

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**085104000019**

Tax Year: 2019



Owner and Property Information								
Owner Name & Mailing Address: <b>KENNERSON JOHN COLVIN JAMES 8006 HOLIDAY LN HOUSTON TX 77075-2643</b>				Legal Description: <b>N 55 FT OF LT 19 BLK 5 SOUTH ACRES ESTATES SEC 5</b>				
				Property Address: <b>10602 DUANE ST HOUSTON TX 77047</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>1/2</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	6,050 SF	1,570 SF	8455	1319	132 -- 1C South of Old Spanish Trail btwn SH 288 and I-45	5452A	573H

**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
<b>None</b>	001	HOUSTON ISD		Certified: 08/02/2019	1.206700	
	040	HARRIS COUNTY		Certified: 08/02/2019	0.418580	
	041	HARRIS CO FLOOD CNTRL		Certified: 08/02/2019	0.028770	
	042	PORT OF HOUSTON AUTHY		Certified: 08/02/2019	0.011550	
	043	HARRIS CO HOSP DIST		Certified: 08/02/2019	0.171080	
	044	HARRIS CO EDUC DEPT		Certified: 08/02/2019	0.005190	
	048	HOU COMMUNITY COLLEGE		Certified: 08/02/2019	0.100263	
	061	CITY OF HOUSTON		Certified: 08/02/2019	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	9,801		Land	14,702	
Improvement	0		Improvement	201,634	
<b>Total</b>	<b>9,801</b>	<b>9,801</b>	<b>Total</b>	<b>216,336</b>	<b>216,336</b>

**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	6,050	1.08	1.00	1.00	--	1.08	2.25	2.43	14,702.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2018	Residential Single Family	Residential 1 Family	Average	1,570 *	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	C
Physical Condition	Average
Cond / Desir / Util	Average
Exterior Wall	Frame / Concrete Blk
Cost and Design	New / Rebuilt
Element	Units
Room: Full Bath	2
Room: Total	6
Room: Bedroom	3

Building Areas	
Description	Area
BASE AREA PRI	1,570
OPEN MAS PORCH PRI	54
MAS/BRK GARAGE PRI	399
OPEN FRAME PORCH PRI	168