

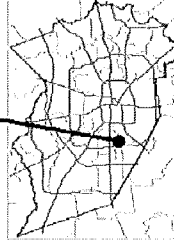
Harris County Appraisal District



PUBLICATION DATE:
6/16/2017

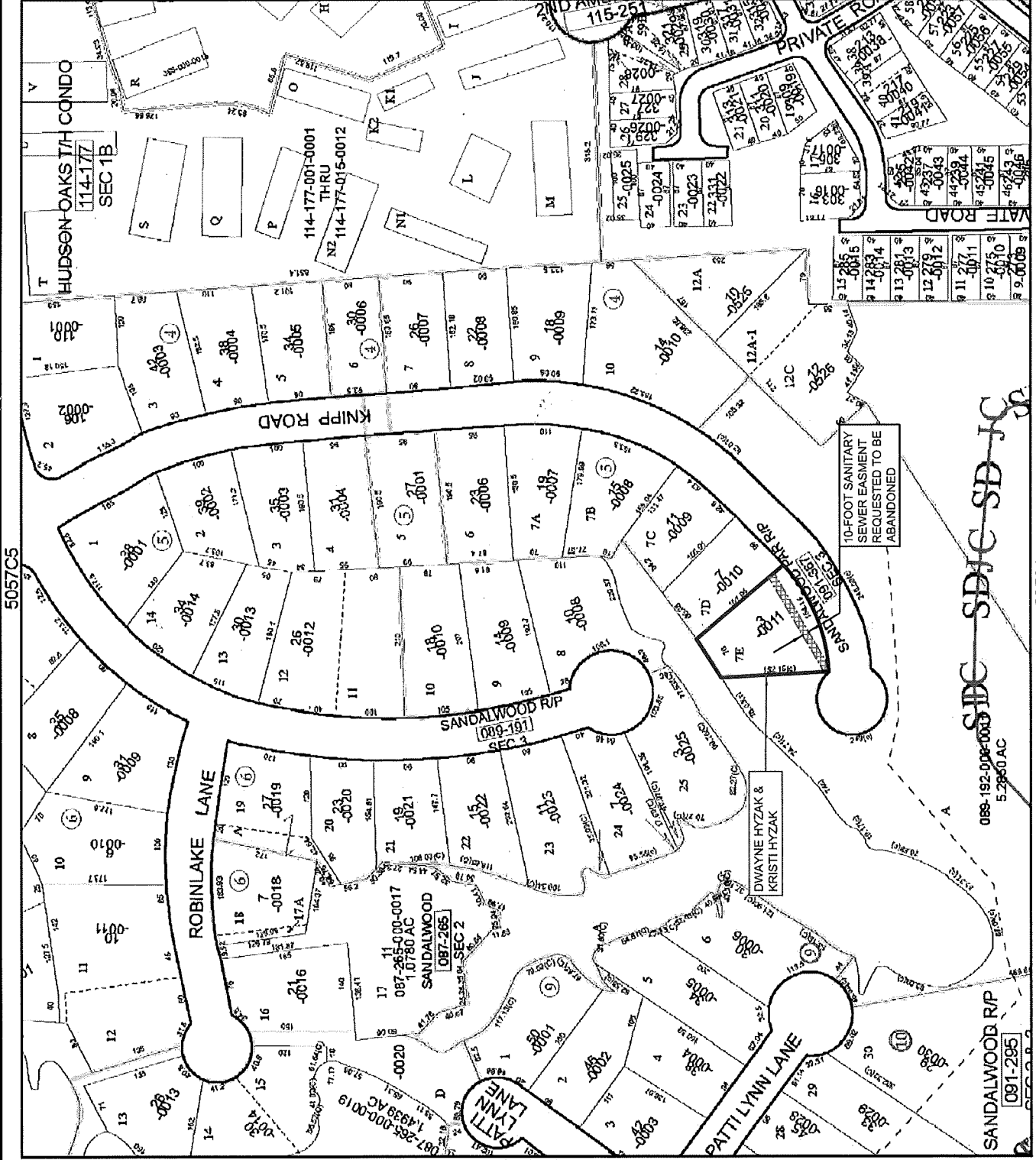
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-line ground survey and only represents the approximate location of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

MAP LOCATION



FACET 5057C

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



4957D12

5056A1

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
091368000011

Tax Year: 2017

 Print

Owner and Property Information							
Owner Name & Mailing Address:		HYZAK DWAYNE L & KRISTI 12115 RHETT DR HOUSTON TX 77024-4204		Legal Description:		LT 7E BLK 5 SANDALWOOD SEC 3 PAR R/P	
				Property Address:		3 KNIPP RD HOUSTON TX 77024	
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	17,980 SF	2,522 SF	7890	25016	5057C	490P

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2017	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2016 Rate	2017 Rate
Residential Homestead (Multiple)	025	SPRING BRANCH ISD	300,319	Not Certified	1.394500	
	040	HARRIS COUNTY	403,919	Not Certified	0.416560	
	041	HARRIS CO FLOOD CNTRL	403,919	Not Certified	0.028290	
	042	PORT OF HOUSTON AUTHY	403,919	Not Certified	0.013340	
	043	HARRIS CO HOSP DIST	403,919	Not Certified	0.171790	
	044	HARRIS CO EDUC DEPT	403,919	Not Certified	0.005200	
	061	CITY OF HOUSTON	403,919	Not Certified	0.586420	
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, 2016		Value as of January 1, 2017	
	Market	Appraised	
Land	1,363,900		Land
Improvement	100		Improvement
Total	1,364,000	1,108,723	Total
			1,364,000
			1,219,595

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	13,500	1.00	1.00	1.25	View	1.25	70.00	87.50	1,181,250.00
2	1001 -- Res Improved Table Value	SF3	SF	4,480	1.00	0.50	1.25	View	0.63	70.00	43.75	196,000.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1963	Residential Single Family	Residential 1 Family	Good	2,522 *	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 <i>attached</i> garages is included in the square footage living area of the dwelling. Living area above <i>detached</i> 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 Details (1)	
Element	Detail	Description	Area
Cost and Design	Econ Misimprovement	BASE AREA PRI	2,522
Cond / Desir / Util	Average	MAS/BRK GARAGE PRI	480
Foundation Type	Slab	OPEN FRAME PORCH PRI	36
Grade Adjustment	B+	OPEN FRAME PORCH PRI	140
Heating / AC	Central Heat/AC	OPEN FRAME PORCH PRI	84
Physical Condition	Average		
Exterior Wall	Frame / Concrete Blk		
Exterior Wall	Brick / Masonry		
Element	Units		
Room: Total	7		
Room: Rec	1		
Room: Half Bath	1		
Room: Full Bath	2		
Room: Bedroom	3		
Fireplace: Masonry Firebrick	1		