

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
1240320010004

Tax Year: 2018



Owner and Property Information							
Owner Name & Mailing Address: MCDANIEL JULIA E 4308 LILLIAN ST HOUSTON TX 77007-5649			Legal Description: LT 4 BLK 1 LILLIAN EAST MILLENNIUM PATIO HOMES ON 4308 LILLIAN ST HOUSTON TX 77007				
Property Address: 4308 LILLIAN ST HOUSTON TX 77007							
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Map Facet	Key Map®
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	1,574 SF	1,712 SF	8307.11	1623	5357A	492H

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	04/13/2018	No

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2017 Rate	2018 Rate
Residential Homestead	001	HOUSTON ISD	88,006	Not Certified	1.206700	
	040	HARRIS COUNTY	63,006	Not Certified	0.418010	
	041	HARRIS CO FLOOD CNTRL	63,006	Not Certified	0.028310	
	042	PORT OF HOUSTON AUTHY	63,006	Not Certified	0.012560	
	043	HARRIS CO HOSP DIST	63,006	Not Certified	0.171100	
	044	HARRIS CO EDUC DEPT	63,006	Not Certified	0.005195	
	048	HOU COMMUNITY COLLEGE	31,503	Not Certified	0.100263	
	061	CITY OF HOUSTON	63,006	Not Certified	0.584210	

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, 2017			Value as of January 1, 2018		
	Market	Appraised		Market	Appraised
Land	129,383		Land	129,383	
Improvement	180,617		Improvement	185,646	
Total	310,000	310,000	Total	315,029	315,029

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	1,574	1.37	1.00	1.00	--	1.37	60.00	82.20	129,383.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2003	Residential Single Family	Residential 1 Family	Good	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	B
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Frame / Concrete Blk
Cost and Design	New / Rebuilt
Element	Units
Room: Total	7
Room: Half Bath	1
Room: Full Bath	2
Room: Bedroom	3
Fireplace: Metal Prefab	1

Building Areas	
Description	Area
BASE AREA PRI	272
CANOPY PRI	20
FRAME GARAGE PRI	400
OPEN FRAME PORCH PRI	72
OPEN FRAME PORCH PRI	28
BASE AREA UPR	272
ONE STORY FRAME UPR	20
ONE STORY FRAME UPR	400
WOOD DECK UPR	72
ONE STORY FRAME UPR	28
BASE AREA UPR	272
ONE STORY FRAME UPR	20
ONE STORY FRAME UPR	400
ONE STORY FRAME UPR	28