room: Rec	1
Room: Half Bath	1
Room: Full Bath	1
Room: Bedroom	4

Building Areas	
Description	Area
BASE AREA PRI	1,482
ONE STORY FRAME PRI	342
OPEN FRAME PORCH PRI	56

**Extra Features**

Line	Description	Quality	Condition	Units	Year Built
1	Frame Detached Garage	Fair	Poor	400.00	1968

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
 092492000141

Tax Year: 2023

Print

Owner and Property Information								
Owner Name & Mailing Address: <b>STELLA MAR CONSTRUCTION LLC 12231 CYPRESSWOOD DR HOUSTON TX 77070-2733</b>				Legal Description: <b>LTS 140 &amp; 141 BLK 5 YORKDALE ADDITION SEC 1</b>				
				Property Address: <b>2515 GARAPAN ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>A®</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	20,867 SF	1,328 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
None	009	ALDINE ISD		Not Certified	1.221700	
	040	HARRIS COUNTY		Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.007990	
	043	HARRIS CO HOSP DIST		Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS		Not Certified	0.107800	
	061	CITY OF HOUSTON		Not Certified	0.533640	

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Valuations			
Value as of January 1, 2022		Value as of January 1, 2023	
	Market	Appraised	
Land	63,151		Land 158,579
Improvement	98,163		Improvement 86,885
<b>Total</b>	<b>161,314</b>	<b>161,314</b>	<b>Total 245,464</b>

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00
2	1001 -- Res Improved Table Value	SF3	SF	13,667	1.00	0.50	1.00	--	0.50	11.30	5.65	77,219.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1966	Residential Single Family	Residential 1 Family	Average	1,328 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Data		Building Areas	
Element	Detail	Description	Area
Cond / Desir / Util	Average	BASE AREA PRI	1,328
Foundation Type	Slab	MAS/BRK GARAGE PRI	240
Grade Adjustment	C		
Heating / AC	None		
Physical Condition	Average		
Exterior Wall	Brick / Veneer		
Element	Units		
Room: Total	5		
Room: Rec	1		
Room: Half Bath	1		
Room: Full Bath	1		
Room: Bedroom	2		

Extra Features					
Line	Description	Quality	Condition	Units	Year Built
1	Carport - Residential	Fair	Average	192.00	1984

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0924920000142**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>HALL CLAUDE &amp; IVORY 2519 GARAPAN ST HOUSTON TX 77091-3039</b>				Legal Description: <b>LT 142 BLK 5 YORKDALE ADDITION SEC 1</b>				
				Property Address: <b>2519 GARAPAN ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>®</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	8,040 SF	3,032 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>Residential Homestead (Multiple)</b>	009	ALDINE ISD	60,000	Not Certified	1.221700	
	040	HARRIS COUNTY	189,777	Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL	189,777	Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY	189,777	Not Certified	0.007990	
	043	HARRIS CO HOSP DIST	189,777	Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT	189,777	Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS	80,000	Not Certified	0.107800	
	061	CITY OF HOUSTON	189,777	Not Certified	0.533640	

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Valuations			Valuations		
Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	34,290		Land	86,106	
Improvement	191,875		Improvement	166,918	
<b>Total</b>	<b>226,165</b>	<b>172,525</b>	<b>Total</b>	<b>253,024</b>	<b>189,777</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00
2	1001 -- Res Improved Table Value	SF3	SF	840	1.00	0.50	1.00	--	0.50	11.30	5.65	4,746.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1968	Residential Single Family	Residential 1 Family	Average	3,032 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

**Building Details (1)**

Building Data	
Element	Detail
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	C+
Heating / AC	None
Physical Condition	Average
Exterior Wall	Brick / Veneer
Element	Units
Room: Total	7
Room: Rec	1
Room: Half Bath	1
Room: Full Bath	1
Room: Bedroom	3

Building Areas	
Description	Area
BASE AREA PRI	832
OPEN FRAME PORCH PRI	44
ONE STORY MAS PRI	1,100
OPEN FRAME PORCH PRI	84
ONE STORY FRAME UPR	1,100

**Extra Features**

Line	Description	Quality	Condition	Units	Year Built
1	Carport - Residential	Fair	Fair	396.00	1975

HARRIS CENTRAL APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
**0924920000143**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>HUBBARD BRANDON M &amp; RACHEL M 2525 GARAPAN ST HOUSTON TX 77091-3039</b>				Legal Description: <b>LT 143 BLK 5 YORKDALE ADDITION SEC 1</b>				
				Property Address: <b>2525 GARAPAN ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>A®</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	10,375 SF	1,917 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

**Value Status Information**

Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>Residential Homestead</b>	009	ALDINE ISD	40,000	Not Certified	1.221700	
	040	HARRIS COUNTY	52,690	Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL	52,690	Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY	52,690	Not Certified	0.007990	
	043	HARRIS CO HOSP DIST	52,690	Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT	52,690	Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS	5,000	Not Certified	0.107800	
	061	CITY OF HOUSTON	52,690	Not Certified	0.533640	

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**Valuations**

Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	39,544		Land	99,299	
Improvement	268,733		Improvement	234,439	
<b>Total</b>	<b>308,277</b>	<b>239,499</b>	<b>Total</b>	<b>333,738</b>	<b>263,448</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00
2	1001 -- Res Improved Table Value	SF3	SF	3,175	1.00	0.50	1.00	--	0.50	11.30	5.65	17,939.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2016	Residential Single Family	Residential 1 Family	Average	1,917 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

**Building Details (1)**

Building Data	
Element	Detail
Foundation Type	Slab
Exterior Wall	Frame / Concrete Blk
Heating / AC	Central Heat/AC
Grade Adjustment	C+
Physical Condition	Average
Cond / Desir / Util	Average
Exterior Wall	Brick / Veneer
Cost and Design	New / Rebuilt
Element	Units
Fireplace: Metal Prefab	1
Room: Full Bath	2
Room: Total	6
Room: Bedroom	3

Building Areas	
Description	Area
OPEN FRAME PORCH PRI	234
BASE AREA PRI	1,917
OPEN MAS PORCH PRI	215

HARRIS CENTRAL APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
092489000096

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>BATTIES-MANNING TRACY E 2602 GARAPAN ST HOUSTON TX 77091-3042</b>				Legal Description: <b>LT 96 BLK 2 YORKDALE ADDITION SEC 1</b>				
				Property Address: <b>2602 GARAPAN ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>A®</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	7,200 SF	1,782 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
Residential Homestead	009	ALDINE ISD	40,000	Not Certified	1.221700	
	040	HARRIS COUNTY	39,826	Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL	39,826	Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY	39,826	Not Certified	0.007990	
	043	HARRIS CO HOSP DIST	39,826	Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT	39,826	Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS	5,000	Not Certified	0.107800	
	061	CITY OF HOUSTON	39,826	Not Certified	0.533640	

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Valuations			
Value as of January 1, 2022		Value as of January 1, 2023	
	Market	Appraised	
Land	32,400		Land 81,360
Improvement	192,707		Improvement 168,635
<b>Total</b>	<b>225,107</b>	<b>181,027</b>	<b>Total 249,995</b>

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1988	Residential Single Family	Residential 1 Family	Good	1,782 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	B-
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Frame / Concrete Blk
Exterior Wall	Brick / Masonry
Element	Units
Room: Total	7
Room: Half Bath	1
Room: Full Bath	2
Room: Bedroom	4
Fireplace: Masonry Firebrick	1

Building Areas	
Description	Area
BASE AREA PRI	702
ONE STORY MAS PRI	378
OPEN MAS PORCH PRI	24
BASE AREA UPR	702

Extra Features

Line	Description	Quality	Condition	Units	Year Built
1	Frame Detached Garage	Fair	Average	400.00	1990
2	Canopy - Residential	Average	Average	468.00	2020
3	Carport - Residential	Average	Average	400.00	2020

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**092489000096**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>BATTIES-MANNING TRACY E 2602 GARAPAN ST HOUSTON TX 77091-3042</b>				Legal Description: <b>LT 96 BLK 2 YORKDALE ADDITION SEC 1</b> Property Address: <b>2602 GARAPAN ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>®</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	7,200 SF	1,782 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>Residential Homestead</b>	009	ALDINE ISD	40,000	Not Certified	1.221700	
	040	HARRIS COUNTY	39,826	Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL	39,826	Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY	39,826	Not Certified	0.007990	
	043	HARRIS CO HOSP DIST	39,826	Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT	39,826	Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS	5,000	Not Certified	0.107800	
	061	CITY OF HOUSTON	39,826	Not Certified	0.533640	

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Valuations				
Value as of January 1, 2022		Value as of January 1, 2023		
	Market	Appraised		
Land	32,400		Land	81,360
Improvement	192,707		Improvement	168,635
<b>Total</b>	<b>225,107</b>	<b>181,027</b>	<b>Total</b>	<b>249,995</b>
				<b>199,129</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1988	Residential Single Family	Residential 1 Family	Good	1,782 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

**Building Details (1)**

Building Data	
Element	Detail
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	B-
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Frame / Concrete Blk
Exterior Wall	Brick / Masonry
Element	Units
Room: Total	7
Room: Half Bath	1
Room: Full Bath	2
Room: Bedroom	4
Fireplace: Masonry Firebrick	1

Building Areas	
Description	Area
BASE AREA PRI	702
ONE STORY MAS PRI	378
OPEN MAS PORCH PRI	24
BASE AREA UPR	702

**Extra Features**

Line	Description	Quality	Condition	Units	Year Built
1	Frame Detached Garage	Fair	Average	400.00	1990
2	Canopy - Residential	Average	Average	468.00	2020
3	Carport - Residential	Average	Average	400.00	2020

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**092489000095**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>BLACKMON BRENDA G 2514 MOREHOUSE LN HOUSTON TX 77088-7026</b>				Legal Description: <b>LT 95 BLK 2 YORKDALE ADDITION SEC 1</b>				
				Property Address: <b>2606 GARAPAN ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>®</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	7,200 SF	1,454 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

**Value Status Information**

Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>None</b>	009	ALDINE ISD		Not Certified	1.221700	
	040	HARRIS COUNTY		Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.007990	
	043	HARRIS CO HOSP DIST		Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS		Not Certified	0.107800	
	061	CITY OF HOUSTON		Not Certified	0.533640	

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**Valuations**

Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	32,400		Land	81,360	
Improvement	118,819		Improvement	103,016	
<b>Total</b>	<b>151,219</b>	<b>151,219</b>	<b>Total</b>	<b>184,376</b>	<b>184,376</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1963	Residential Single Family	Residential 1 Family	Average	1,454 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	C+
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Brick / Veneer
Element	Units
Room: Total	6
Room: Rec	1
Room: Half Bath	1
Room: Full Bath	1
Room: Bedroom	3

Building Areas	
Description	Area
BASE AREA PRI	1,454
MAS/BRK GARAGE PRI	260
OPEN FRAME PORCH PRI	60

HARRIS CENTRAL APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
**092489000094**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>RAMIREZ HILDA VELASQUEZ PEDRO 2610 GARAPAN ST HOUSTON TX 77091-3042</b>				Legal Description: <b>LT 94 BLK 2 YORKDALE ADDITION SEC 1</b>				
				Property Address: <b>2610 GARAPAN ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>®</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	7,200 SF	1,754 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

**Value Status Information**

Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>Residential Homestead</b>	009	ALDINE ISD	40,000	Not Certified	1.221700	
	040	HARRIS COUNTY	35,862	Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL	35,862	Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY	35,862	Not Certified	0.007990	
	043	HARRIS CO HOSP DIST	35,862	Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT	35,862	Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS	5,000	Not Certified	0.107800	
	061	CITY OF HOUSTON	35,862	Not Certified	0.533640	

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**Valuations**

Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	32,400		Land	81,360	
Improvement	166,435		Improvement	145,863	
<b>Total</b>	<b>198,835</b>	<b>163,009</b>	<b>Total</b>	<b>227,223</b>	<b>179,309</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1979	Residential Single Family	Residential 1 Family	Average	1,754 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

**Building Details (1)**

Building Data	
Element	Detail
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	C+
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Brick / Veneer
Element	Units
Room: Total	7
Room: Rec	2
Room: Half Bath	1
Room: Full Bath	2
Room: Bedroom	3
Fireplace: Masonry Firebrick	1

Building Areas	
Description	Area
BASE AREA PRI	1,253
OPEN FRAME PORCH PRI	63
OPEN MAS PORCH PRI	130
ATTIC FINISHED	501

**Extra Features**

Line	Description	Quality	Condition	Units	Year Built
1	Frame Detached Garage w/living area abov	Average	Average	667.00	1979

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0924920000144**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>HOUSE ROSIE JONES 2611 GARAPAN ST HOUSTON TX 77091-3041</b>				Legal Description: <b>LTS 144-145 BLK 5 YORKDALE ADDITION SEC 1</b>				
				Property Address: <b>2611 GARAPAN ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>®</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	8,040 SF	1,320 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>Residential Homestead (Multiple)</b>	009	ALDINE ISD	60,000	Not Certified	1.221700	
	040	HARRIS COUNTY	133,472	Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL	133,472	Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY	133,472	Not Certified	0.007990	
	043	HARRIS CO HOSP DIST	133,472	Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT	133,472	Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS	80,000	Not Certified	0.107800	
	061	CITY OF HOUSTON	133,472	Not Certified	0.533640	

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Valuations			Valuations		
Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	34,290		Land	86,106	
Improvement	115,619		Improvement	100,495	
<b>Total</b>	<b>149,909</b>	<b>121,339</b>	<b>Total</b>	<b>186,601</b>	<b>133,472</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00
2	1001 -- Res Improved Table Value	SF3	SF	840	1.00	0.50	1.00	--	0.50	11.30	5.65	4,746.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1970	Residential Single Family	Residential 1 Family	Average	1,320 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

**Building Details (1)**

Building Data	
Element	Detail
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	C
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Brick / Veneer
Element	Units
Room: Total	6
Room: Half Bath	1
Room: Full Bath	1
Room: Bedroom	3

Building Areas	
Description	Area
BASE AREA PRI	1,320
MAS/BRK GARAGE PRI	253
MAS/CONC PATIO PRI	337
OPEN FRAME PORCH PRI	92

**Extra Features**

Line	Description	Quality	Condition	Units	Year Built
1	Canopy - Residential	Fair	Average	260.00	1986
2	Frame Utility Shed	Fair	Average	120.00	1999

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**092489000093**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>HENSON VICTOR I &amp; TOMMY 16826 COLONY CREEK DR SPRING TX 77379-4431</b>				Legal Description: <b>LT 93 BLK 2 YORKDALE ADDITION SEC 1</b>				
				Property Address: <b>2614 GARAPAN ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>®</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	7,200 SF	1,994 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

**Value Status Information**

Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>None</b>	009	ALDINE ISD		Not Certified	1.221700	
	040	HARRIS COUNTY		Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.007990	
	043	HARRIS CO HOSP DIST		Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS		Not Certified	0.107800	
	061	CITY OF HOUSTON		Not Certified	0.533640	

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**Valuations**

Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	32,400		Land	81,360	
Improvement	241,522		Improvement	210,682	
<b>Total</b>	<b>273,922</b>	<b>273,922</b>	<b>Total</b>	<b>292,042</b>	<b>292,042</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1999	Residential Single Family	Residential 1 Family	Average	1,994 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cost and Design	New / Rebuilt
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	C+
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Brick / Veneer
Element	Units
Room: Total	7
Room: Rec	1
Room: Full Bath	2
Room: Bedroom	3
Fireplace: Metal Prefab	1

Building Areas	
Description	Area
BASE AREA PRI	1,670
ONE STORY FRAME PRI	324
MAS/BRK GARAGE PRI	400
OPEN MAS PORCH PRI	25

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**092489000092**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>HENSON ROSSLYN R 2618 GARAPAN ST HOUSTON TX 77091-3042</b>				Legal Description: <b>LT 92 BLK 2 YORKDALE ADDITION SEC 1</b>				
				Property Address: <b>2618 GARAPAN ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>®</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	7,200 SF	1,461 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>Residential Homestead (Multiple)</b>	009	ALDINE ISD	60,000	Not Certified	1.221700	
	040	HARRIS COUNTY	130,443	Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL	130,443	Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY	130,443	Not Certified	0.007990	
	043	HARRIS CO HOSP DIST	130,443	Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT	130,443	Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS	80,000	Not Certified	0.107800	
	061	CITY OF HOUSTON	130,443	Not Certified	0.533640	

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Valuations				
Value as of January 1, 2022		Value as of January 1, 2023		
	Market	Appraised		
Land	32,400		Land	81,360
Improvement	112,477		Improvement	99,667
<b>Total</b>	<b>144,877</b>	<b>118,585</b>	<b>Total</b>	<b>181,027</b>
				<b>130,443</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1964	Residential Single Family	Residential 1 Family	Average	1,461 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

**Building Details (1)**

Building Data	
Element	Detail
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	C
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Brick / Veneer
Element	Units
Room: Total	7
Room: Rec	1
Room: Half Bath	1
Room: Full Bath	1
Room: Bedroom	3

Building Areas	
Description	Area
BASE AREA PRI	1,461
MAS/BRK GARAGE PRI	273
MAS/CONC PATIO PRI	256
OPEN FRAME PORCH PRI	48

**Extra Features**

Line	Description	Quality	Condition	Units	Year Bulit
1	Canopy - Residential	Fair	Fair	256.00	2004

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**092489000091**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>PAGE MARY 3115 CLIFFDALE ST HOUSTON TX 77091-2923</b>				Legal Description: <b>LTS 90 &amp; 91 BLK 2 YORKDALE ADDITION SEC 1</b>				
				Property Address: <b>2706 GARAPAN ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>A</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	14,400 SF	1,496 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>None</b>	009	ALDINE ISD		Not Certified	1.221700	
	040	HARRIS COUNTY		Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.007990	
	043	HARRIS CO HOSP DIST		Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS		Not Certified	0.107800	
	061	CITY OF HOUSTON		Not Certified	0.533640	

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Valuations			
Value as of January 1, 2022		Value as of January 1, 2023	
	Market	Appraised	
Land	32,400		Land
Improvement	112,596		Improvement
Total	144,996	144,996	Total
			262,295
			262,295

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00
2	1001 -- Res Improved Table Value	SF2	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1962	Residential Single Family	Residential 1 Family	Average	1,496 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

**Building Details (1)**

Building Data	
Element	Detail
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	C+
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Brick / Veneer
Element	Units
Room: Total	8
Room: Rec	1
Room: Full Bath	2
Room: Bedroom	4

Building Areas	
Description	Area
BASE AREA PRI	1,108
MAS/BRK GARAGE PRI	240
OPEN FRAME PORCH PRI	96
ATTIC FINISHED	388

HARRIS CENTRAL APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
**092489000089**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>UNLIMITED POWER CONSTRUCTION 6423 OVERLOOK DR HOUSTON TX 77041-5027</b>					Legal Description: <b>LT 89 BLK 2 YORKDALE ADDITION SEC 1</b>			
					Property Address: <b>2714 GARAPAN ST HOUSTON TX 77091</b>			
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>A</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	7,200 SF	2,605 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

**Value Status Information**

Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>None</b>	009	ALDINE ISD		Not Certified	1.221700	
	040	HARRIS COUNTY		Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.007990	
	043	HARRIS CO HOSP DIST		Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS		Not Certified	0.107800	
	061	CITY OF HOUSTON		Not Certified	0.533640	

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**Valuations**

Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	32,400		Land	81,360	
Improvement	310,234		Improvement	322,833	
<b>Total</b>	<b>342,634</b>	<b>342,634</b>	<b>Total</b>	<b>404,193</b>	<b>404,193</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2017	Residential Single Family	Residential 1 Family	Average	2,605 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling, Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

**Building Details (1)**

Building Data	
Element	Detail
Foundation Type	Slab
Exterior Wall	Brick / Veneer
Heating / AC	Central Heat/AC
Grade Adjustment	C+
Physical Condition	Average
Cond / Desir / Util	Average
Cost and Design	New / Rebuilt
Element	Units
Room: Full Bath	2
Room: Total	6
Room: Bedroom	4

Building Areas	
Description	Area
BASE AREA PRI	2,605
OPEN MAS PORCH PRI	114
MAS/BRK GARAGE PRI	400

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**092489000087**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>MORALES JUAN 2718 GARAPAN ST HOUSTON TX 77091-3044</b>				Legal Description: <b>LT 87 BLK 2 YORKDALE ADDITION SEC 1</b>				
				Property Address: <b>2718 GARAPAN ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>®</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	7,800 SF	1,376 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>None</b>	009	ALDINE ISD		Not Certified	1.221700	
	040	HARRIS COUNTY		Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.007990	
	043	HARRIS CO HOSP DIST		Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS		Not Certified	0.107800	
	061	CITY OF HOUSTON		Not Certified	0.533640	

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Valuations			
Value as of January 1, 2022		Value as of January 1, 2023	
	Market	Appraised	
Land	33,750		Land
Improvement	138,293		Improvement
Total	172,043	172,043	Total
			204,980
			204,980

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00
2	1001 -- Res Improved Table Value	SF3	SF	600	1.00	0.50	1.00	--	0.50	11.30	5.65	3,390.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1975	Residential Single Family	Residential 1 Family	Average	1,376 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

**Building Details (1)**

Building Data	
Element	Detail
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	C+
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Brick / Veneer
Element	Units
Room: Total	6
Room: Rec	1
Room: Half Bath	1
Room: Full Bath	1
Room: Bedroom	3

Building Areas	
Description	Area
BASE AREA PRI	1,376
MAS/BRK GARAGE PRI	440
OPEN FRAME PORCH PRI	48

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0924920000147**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>WELLS ALONZO 6250 NUBEN ST HOUSTON TX 77091-3822</b>				Legal Description: <b>LT 147 BLK 5 YORKDALE ADDITION SEC 1</b>				
				Property Address: <b>6250 NUBEN ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>®</sup>
C1 -- Real, Vacant Lots/Tracts (In City)	1000 -- Residential Vacant	8,040 SF	0 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

**Value Status Information**

Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>None</b>	009	ALDINE ISD		Not Certified	1.221700	
	040	HARRIS COUNTY		Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.007990	
	043	HARRIS CO HOSP DIST		Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS		Not Certified	0.107800	
	061	CITY OF HOUSTON		Not Certified	0.533640	

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**Valuations**

Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	34,290		Land	86,106	
Improvement	0		Improvement	0	
<b>Total</b>	<b>34,290</b>	<b>34,290</b>	<b>Total</b>	<b>86,106</b>	<b>86,106</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1000 -- Res Vacant Table Value	SF5	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00
2	1000 -- Res Vacant Table Value	SF3	SF	840	1.00	0.50	1.00	--	0.50	11.30	5.65	4,746.00

**Building**

Vacant (No Building Data)

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0924920000148**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>WELLS ALONZA ESTATE OF 6250 NUBEN ST HOUSTON TX 77091-3822</b>				Legal Description: <b>LT 148 BLK 5 YORKDALE ADDITION SEC 1</b> Property Address: <b>6250 NUBEN ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>A</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	8,400 SF	1,712 SF	941	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	411Z

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>None</b>	009	ALDINE ISD		Not Certified	1.221700	
	040	HARRIS COUNTY		Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.007990	
	043	HARRIS CO HOSP DIST		Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS		Not Certified	0.107800	
	061	CITY OF HOUSTON		Not Certified	0.533640	

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Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	35,100		Land	88,140	
Improvement	134,454		Improvement	116,828	
<b>Total</b>	<b>169,554</b>	<b>169,554</b>	<b>Total</b>	<b>204,968</b>	<b>204,968</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,200	1.00	1.00	1.00	--	1.00	11.30	11.30	81,360.00
2	1001 -- Res Improved Table Value	SF3	SF	1,200	1.00	0.50	1.00	--	0.50	11.30	5.65	6,780.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1968	Residential Single Family	Residential 1 Family	Average	1,712 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

**Building Details (1)**

Building Data	
Element	Detail
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	C
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Brick / Veneer
Element	Units
Room: Total	7
Room: Rec	1
Room: Full Bath	2
Room: Bedroom	3

Building Areas	
Description	Area
BASE AREA PRI	1,712
MAS/BRK GARAGE PRI	400

**Extra Features**

Line	Description	Quality	Condition	Units	Year Built
1	Carport - Residential	Average	Average	304.00	2004

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0162720080025**

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: <b>CURRENT OWNER 2502 GARAPAN ST HOUSTON TX 77091-3040</b>				Legal Description: <b>LT 25 BLK 8 HIGHLAND ACRE HOME ANX SEC 5</b>				
				Property Address: <b>6401 GOLDSPIER ST HOUSTON TX 77091</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>A®</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	7,200 SF	2,098 SF	947	9022	282 -- ISD 09 - Outside Airport Tiers, West of I-45	5161B	412W

**Value Status Information**

Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
<b>Residential Homestead</b>	009	ALDINE ISD	40,000	Not Certified	1.221700	
	040	HARRIS COUNTY	22,501	Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL	22,501	Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY	22,501	Not Certified	0.007990	
	043	HARRIS CO HOSP DIST	22,501	Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT	22,501	Not Certified	0.004900	
	045	LONE STAR COLLEGE SYS	5,000	Not Certified	0.107800	
	061	CITY OF HOUSTON	22,501	Not Certified	0.533640	

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**Valuations**

Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	49,700		Land	68,160	
Improvement	104,130		Improvement	132,442	
<b>Total</b>	<b>153,830</b>	<b>102,276</b>	<b>Total</b>	<b>200,602</b>	<b>112,503</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	7,000	1.00	1.00	1.00	--	1.00	9.60	9.60	67,200.00
2	1001 -- Res Improved Table Value	SF3	SF	200	1.00	0.50	1.00	--	0.50	9.60	4.80	960.00

**Building**

Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1962	2001	Residential Single Family	Residential 1 Family	Low	2,098 *	Displayed

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**Building Details (1)**

Building Data	
Element	Detail
Cost and Design	Extensive
Cond / Desir / Util	Good
Foundation Type	Slab
Grade Adjustment	D+
Heating / AC	None
Physical Condition	Good
Exterior Wall	Frame / Concrete Blk
Element	Units
Room: Total	6
Room: Rec	1
Room: Full Bath	2
Room: Bedroom	2
Fireplace: Masonry Firebrick	1

Building Areas	
Description	Area
BASE AREA PRI	668
OPEN FRAME PORCH PRI	100
CARPORT PRI	480
FRAME GARAGE PRI	360
ONE STORY FRAME PRI	128
ONE STORY FRAME PRI	1,302