



Owner and Property Information

Owner Name & Mailing Address:	HALE ERIK A HOANG LAN N 1103 WYNNWOOD LN HOUSTON TX 77008-3453	Legal Description:	LT 1 BLK 2 TIMBERGROVE MANOR
		Property Address:	1103 WYNNWOOD LN HOUSTON TX 77008

State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^{1/2}
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	7,800 SF	2,641 SF	8301.02	1613	160 -- 1F Lazybrook, Timbergrove, Washington Corridor	5259D	452Y

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	03/31/2021	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2020 Rate	2021 Rate
Residential Homestead	001	HOUSTON ISD	185,121	Certified: 08/06/2021	1.133100	
	040	HARRIS COUNTY	160,121	Certified: 08/06/2021	0.391160	
	041	HARRIS CO FLOOD CNTRL	160,121	Certified: 08/06/2021	0.031420	
	042	PORT OF HOUSTON AUTHY	160,121	Certified: 08/06/2021	0.009910	
	043	HARRIS CO HOSP DIST	160,121	Certified: 08/06/2021	0.166710	
	044	HARRIS CO EDUC DEPT	160,121	Certified: 08/06/2021	0.004993	
	048	HOU COMMUNITY COLLEGE	120,091	Certified: 08/06/2021	0.100263	
	061	CITY OF HOUSTON	160,121	Certified: 08/06/2021	0.561840	

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, 2020			Value as of January 1, 2021		
	Market	Appraised		Market	Appraised
Land	285,000		Land	300,000	
Improvement	495,413		Improvement	500,607	
Total	780,413	780,413	Total	800,607	800,607

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	40.00	40.00	288,000.00
2	1001 -- Res Improved Table Value	SF3	SF	600	1.00	0.50	1.00	--	0.50	40.00	20.00	12,000.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2019	Residential Single Family	Residential 1 Family	Good	2,641 *	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	Crawl Space
Exterior Wall	Frame / Concrete Blk

Building Areas	
Description	Area
BASE AREA UPR	1,501
BASE AREA PRI	1,140

Heating / AC	Central Heat/AC
Grade Adjustment	B+
Physical Condition	Average
Cond / Desir / Util	Average
Cost and Design	New / Rebuilt
Element	Units
Fireplace: Metal Prefab	1
Room: Half Bath	1
Room: Full Bath	2
Room: Total	6
Room: Bedroom	3

OPEN FRAME PORCH PRI	280
FRAME GARAGE PRI	504
OPEN FRAME PORCH PRI	192

Extra Features

Line	Description	Quality	Condition	Units	Year Bult
1	Frame Utility Shed	Average	Average	300.00	2019