

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0771810010001

Tax Year: 2021



Owner and Property Information								
Owner Name & Mailing Address:				Legal Description:				
CURRENT OWNER 1031 WYNNWOOD LN HOUSTON TX 77008-3451				LT 1 BLK 1 TIMBERGROVE MANOR 1031 WYNNWOOD LN HOUSTON TX 77008				
Property Address:								
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	3,984 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	236,440	Certified: 08/06/2021	1.133100	
	040	HARRIS COUNTY	211,440	Certified: 08/06/2021	0.391160	
	041	HARRIS CO FLOOD CNTRL	211,440	Certified: 08/06/2021	0.031420	
	042	PORT OF HOUSTON AUTHY	211,440	Certified: 08/06/2021	0.009910	
	043	HARRIS CO HOSP DIST	211,440	Certified: 08/06/2021	0.166710	
	044	HARRIS CO EDUC DEPT	211,440	Certified: 08/06/2021	0.004993	
	048	HOU COMMUNITY COLLEGE	158,580	Certified: 08/06/2021	0.100263	
	061	CITY OF HOUSTON	211,440	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	708,005		Improvement	757,200	
Total	993,005	993,005	Total	1,057,200	1,057,200

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	2014	Residential Single Family	Residential 1 Family	Excellent	3,984 *	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 Details (1)			
Building Data		Building Areas	
Element	Detail	Description	Area
Foundation Type	Crawl Space	OPEN MAS PORCH PRI	203
Exterior Wall	Stucco	BASE AREA PRI	1,834

Heating / AC	Central Heat/AC
Grade Adjustment	A
Physical Condition	Average
Cond / Desir / Util	Average
Exterior Wall	Brick / Veneer
Cost and Design	New / Rebuilt
Element	Units
Room: Half Bath	1
Fireplace: Direct Vent	1
Room: Bedroom	5
Room: Total	6
Room: Full Bath	3

OPEN FRAME PORCH PRI	40
BASE AREA UPR	2,150
MAS/BRK GARAGE PRI	502

Extra Features

Line	Description	Quality	Condition	Units	Year Bulit
1	Gunite Pool	Very Good	Very Good	625.00	2016
2	Pool SPA with Heater	Very Good	Good	1.00	2016