

HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
1380240010009

Tax Year: 2020



Owner and Property Information								
Owner Name & Mailing Address: TAPIA FRANCO JOSE M 115 NORTH WINTER SUNRISE CIR TOMBALL TX 77375-1277				Legal Description: LT 9 BLK 1 THE WOODLANDS CREEKSIDE PARK WEST SEC 38				
				Property Address: 115 NORTH WINTER SUNRISE CIR TOMBALL TX 77375				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^A
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	10,344 SF	4,021 SF	2604.62	26033	400 -- ISD 26 - Tomball ISD	4873D	249Q

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	06/26/2020	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2019 Rate	2020 Rate
None	026	TOMBALL ISD		Certified: 08/21/2020	1.290000	1.290000
	040	HARRIS COUNTY		Certified: 08/21/2020	0.407130	0.391160
	041	HARRIS CO FLOOD CNTRL		Certified: 08/21/2020	0.027920	0.031420
	042	PORT OF HOUSTON AUTHY		Certified: 08/21/2020	0.010740	0.009910
	043	HARRIS CO HOSP DIST		Certified: 08/21/2020	0.165910	0.166710
	044	HARRIS CO EDUC DEPT		Certified: 08/21/2020	0.005000	0.004993
	045	LONE STAR COLLEGE SYS		Certified: 08/21/2020	0.107800	0.107800
	125	THE WOODLANDS TOWNSHIP		Certified: 08/21/2020	0.224000	0.223100
	395	HARRIS-MONTGOMERY CO MUD 386		Certified: 08/21/2020	0.490000	0.490000
	679	HC EMERG SERV DIST 8		Certified: 08/21/2020	0.096700	0.097000

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](#).

Value as of January 1, 2019			Value as of January 1, 2020		
	Market	Appraised		Market	Appraised
Land	105,293		Land	105,293	
Improvement	0		Improvement	461,212	
Total	105,293	105,293	Total	566,505	566,505

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	8,600	1.00	1.00	1.00	--	1.00	12.00	12.00	103,200.00
2	1001 -- Res Improved Table Value	SF3	SF	1,744	1.00	0.10	1.00	--	0.10	12.00	1.20	2,093.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2019	Residential Single Family	Residential 1 Family	Excellent	4,021 *	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	A
Physical Condition	Average
Cond / Desir / Util	Average
Exterior Wall	Frame / Concrete Blk
Exterior Wall	Stone
Element	Units
Room: Rec	3

Building Areas	
Description	Area
BASE AREA UPR	1,487
BASE AREA PRI	2,534
MAS/BRK GARAGE PRI	528
OPEN MAS PORCH PRI	180
OPEN MAS PORCH PRI	49

Fireplace: Metal Prefab	1
Room: Half Bath	1
Room: Full Bath	4
Room: Total	11
Room: Bedroom	5