

BUYERS WANT TO KNOW

HOA NAME, PHONE NUMBER, & ANNUAL DUES:

None

ADDRESS: _____

Does your home have a Home Warranty? If so, please provide name & number: No

Please provide any recent updates: _____

Previous Year's Tax Amount: \$680,000^{Tax Val.} MKT 700,000 Paid #2019 7826 w/EXEMPT

What is the age of the:

A/C: Condenser/Cooling Coil 9/2015

Heater/Furnace: Repl. 1 9-18-2000

Unit 2: Cooling Coil 7/2008 Condenser 8/2003

Unit 2: ✓ 2 ✓

Water Heater: ✓ yes

Dishwasher: 4-18-2015

Carpet: 10-12 yrs

Other Flooring: _____

Interior Paint: 2007

Exterior Paint: Nov 2000?

Roof: 2007

Stove: 1983?

Oven: 1983?

Fence: JUNE 1998

Built-in Micro: Dec 2011

Pool/Spa: _____

Pool/Spa Equipment: _____

What is covered by HOA Maintenance Fee? _____

Average Utilities:

Electricity: High _____ Low _____

Gas: High _____ Low _____

Water: High _____ Low _____

ANN HARRIS BENNETT

Tax Assessor-Collector
 P.O. Box 3547
 Houston, Texas 77253-3547



2019 Property Tax Statement

e-Bill Code 8189269419



Statement Date	October 30, 2019
Account Number	037-003-000-0015

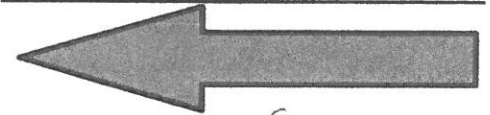
*0063817 A
 HACKER JAMES L
 2418 ALBANS RD
 HOUSTON TX 77005-1418



Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Houston I.S.D.	176,400	505,600	1.136700	\$2,797.20
Harris County	296,400	385,600	.4071300	\$1,569.89
Harris County Flood Control Dist	296,400	385,600	.0279200	\$107.66
Port of Houston Authority	296,400	385,600	.0107400	\$41.41
Harris County Hospital District	296,400	385,600	.1659100	\$639.75
Harris County Dept. of Education	296,400	385,600	.0050000	\$19.28
Houston Community College System	222,300	459,700	.1002630	\$460.91
City of Houston	296,400	385,600	.5679200	\$2,189.90
Total 2019 Taxes Due By January 31, 2020				\$7,826.00
Payments Applied To 2019 Taxes				(\$0.00)
Total Current Taxes Due (Including Penalties)				\$7,826.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due By January 31, 2020				\$7,826.00

Property Description	
2418 ALBANS RD 77005	
LT 15 BLK 3	
WEST HOUSTON	
.1377 AC	
Appraised Values	
Land - Market Value	540,000
Impr - Market Value	160,000
Total Market Value	700,000
Less Capped Mkt Value	18,000
Appraised Value	682,000
Exemptions/Deferrals	
Over 65 Homestead Exemption	
School Tax Ceiling	

Penalty and Interest for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 29, 2020	7%	\$8,373.81	\$0.00	\$8,373.81
By March 31, 2020	9%	\$8,530.35	\$0.00	\$8,530.35
By April 30, 2020	11%	\$8,686.86	\$0.00	\$8,686.86
By May 31, 2020	13%	\$8,843.40	\$0.00	\$8,843.40
By June 30, 2020	15%	\$8,999.90	\$0.00	\$8,999.90



AD 12-28-19

Tax Bill Increase (Decrease) from 2014 to 2019: Appr Value 22% Taxable Value 21% Tax Rate -6% Tax Bill 4%

Patrick O'Connor & Associates, L.P., dba



Formal Market Hearing Results

June 25, 2019

James L Hacker

2418 Albans Rd
Houston, Texas 77005-1418

Re: Property Tax Hearing Results

Dear James L,

Following are the results of the 2019 Formal Hearing that was scheduled to occur on 06/13/2019 :

Property Information:	Property Address:	2418 Albans Rd
	Account No:	0370030000015
	Appraisal Dist:	HCAD County
Value Information:	Final 2018 Appraised Value:	\$620,000
	Initial 2019 Appraised Value:	\$682,000
	Final 2019 Appraised Value:	\$682,000

Although it has no effect on your taxable value, there was a reduction in the Appraisal District market value of your property. (Because there are no tax savings, we will not be generating an invoice.) The following are those results:

Initial 2019 Market Value:	\$745,790
Final 2019 Market Value:	\$700,000

The results of the formal hearing may be appealed by filing a lawsuit against the appraisal district (judicial appeal) within 60 days of the Appraisal Review Board's written order. As your tax agent, we are evaluating the results to determine if a judicial appeal would be beneficial considering the evidence, filing fees and other appeal costs. In most instances, a judicial appeal is beneficial for residential properties with a value of \$1.5M or more and commercial properties with a value of \$750,000 or more. If we believe a judicial appeal is the best course of action, we will notify you and coordinate the filing of the appeal by engaging legal counsel on your behalf and managing the litigation through resolution. We will pay all expenses associated with the lawsuit, including court costs and attorney fees. You will be billed according to your existing service agreement only if the judicial appeal is successful in reducing your property taxes. If we do not believe a judicial appeal would be beneficial and you still want to pursue this option, you or your attorney can file a judicial appeal in your county's district court.

The results of the formal hearing may also be appealed by filing a request for binding arbitration within 45 days of the Appraisal Review Board's written order (in certain counties under limited circumstances, an appeal is filed with the State Office of Administrative Hearings within 30 days of the Appraisal Review Board's written order). We may agree to represent you in a binding arbitration appeal if we believe the outcome would be beneficial. Please contact us as soon as possible if you would like to discuss this option.

Sincerely,

O' Connor & Associates
Property Tax Division

Client #: 2001-1818

Form OCA-DE-HR rev (02-2015.1)



Allstate

You're in good hands.

PO BOX 2964
SHAWNEE MISSION, KS 66201-1364
800-527-2634
NAIC Number: 19232

Policy Number
1806107890

FLOOD DWELLING FORM PREFERRED RISK POLICY DECLARATION - RENEWAL

Named Insured and Mailing Address: JAMES L HACKER 2418 ALBANS RD HOUSTON, TX 77005-1418	Policy Period: 11/16/2019 12:01am to 11/16/2020 12:01am Policy Term: ONE YEAR Original New Business Effective Date: Reinstatement Date:
	Agent No: 0A6680 JOHN DEES AGENCY 3336 RICHMOND AVE STE 375 HOUSTON, TX 77098-3029 Agent Phone: 713-520-8800
Payor: INSURED	

Property Location: **2418 ALBANS HOUSTON, TX 77005**

RATING DESCRIPTION	
Property/Building	Contents Location

Insured's Primary Residence: **Y**

SINGLE FAMILY; TWO FLOORS; NON-ELEVATED WITHOUT BASEMENT; INCLUDES ADDITION AND EXTENSION

LOWEST FLOOR ONLY ABOVE GROUND LEVEL AND HIGHER FLOORS Subject to, III. Property Covered, Paragraph B.

Date of construction or substantial improvement was on **05/10/1945**

LOCATION INFORMATION	
Community Name: HOUSTON, CITY OF No: 4802960860L	Status: REGULAR CRS Class: 5 Flood Risk/Rated Zone: X Current Flood Zone: X Elevation Difference: Grandfathered: N

COVERAGE AND RATING INFORMATION						
Coverage Type	Coverage Limit	Deductible	Rate	Deductible Discount	Premium	
Building	\$ 250,000	\$ 1,250	0.00/0.00	\$ 0.00	\$	370.00
Contents	\$ 100,000	\$ 1,250	0.00/0.00	\$ 0.00	\$	0.00
			MULTIPLIER		\$	0.00
			ICC PREMIUM		\$	6.00
			ANNUAL SUBTOTAL		\$	376.00
			RESERVE FUND ASSESSMENT		\$	56.00
			HFIAA SURCHARGE		\$	25.00
			FEDERAL POLICY FEE		\$	25.00
			TOTAL PREMIUM		\$	482.00

Refer to www.fema.gov/cost-of-flood for more information about the risk of flooding and how it impacts the cost of flood insurance.

THIS IS NOT A BILL

Policy Changes:

Issue Date: **10/18/2019** Insured Copy