

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
081056000036

Tax Year: 2019



Owner and Property Information								
Owner Name & Mailing Address: MCLAUGHLIN BRENDA C 1418 LYNNVIEW DR HOUSTON TX 77055-3426				Legal Description: LT 36 BLK C CLAY WOODS				
				Property Address: 940 DANBURY RD HOUSTON TX 77055				
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	13,708 SF	5,740 SF	7776	25033	390 -- ISD 25 - North of I-10 Outside Memorial Villages	5158A	491B

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	025	SPRING BRANCH ISD		Not Certified	1.394500	
	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	
	061	CITY OF HOUSTON		Not Certified	0.588310	
	793	SPRING BRANCH MGT DIST		Not Certified	0.100000	

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	700,224		Land	700,224	
Improvement	468,984		Improvement	943,582	
Total	1,169,208	1,169,208	Total	1,643,806	1,643,806

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	11,300	1.00	1.00	1.00	--	1.00	56.00	56.00	632,800.00
2	1001 -- Res Improved Table Value	SF3	SF	2,408	1.00	0.50	1.00	--	0.50	56.00	28.00	67,424.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2017	Residential Single Family	Residential 1 Family	Excellent	5,740 *	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 / Masonry
Heating / AC	Central Heat/AC
Grade Adjustment	A
Physical Condition	Average
Cond / Desir / Util	Average
Cost and Design	New / Rebuilt
Exterior Wall	Frame / Concrete Blk
Element	Units
Room: Rec	3
Fireplace: Masonry Firebrick	2
Room: Half Bath	2
Room: Full Bath	4
Room: Total	10
Room: Bedroom	4

Building Areas	
Description	Area
OPEN MAS PORCH PRI	604
BASE AREA PRI	3,172
OPEN FRAME PORCH PRI	32
MAS/BRK GARAGE PRI	264
BASE AREA UPR	2,304
ATTIC FINISHED	264
OPEN MAS PORCH PRI	48
MAS/BRK GARAGE PRI	440