

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
092352000014

Tax Year: 2019



Owner and Property Information								
Owner Name & Mailing Address: 9277 DEVELOPMENT LLC 1601 PINE CHACE DR HOUSTON TX 77055-3445				Legal Description: LT 14 & TR 13A BLK 2 WALNUT BEND SEC 2				
				Property Address: 2206 WALNUT BEND LN HOUSTON TX 77042				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	10,395 SF	2,773 SF	7974	1135	103 -- 1A Ashford/Briar Hills Areas	4956A	489U

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	04/23/2019	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate
None	001	HOUSTON ISD		Not Certified	1.206700	
	040	HARRIS COUNTY		Not Certified	0.418580	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.028770	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.011550	
	043	HARRIS CO HOSP DIST		Not Certified	0.171080	
	044	HARRIS CO EDUC DEPT		Not Certified	0.005190	
	048	HOU COMMUNITY COLLEGE		Not Certified	0.100263	
	061	CITY OF HOUSTON		Not Certified	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, 2018			Value as of January 1, 2019		
	Market	Appraised		Market	Appraised
Land	123,468		Land	161,458	
Improvement	373,237		Improvement	318,454	
Total	496,705	496,705	Total	479,912	479,912

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	17.00	17.00	146,200.00
2	1001 -- Res Improved Table Value	SF3	SF	1,795	1.00	0.50	1.00	--	0.50	17.00	8.50	15,258.00

Building							
Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1964	2013	Residential Single Family	Residential 1 Family	Good	2,773 *	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
Cond / Desir / Util	Good
Foundation Type	Slab
Grade Adjustment	B-
Heating / AC	Central Heat/AC
Physical Condition	Good
Exterior Wall	Brick / Veneer
Cost and Design	Total
Exterior Wall	Frame / Concrete Blk
Element	Units
Room: Total	8
Room: Rec	1
Room: Half Bath	1
Room: Full Bath	3
Room: Bedroom	4
Fireplace: Masonry Firebrick	1

Building Areas	
Description	Area
OPEN FRAME PORCH PRI	240
BASE AREA PRI	2,563
ONE STORY FRAME PRI	210
MAS/BRK GARAGE PRI	550
FRAME UTIL BLDG UPR	550
OPEN FRAME PORCH PRI	32

Extra Features

Line	Description	Quality	Condition	Units	Year Bult
1	Foundation Repaired	Average	Average	2,563.00	1964