

ANN HARRIS BENNETT
 TAX ASSESSOR-COLLECTOR & VOTER REGISTRAR
 P.O. BOX 3547
 HOUSTON, TEXAS 77253-3547
 TEL: 713-274-8000



**2019 Property Tax Statement
 Web Statement**

Statement Date:	October 29, 2019
Account Number	118-672-002-0011



* 1 1 8 6 7 2 0 0 2 0 0 1 1 *

BRANHAM JAMES S JR & RUBY
 14111 SPYGLEN LN
 CYPRESS TX 77429-5307

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	226,800	107,200	0.407130	\$436.44
Harris County Flood Control Dist	226,800	107,200	0.027920	\$29.93
Port of Houston Authority	226,800	107,200	0.010740	\$11.51
Harris County Hospital District	226,800	107,200	0.165910	\$177.86
Harris County Dept. of Education	226,800	107,200	0.005000	\$5.36
Lone Star College System	80,000	254,000	0.107800	\$273.81
Emergency Service Dist #13 (Fire)	100,000	234,000	0.100000	\$234.00
Emergency Service Dist #11 (EMS)	50,000	284,000	0.034707	\$98.57

Property Description	
14111 SPYGLEN LN 77429 LT 11 BLK 2 LONGWOOD VILLAGE SEC 6 .2067 AC	
Appraised Values	
Land - Market Value	48,153
Impr - Market Value	285,847
Total Market Value	334,000
Less Capped Mkt Value	0
Appraised Value	334,000
Exemptions/Deferrals	
Residential Homestead (Multiple)	

Page: 1 of 1

Total 2019 Taxes Due By January 31, 2020:	\$1,267.48
Payments Applied To 2019 Taxes	\$0.00
Total Current Taxes Due (Including Penalties)	\$1,267.48
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For January 2020	\$1,267.48

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 29, 2020	7%	\$1,356.22	\$0.00	\$1,356.22
By March 31, 2020	9%	\$1,381.55	\$0.00	\$1,381.55
By April 30, 2020	11%	\$1,406.90	\$0.00	\$1,406.90
By May 31, 2020	13%	\$1,432.26	\$0.00	\$1,432.26
By June 30, 2020	15%	\$1,457.61	\$0.00	\$1,457.61

Tax Bill Increase (Decrease) from 2014 to 2019: Appraised Value 14%, Taxable Value-3%, Tax Rate-2%, Tax Bill-42%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



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PAYMENT COUPON

BRANHAM JAMES S JR & RUBY
 14111 SPYGLEN LN
 CYPRESS TX 77429-5307

Account Number	118-672-002-0011
Amount Enclosed	\$ _____

Make check payable to:

Web Statement - Date Printed: 10-29-2019

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
 TAX ASSESSOR-COLLECTOR & VOTER REGISTRAR
 P.O. BOX 4622
 HOUSTON, TEXAS 77210-4622

11867200200110 2019 000126748 000135622 000138155 000140690

HARRIS COUNTY MUD #360
 Catherine Wheeler, Tax A/C
 6935 Barney Rd. #110
 Houston TX 77092
 (713) 462-8906
 www.wheelerassoc.com

2019
TAX STATEMENT



Owner Name and Address:

BRANHAM JAMES S JR & RUBY
 14111 SPYGLEN LN
 CYPRESS TX 77429-5307

Orig. Billing Date	10/21/2019
Delinquent Date	2/1/2020
Jurisdiction Code	529
CAD No	1186720020011
Billing Type	DUPLICATE

Property Information	
LT 11 BLK 2 LONGWOOD VILLAGE SEC 6	
Acreage: 0.2067	
Service Address	
14111 SPYGLEN LN 77429	
Valuation	

Tax Unit	Assessment Ratio	Taxable Value	Tax Rate Per \$100
HC MUD #360	100%	\$334,000	0.32000
Tax Levied			\$1,068.80
Total Amount Due Upon Receipt			\$1,068.80

Land	\$48,153
Improvements	\$285,847
Homestead Exemption	\$0
Total Taxable	\$334,000

Tax Year	Appraised Value	Taxable Value	Tax Rate	Tax Amount	Diff.			
5 Year History With Tax Amount Percent Gain/Loss								
2019	\$334,000	\$334,000	0.32000	\$1,068.80	1%			
2018	\$329,367	\$329,367	0.32000	\$1,053.97	-6%			
2017	\$329,367	\$329,367	0.34000	\$1,119.84	-6%			
2016	\$323,382	\$323,382	0.37000	\$1,196.51	-1%			
2015	\$317,000	\$317,000	0.38000	\$1,204.60	5%			
2014	\$293,370	\$293,370	0.39000	\$1,144.14				
5 Year Comparison With Percent Gain/Loss								
2019	\$334,000	14%	\$334,000	14%	0.32000	-18%	\$1,068.80	-7%
2014	\$293,370		\$293,370		0.39000		\$1,144.14	

TAXES ARE DUE UPON RECEIPT
TAXES WILL BECOME DELINQUENT AFTER JANUARY 31ST. MAIL MUST BE POST-MARKED ON OR BEFORE JANUARY 31 TO AVOID PENALTY AND INTEREST.
 Payments received after January 31st are subjected to the following penalty and interest schedule. Add 1% interest each month thereafter.
 Feb 6%+1% Apr 8%+3% Jun 10%+5%
 Mar 7%+2% May 9%+4% Jul 12%+6% **
 ** An additional one time charge of 20% for collection will be added after June 30.

Please contact the appraisal district concerning any corrections in ownership, address changes, valuation protests or exemptions. Value is based on 100% market value. Late application for Ag Open Space, Timber - 10% penalty. Late filing of renditions - 10% penalty.
 Note 1: Property Owners in the State of Texas are entitled to certain exemptions that reduce the amount of taxes that they pay. There may be a general homestead exemption for persons who own and occupy their home on or before January 1. There may be an exemption available on the homestead for persons over 65 years of age or are disabled. These exemptions vary depending upon the governing body. Disabled veterans may file a partial exemption on their property.
 YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT, DEFERMENT OR EXEMPTIONS YOU MAY HAVE. IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT HARRIS COUNTY MUD#360 REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH HARRIS COUNTY MUD#360 FOR THE PAYMENT OF THESE TAXES.

Please mail this portion and payment in the enclosed envelope.

* If you escrow, please verify with your Mortgage Company that they have received this information. Otherwise, this is your tax bill. *

2019 DUPLICATE TAX STATEMENT

BRANHAM JAMES S JR & RUBY
 14111 SPYGLEN LN
 CYPRESS TX 77429-5307

MAKE CHECKS PAYABLE TO:

HARRIS COUNTY MUD #360
 Catherine Wheeler, Tax A/C
 P. O. BOX 4383
 HOUSTON TX 77210

Orig. Billing Date	10/21/2019			
Delinquent Date	2/1/2020			
Jurisdiction Code	529			
CAD No	1186720020011			
Billing Type	DUPLICATE			
If Paid	Penalty	Interest	Collection	Amount Due
In Oct 2019				\$1,068.80
In Nov 2019				\$1,068.80
In Dec 2019				\$1,068.80
In Jan 2020				\$1,068.80
In Feb 2020	6%	1%		\$1,143.62
In Mar 2020	7%	2%		\$1,165.00
Amount of Your Payment				

2019 TAX STATEMENT

CYPRESS-FAIRBANKS



INDEPENDENT SCHOOL DISTRICT
CYPRESS-FAIRBANKS, TEXAS

DAVID PIWONKA
CYPRESS-FAIRBANKS ISD TAX ASSESSOR - COLLECTOR
 10494 JONES RD, SUITE 106
 HOUSTON, TEXAS 77065
 (281) 664-6300

Certified Owner:
 BRANHAM JAMES S JR & RUBY
 14111 SPYGLEN LN
 CYPRESS, TX 77429-5307

Legal Description:
 LT 11 BLK 2
 LONGWOOD VILLAGE SEC 6

Legal Acres: .2067
Parcel Address: 14111 SPYGLEN LN
As of Date: 10/29/2019 **Print Date:** 10/29/2019

Account No: 118-672-002-0011

Market Value		Market Value	Appraised Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement					
\$48,153	\$285,847	\$334,000	\$334,000	\$334,000	\$0	\$0

Taxing Unit	Delinq. Date	Appraised Value	Exemptions		Taxable Value	Tax Rate	2019 Tax
			Code	Value			
CYPRESS-FAIRBANKS ISD	02/01/20	\$334,000	HOM, O65	\$116,800	\$217,200	1.370000	\$2,975.64

2019 Total Due: \$2,975.64

Exemptions :

O65 OVER 65 HOM HOMESTEAD

AMOUNT DUE IF PAID BY THE END OF:

10/31/2019 0%	12/02/2019 0%	12/31/2019 0%	01/31/2020 0%	03/02/2020 7%	03/31/2020 9%
\$2,975.64	\$2,975.64	\$2,975.64	\$2,975.64	\$3,183.93	\$3,243.45

PLEASE CONTACT THE HARRIS COUNTY APPRAISAL DISTRICT AT 713 957-7800 CONCERNING ANY CORRECTIONS OF OWNERSHIP, VALUATION OR EXEMPTIONS. OFFICE HOURS AT CYPRESS-FAIRBANKS ISD TAX OFFICE ARE: 7:30 AM-4:30 PM MONDAY THRU THURSDAY, 7:30 AM-4:00 PM FRIDAY. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information : CYPRESS-FAIRBANKS ISD 2019 M&O .97000000 I&S .40000000 Total 1.3700000 2018 M&O 1.0600000 I&S .38000000 Total 1.4400000
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TO PAY BY CREDIT CARD: WWW.CFISDTAX.COM OR 1-866-728-2168 (ENGLISH), 1-866-728-2169 (SPANISH)

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

Print Date: 10/29/2019

Due by JAN 31: \$2,975.64

v19.1.4

CYPRESS-FAIRBANKS



INDEPENDENT SCHOOL DISTRICT
CYPRESS-FAIRBANKS, TEXAS

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

DAVID PIWONKA, TAX ASSESSOR-COLLECTOR



118-672-002-0011

BRANHAM JAMES S JR & RUBY
 14111 SPYGLEN LN
 CYPRESS, TX 77429-5307

AMOUNT PAID:

\$ _____

4000118672002001122019

0000297564

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
1186720020011

Tax Year: 2019

Print

Owner and Property Information								
Owner Name & Mailing Address: BRANHAM JAMES S JR & RUBY 14111 SPYGLEN LN CYPRESS TX 77429-5307				Legal Description: LT 11 BLK 2 LONGWOOD VILLAGE SEC 6				
				Property Address: 14111 SPYGLEN LN CYPRESS TX 77429				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^{1/2}
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	9,006 SF	3,612 SF	207.07	4119	220 -- ISD 04 - Far Northwest, Outside Hwy 6	4766A	368B

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	05/17/2019	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate
Residential Homestead (Multiple)	004	CYPRESS-FAIRBANKS ISD	116,800	Correction: 09/06/2019	1.440000	1.370000
	040	HARRIS COUNTY	226,800	Correction: 09/06/2019	0.418580	0.407130
	041	HARRIS CO FLOOD CNTRL	226,800	Correction: 09/06/2019	0.028770	0.027920
	042	PORT OF HOUSTON AUTHY	226,800	Correction: 09/06/2019	0.011550	0.010740
	043	HARRIS CO HOSP DIST	226,800	Correction: 09/06/2019	0.171080	0.165910
	044	HARRIS CO EDUC DEPT	226,800	Correction: 09/06/2019	0.005190	0.005000
	045	LONE STAR COLLEGE SYS	80,000	Correction: 09/06/2019	0.107800	0.107800
	529	HC MUD 360	0	Correction: 09/06/2019	0.320000	
	634	HC EMERG SRV DIST 13	100,000	Correction: 09/06/2019	0.100000	0.100000
	666	HC EMERG SERV DIST 11	50,000	Correction: 09/06/2019	0.036060	0.034707

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	48,153		Land	48,153	
Improvement	281,214		Improvement	285,847	
Total	329,367	329,367	Total	334,000	334,000

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	9,000	1.00	1.00	1.00	--	1.00	5.35	5.35	48,150.00
2	1001 -- Res Improved Table Value	SF3	SF	6	1.00	0.10	1.00	--	0.10	5.35	0.54	3.00