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To: John Pitcairn
Elizabeth Michelle Kinnes

From: RE/MAX Northwest REALTORS (Broker)

Property Address: 6515 Hoads Deuce Ct, Spring, TX 77379-7733

Date: June 29, 2020

- (1) Broker obtained the attached information, identified as square footage, features, school zones, utility costs and all other information about the subject property from tax records, school district website, and seller
(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: school districts periodically re-district/re-zone their schools. Please confirm school information, square footage, and all other information with independent sources. All information has been procured from other sources and supplied to you as a courtesy. Although the information provided is usually correct, it can sometimes change or be inaccurate.
(3) Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.

RE/MAX Northwest REALTORS
Broker

By: James Rowlett
James Rowlett
06/29/2020 10:26 PM CDT

Receipt of this notice is acknowledged by:

John Pitcairn
Signature Date
John Pitcairn
06/30/2020 01:03 PM CDT

Elizabeth Michelle Kinnes
Signature Date
Elizabeth Michelle Kinnes
06/30/2020 01:14 PM CDT

6515 Hoads Deuce Ct, Spring, TX 77379-7733, Harris County



MLS Beds 3	MLS Sq Ft 3,688	Lot Sq Ft 8,087	Sale Price N/A
MLS Baths 4	Yr Built 2014	Type SFR	Sale Date N/A

OWNER INFORMATION

Owner Name	Kinnes Elizabeth Michelle Clark	Tax Billing City & State	Spring, TX
Owner Occupied	Yes	Tax Billing Zip	77379
Carrier Route	C027	Tax Billing Zip+4	7733
Tax Billing Address	6515 Hoads Deuce Ct		

LOCATION INFORMATION

Subdivision	Wimbledon Chapions Estates Sec 2	Key Map	330r
School District Name	Klein ISD	Topography	Flat/Level
Neighborhood Code	Wimbledon Champions Ests 2-4-2 717.08	Census Tract	5537.00
Township	Spring	Map Facet	330-R
MLS Area	13	Traffic	Paved
Market Area	CHAMPIONS AREA		

TAX INFORMATION

Parcel ID	119-114-003-0008	Exemption(s)	Homestead
Parcel ID	1191140030008	Tax Area	040
Lot #	8	Fire Dept Tax Dist	635
Block #	3	Water Tax Dist	041
% Improved	78%		
Legal Description	LT 8 BLK 3 WIMBLEDON CHAMPI ONS ESTATES 2		
M.U.D. Information	208		

ASSESSMENT & TAX

Assessment Year	2019	2018	2017
Assessed Value - Total	\$336,530	\$466,178	\$521,832
Assessed Value - Land	\$73,915	\$79,479	\$79,479
Assessed Value - Improved	\$262,615	\$386,699	\$442,353
YOY Assessed Change (\$)	-\$129,648	-\$55,654	
YOY Assessed Change (%)	-27.81%	-10.67%	
Market Value - Total	\$336,530	\$466,178	\$521,832
Market Value - Land	\$73,915	\$79,479	\$79,479
Market Value - Improved	\$262,615	\$386,699	\$442,353
Tax Year	Total Tax	Change (\$)	Change (%)
2017	\$14,463		
2018	\$13,326	-\$1,136	-7.86%
2019	\$9,318	-\$4,009	-30.08%

Jurisdiction	Tax Rate	Tax Amount
Klein ISD	1.36	\$4,576.81
Harris County	.40713	\$1,370.11
Hc Flood Control Dist	.02792	\$93.96
Port Of Houston Authority	.01074	\$36.14
Hc Hospital Dist	.16591	\$558.34
Hc Department Of Education	.005	\$16.83
Lone Star College Sys	.1078	\$362.78
Hc Mud 316	.6	\$2,019.18
Hc Emerg Srv Dist 16	.0495	\$166.58

CHARACTERISTICS			
Land Use - CoreLogic	SFR	MLS Total Baths	4
Land Use - County	Res Imprvd Table Val	Full Baths	4
Land Use - State	Resid Single Family	Elec Svs Type	Y
Lot Acres	0.1857	Cooling Type	Central
Lot Sq Ft	8,087	Heat Type	Central
# of Buildings	1	Porch	Open Concrete/Masonry Porch
Building Type	Single Family	Porch Sq Ft	30
Bldg Class	R	Patio/Deck 2 Area	182
Building Sq Ft	3,688	Parking Type	Detached Brick/Stone Garage
Gross Sq Ft	3,688	No. Parking Spaces	MLS: 2
Above Gnd Sq Ft	3,688	Garage Type	Detached Garage
Ground Floor Sq Ft	2,532	Garage Capacity	MLS: 2
2nd Floor Sq Ft	1,156	Garage Sq Ft	462
Stories	2	Foundation	Slab
Condition	Good	Exterior	Frame Concrete Block/Brick
Quality	Excellent	Year Built	2014
Total Rooms	11	Building Remodel Year	2018
Bedrooms	Tax: 5 MLS: 3	Effective Year Built	2014
Total Baths	4	Other Rooms	Rec Room

FEATURES						
Feature Type	Unit	Size/Qty	Width	Depth	Year Built	
Base Area Pri	S	2,532				
Base Area Up	S	1,156				
Canopy Pri	U	8				
Open Mas Porch Pri	S	30				
Open Mas Porch Pri	S	182				
Basic Outdoor Kitchen	U	1			2014	
Det Garage Brick Or Stone	S	462	22	21	2014	

Building Description	Building Size
Fixtures: Addl	3
Fixtures: Total	17
Room: Bedroom	5
Room: Full Bath	4
Room: Rec	1
Room: Total	11
Story Height Index	2

SELL SCORE			
Rating	High	Value As Of	2020-06-17 23:07:44
Sell Score	718		

LISTING INFORMATION			
MLS Listing Number	77960782	MLS Current List Price	\$450,000
MLS Status	Expired	MLS Original List Price	\$449,990
Listing Area	13	MLS Status Change Date	01/01/2020
MLS D.O.M	170	Listing Agent	Lcampbell-Latasha Campbell
MLS Listing Date	07/14/2019	Listing Broker	HOMEGENIUS RE OF TEXAS LLC

MLS Listing #	77050474	65669868	66988329	63007297	19541602
MLS Status	Terminated	Expired	Sold	Terminated	Terminated
MLS Listing Date	01/12/2019	09/24/2018	04/30/2015	03/10/2015	01/24/2014
MLS Listing Price	\$480,000	\$480,000	\$497,000	\$497,125	\$497,129
MLS Orig Listing Price	\$480,000	\$480,000	\$497,000	\$497,125	\$485,900

MLS Sale Date	06/30/2015		
MLS Sale Price	\$465,000		
MLS Withdr Date	05/15/2019	04/29/2015	03/10/2015
MLS Listing #	85451884	35647754	70227442
MLS Status	Expired	Expired	Expired
MLS Listing Date	11/03/2010	05/07/2010	02/25/2010
MLS Listing Price	\$69,300	\$69,300	\$69,300
MLS Orig Listing Price	\$69,300	\$69,300	\$69,300
MLS Sale Date			
MLS Sale Price			
MLS Withdr Date			

LAST MARKET SALE & SALES HISTORY			
Recording Date	07/01/2015	11/30/2012	
Buyer Name	Kinnes Elizabeth M C	L4 Wimbledon LLC	Wimbledon Champions Inc
Buyer Name 2	Pitcairn John		
Seller Name	L4 Wimbledon LLC	Wimbledon Champions Ltd	
Document Number	285764	553863	
Document Type	Warranty Deed	Special Warranty Deed	Deed (Reg)

MORTGAGE HISTORY	
Mortgage Date	07/01/2015
Mortgage Amount	\$200,000
Mortgage Lender	Premia Relocation Mtg
Mortgage Code	Conventional
Borrower Name	Kinnes Elizabeth M C
Borrower Name 2	Pitcairn John

PROPERTY MAP

*Lot Dimensions are Estimated

Klein ISD

[Bulletin](#) | [Contact Us](#) | [Register](#)

Search



Search

Results for 6515 Hoads Deuce Ct, 77379

All

Stops

Schools

KLEB INTERMEDIATE (6 - 8)

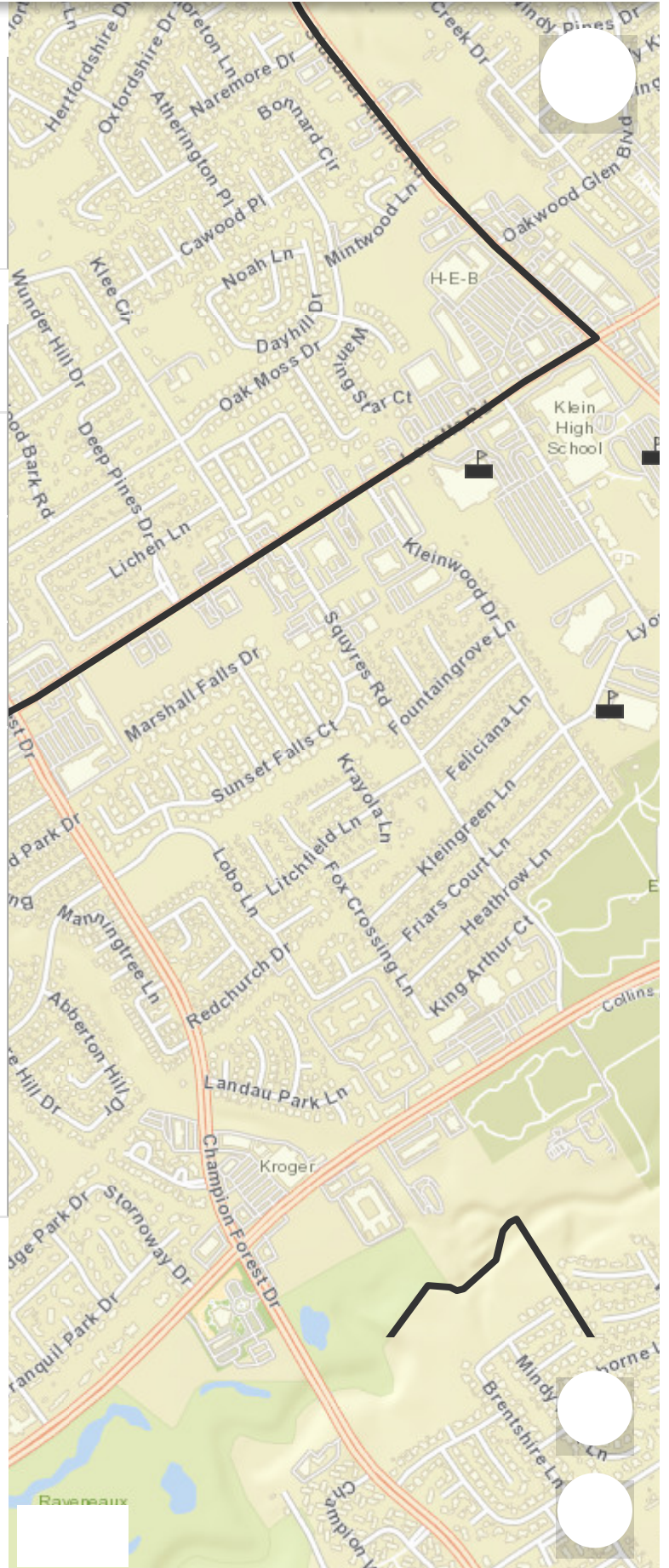
7425 Louetta Rd, Klein, TX 77379

KLEIN HS (9 - 12)

16715 Stuebner Airline Rd, Klein, TX 77379

MITTELSTADT ELEMENTARY (Pre-K, K, 1 - 5)

7525 Kleingreen Ln, Klein, TX 77379



HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
1191140030008

Tax Year: 2020



Owner and Property Information								
Owner Name & Mailing Address: KINNES ELIZABETH MICHELLE CLARK PITCAIRN JOHN 6515 HOADS DEUCE CT SPRING TX 77379-7733				Legal Description: LT 8 BLK 3 WIMBLETON CHAMPIONS ESTATES 2				
				Property Address: 6515 HOADS DEUCE CT SPRING TX 77379				
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	8,087 SF	3,688 SF	2717.08	17031	320 -- ISD 17 - Klein ISD	5068D	330R

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2020	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2019 Rate	2020 Rate
Residential Homestead	017	KLEIN ISD	25,000	Not Certified	1.360000	
	040	HARRIS COUNTY	74,037	Not Certified	0.407130	
	041	HARRIS CO FLOOD CNTRL	74,037	Not Certified	0.027920	
	042	PORT OF HOUSTON AUTHY	74,037	Not Certified	0.010740	
	043	HARRIS CO HOSP DIST	74,037	Not Certified	0.165910	
	044	HARRIS CO EDUC DEPT	74,037	Not Certified	0.005000	
	045	LONE STAR COLLEGE SYS	5,000	Not Certified	0.107800	
	208	HC MUD 316	0	Not Certified	0.600000	
	635	HC EMERG SRV DIST 16	37,018	Not Certified	0.049500	
	666	HC EMERG SERV DIST 11	0	Not Certified	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, 2019			Value as of January 1, 2020		
	Market	Appraised		Market	Appraised
Land	73,915		Land	75,505	
Improvement	262,615		Improvement	317,031	
Total	336,530	336,530	Total	392,536	370,183

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	8,087	1.04	1.00	0.95	--	0.99	9.45	9.34	75,505.00

Building							
Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	2014	2018	Residential Single Family	Residential 1 Family	Excellent	3,688 *	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	Stucco
Heating / AC	Central Heat/AC
Grade Adjustment	A+
Physical Condition	Very Good
Cond / Desir / Util	Very Good
Exterior Wall	Frame / Concrete Blk
Cost and Design	Extensive
Element	Units
Room: Rec	1
Room: Bedroom	5
Room: Total	11
Room: Full Bath	4

Building Areas	
Description	Area
BASE AREA PRI	2,532
BASE AREA UPR	1,156
OPEN MAS PORCH PRI	30
CANOPY PRI	8
OPEN MAS PORCH PRI	182

Extra Features

Line	Description	Quality	Condition	Units	Year Built
1	Brick or Stone Detached Garage	Average	Average	462.00	2014
2	Basic Outdoor Kitchen	Average	Average	1.00	2014