HARRIS COUNTY APPRAISAL DISTRICT REAL PROPERTY ACCOUNT INFORMATION

Print

Tax Year: 2020

0130320000007

Owner and Property Information									
Owner Name & LEAL RICARDO Mailing Address: 4628 MCKINNEY ST HOUSTON TX 77023-1228			Legal Description: LT 8 & TR 7 BLK 27 EASTWOOD Property Address: 4628 MCKINNEY S' HOUSTON TX 7702				т		
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborho	od	Neighborhood Group	Market Area	Map Facet	Key Map ^{ïċ½}
B3 Real, Residential, Three-Family	1001 Residential Improved	8,475 SF	3,464 SF	7128		1420	140 1D Navigation, Harrisburg, Lawndale Areas	5456B	494T

Value Status Information

Value Status	Notice Date	Hearing Status	Shared CAD
Noticed	3/31/2020	Informal : 7/21/2020 8:00:00 AM	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2019 Rate	2020 Rate
Residential Homestead	001	HOUSTON ISD	60,804	Not Certified	1.136700	
	040	HARRIS COUNTY	35,804	Not Certified	0.407130	
	041	HARRIS CO FLOOD CNTRL	35,804	Not Certified	0.027920	
042		PORT OF HOUSTON AUTHY	35,804	Not Certified	0.010740	
	043	HARRIS CO HOSP DIST	35,804	Not Certified	0.165910	
	044	HARRIS CO EDUC DEPT	35,804	Not Certified	0.005000	
	048	HOU COMMUNITY COLLEGE	26,853	Not Certified	0.100263	
	061	CITY OF HOUSTON	35,804	Not Certified	0.567920	
	976	EAST END DISTRICT	0	Not Certified	0.150000	

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, 20	19	Value as of January 1, 2020			
	Market	Appraised		Market	Appraised	
Land	181,913		Land	215,600		
Improvement	83,087		Improvement	110,383		
Total	265,000	254,500	Total	325,983	298,363	

Land

	Market Value Land											
Line	Description	Site Code	Unit Type	IIInite	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	5,000	1.00	1.00	1.00		1.00	32.00	32.00	160,000.00
2	1001 Res Improved Table Value	SF3	SF	3,475	1.00	0.50	1.00		0.50	32.00	16.00	55,600.00

Building

Building	Year Built	Туре	Style	Quality	Impr Sq Ft	Building Details
1	1935	Residential Triplex	Residential 3 Family	Average	2,870 *	Displayed
2	1935	Residential Single Family	Residential 1 Family	Low	594 *	View

* 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	Fair			
Foundation Type	Crawl Space			
Grade Adjustment	С			
Heating / AC	Central Heat/AC			
Physical Condition	Fair			
Exterior Wall	Frame / Concrete Blk			
Element	Units			
Room: Total	11			
Room: Full Bath	3			
Room: Bedroom	3			
Fireplace: Masonry Firebrick	1			

(±)						
Building Areas						
Description	Area					
BASE AREA PRI	1,215					
OPEN FRAME PORCH PRI	226					
ONE STORY FRAME PRI	440					
BASE AREA UPR	1,215					