

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
**0162650150002**

Tax Year: 2018



Owner and Property Information							
Owner Name & Mailing Address: <b>CLK SOLUTIONS LLC 5450 NW CENTRAL DR STE 230 HOUSTON TX 77092-2018</b>				Legal Description: <b>TR 2 OF LT 15 BLK 3 HIGHLAND ACRE HOMES</b> Property Address: <b>8409 W MONTGOMERY RD HOUSTON TX 77088</b>			
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	13,650 SF	1,422 SF	947	9001	5262C	412T

## Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	05/25/2018	No

## Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2017 Rate	2018 Rate
Residential Homestead	009	<a href="#">ALDINE ISD</a>	25,000	Supplemental: 09/07/2018	1.373388	
	040	<a href="#">HARRIS COUNTY</a>	12,000	Supplemental: 09/07/2018	0.418010	
	041	<a href="#">HARRIS CO FLOOD CNTRL</a>	12,000	Supplemental: 09/07/2018	0.028310	
	042	<a href="#">PORT OF HOUSTON AUTHY</a>	12,000	Supplemental: 09/07/2018	0.012560	
	043	<a href="#">HARRIS CO HOSP DIST</a>	12,000	Supplemental: 09/07/2018	0.171100	
	044	<a href="#">HARRIS CO EDUC DEPT</a>	12,000	Supplemental: 09/07/2018	0.005195	
	045	<a href="#">LONE STAR COLLEGE SYS</a>	5,000	Supplemental: 09/07/2018	0.107800	
	061	<a href="#">CITY OF HOUSTON</a>	12,000	Supplemental: 09/07/2018	0.584210	0.588310

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	27,300		Land	27,300	
Improvement	82,700		Improvement	32,700	
Total	110,000	92,400	Total	60,000	60,000

## 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	13,650	1.00	1.00	1.00	--	1.00	2.00	2.00	27,300.00

## Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2007	Residential Single Family	Residential 1 Family	Low	1,422 *	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	D+
Physical Condition	Average
Cond / Desir / Util	Average
Exterior Wall	Frame / Concrete Blk
Cost and Design	New / Rebuilt
Element	Units
Room: Bedroom	3
Room: Total	6
Room: Full Bath	1

Building Areas	
Description	Area
CARPORT PRI	378
BASE AREA PRI	1,422