

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
089186000017

Tax Year: 2019



Owner and Property Information									
Owner Name & Mailing Address:				MCLAUGHLIN BRENDA C 1418 LYNNVIEW DR HOUSTON TX 77055-3426		Legal Description:		LT 17 BLK 5 MONARCH OAKS SEC 3	
						Property Address:		1418 LYNNVIEW DR 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	13,200 SF	4,900 SF	7748	25033	390 -- ISD 25 - North of I-10 Outside Memorial Villages	5058B	451W	

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
Residential Homestead	025	SPRING BRANCH ISD	334,342	Not Certified	1.394500	
	040	HARRIS COUNTY	309,342	Not Certified	0.418580	
	041	HARRIS CO FLOOD CNTRL	309,342	Not Certified	0.028770	
	042	PORT OF HOUSTON AUTHY	309,342	Not Certified	0.011550	
	043	HARRIS CO HOSP DIST	309,342	Not Certified	0.171080	
	044	HARRIS CO EDUC DEPT	309,342	Not Certified	0.005190	
	061	CITY OF HOUSTON	309,342	Not Certified	0.588310	
	793	SPRING BRANCH MGT DIST	0	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	488,400		Land	488,400	
Improvement	1,006,115		Improvement	1,058,312	
Total	1,494,515	1,494,515	Total	1,546,712	1,546,712

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	13,200	1.00	1.00	1.00	--	1.00	37.00	37.00	488,400.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2009	Residential Single Family	Residential 1 Family	Excellent	4,900 *	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
Cost and Design	New / Rebuilt
Foundation Type	Slab
Exterior Wall	Brick / Veneer
Exterior Wall	Frame / Concrete Blk
Heating / AC	Central Heat/AC
Grade Adjustment	A+
Physical Condition	Average
Cond / Desir / Util	Average
Element	Units
Fireplace: Masonry Firebrick	2
Room: Rec	2
Room: Bedroom	3
Room: Total	8
Room: Half Bath	1
Room: Full Bath	3

Building Areas	
Description	Area
BASE AREA PRI	3,988
UNFIN L/A UPPER	941
BASE AREA UPR	912
CANOPY PRI	100
MAS/BRK GARAGE PRI	785
OPEN FRAME PORCH PRI	55
STONE/TILE PATIO PRI	180
OPEN MAS PORCH PRI	782
OPEN MAS PORCH PRI	113

Extra Features

Line	Description	Quality	Condition	Units	Year Bulit
2	Custom Outdoor Kitchen	Average	Average	1.00	2010