

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 103140000004

Tax Year: 2018

Print

Owner and Property Information							
Owner Name & Mailing Address: IRWIN BETTY K 1614 SWEET GRASS TRL HOUSTON TX 77090-1849			Legal Description: LT 4 & TR 3B BLK 27 PONDEROSA FOREST SEC 4				
			Property Address: 1614 SWEET GRASS TRL HOUSTON TX 77090				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Map Facet	Key Map®
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	14,157 SF	3,361 SF	2233.04	24012	5168B	331M

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	05/25/2018	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2017 Rate	2018 Rate
Residential Homestead (Multiple)	024	SPRING ISD	55,000	Not Certified	1.510000	
	040	HARRIS COUNTY	185,938	Not Certified	0.418010	
	041	HARRIS CO FLOOD CNTRL	185,938	Not Certified	0.028310	
	042	PORT OF HOUSTON AUTHY	185,938	Not Certified	0.012560	
	043	HARRIS CO HOSP DIST	185,938	Not Certified	0.171100	
	044	HARRIS CO EDUC DEPT	185,938	Not Certified	0.005195	
	045	LONE STAR COLLEGE SYS	80,000	Not Certified	0.107800	
	611	HC WCID 91	20,000	Not Certified	0.250000	
	637	HC EMERG SRV DIST 2B	30,000	Not Certified	0.100000	
666	HC EMERG SERV DIST 11	50,000	Not Certified	0.039040		

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.

Value as of January 1, 2017			Value as of January 1, 2018		
	Market	Appraised		Market	Appraised
Land	22,722		Land	22,722	
Improvement	163,216		Improvement	163,216	
Total	185,938	185,938	Total	185,938	185,938

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	9,500	1.00	1.00	0.80	--	0.80	2.85	2.28	21,660
2	1001 -- Res Improved Table Value	SF3	SF	4,657	1.00	0.10	0.80	--	0.08	2.85	0.23	1,062

Building

Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Det
1	1972	2017	Residential Single Family	Residential 1 Family	Good	3,361 *	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 Har 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
Cond / Desir / Util	Very Good
Foundation Type	Slab
Grade Adjustment	B
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Frame / Concrete Blk
Exterior Wall	Brick / Masonry
Cost and Design	Extensive
Element	Units
Room: Total	11
Room: Half Bath	1
Room: Full Bath	3
Room: Bedroom	5
Fireplace: Masonry Firebrick	1

Building Areas	
Description	Area
BASE AREA PRI	1,25
MAS/BRK GARAGE PRI	48
OPEN FRAME PORCH PRI	13
ONE STORY FRAME PRI	23
ONE STORY MAS PRI	6
OPEN FRAME PORCH PRI	2
BASE AREA UPR	1,2
FRAME OVERHANG UPR	

IRWIN BETTY

Main Level

Footprint

Height: 8'

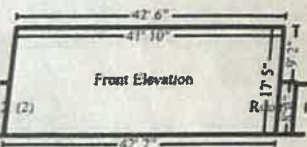


2084.00 SF Walls	2509.93 SF Ceiling
4593.93 SF Walls & Ceiling	2509.93 SF Floor
278.88 SY Flooring	260.50 LF Floor Perimeter
260.50 LF Ceil. Perimeter	

CAT	SEL	DESCRIPTION	QTY	UNIT PRICE	RCV	DEPREC.	ACV
1 CLN	PWASH PF*2	Clean with pressure/chemical spray	521.00 SF	0.29	151.09	(0.00)	151.09
2 INS	BTF4+ PF*2	Batt insulation - 4" - R13 - paper faced	521.00 SF	0.62	323.02	(86.14)	236.88
3. ELE	110 2	R&R 110 volt copper wiring run, box and outlet	2.00 EA	60.01	120.02	(22.17)	97.85
Totals: Footprint					594.13	108.31	485.82

Front Elevation

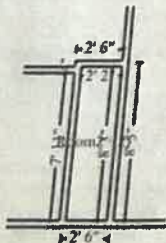
Height: 8'



948.02 SF Walls	728.66 SF Ceiling
1676.69 SF Walls & Ceiling	728.66 SF Floor
80.96 SY Flooring	118.50 LF Floor Perimeter
118.50 LF Ceil. Perimeter	

Subroom: Room2 (2)

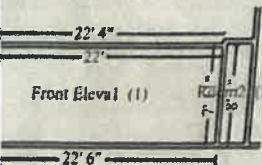
Height: 8'



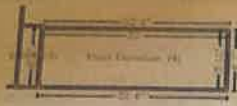
166.69 SF Walls	17.88 SF Ceiling
184.57 SF Walls & Ceiling	17.88 SF Floor
1.99 SY Flooring	20.84 LF Floor Perimeter
20.84 LF Ceil. Perimeter	

Subroom: Front Eleva1 (1)

Height: 8'



478.69 SF Walls	174.20 SF Ceiling
652.89 SF Walls & Ceiling	174.20 SF Floor
19.36 SY Flooring	59.84 LF Floor Perimeter
59.84 LF Ceil. Perimeter	

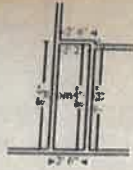


Subroom: Front Elevation (4)

Height: 8'

478.69 SF Walls
652.89 SF Walls & Ceiling
19.36 SY Flooring
59.84 LF Ceil. Perimeter

174.20 SF Ceiling
174.20 SF Floor
59.84 LF Floor Perimeter



Subroom: Room4 (3)

Height: 8'

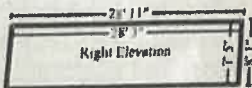
166.69 SF Walls
184.57 SF Walls & Ceiling
1.99 SY Flooring
20.84 LF Ceil. Perimeter

17.88 SF Ceiling
17.88 SF Floor
20.84 LF Floor Perimeter

CAT	SEL	DESCRIPTION	QTY	UNIT PRICE	RCV	DEPREC.	ACV
	CALC						
4. FRM	SJACK	Temporary shoring post - Screw Jack (per day)					
	40	40.00 DA		34.26	1,370.40	(0.00)	1,370.40
10 post for 4 days							
5. MAS	BRK	R&R Brick veneer					
	90,2*5	450.83 SF		9.69	4,368.54	(977.04)	3,391.50
6. FRM	SHFG1/2	R&R Sheathing - fiberglass gypsum panel - 1/2"					
	90,2*4	360.67 SF		1.88	678.06	(141.38)	536.68
7. SDG	HWRAP	R&R House wrap (air/moisture barrier)					
	90,2*5	450.83 SF		0.31	139.75	(34.08)	105.67
8. SDG	SHTRRS	Shutters - Detach & reset					
	8	8.00 EA		25.61	204.88	(0.00)	204.88
Totals: Front Elevation					6,761.63	1,152.50	5,609.13

Right Elevation

Height: 8'



570.71 SF Walls
780.97 SF Walls & Ceiling
23.36 SY Flooring
71.34 LF Ceil. Perimeter

210.25 SF Ceiling
210.25 SF Floor
71.34 LF Floor Perimeter

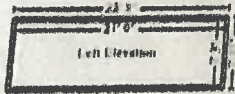
CAT	SEL	DESCRIPTION	QTY	UNIT PRICE	RCV	DEPREC.	ACV
	CALC						
9. FRM	SJACK	Temporary shoring post - Screw Jack (per day)					
	24	24.00 DA		34.26	822.24	(0.00)	822.24
6 post for 4 days							

CONTINUED - Right Elevation

CAT	SEL	DESCRIPTION	QTY	UNIT PRICE	RCV	DEPREC.	ACV
10. MAS	BRK	R&R Brick veneer	100.00 SF	9.69	969.00	(216.72)	752.28
11. FRM	SHFG1/2	R&R Sheathing - fiberglass gypsum panel - 1/2"	80.00 SF	1.88	150.40	(31.36)	119.04
12. SDG	HWRAP	R&R House wrap (air/moisture barrier)	100.00 SF	0.31	31.00	(7.56)	23.44
13. FEN	SCTNRS	Wood fence 5' - 6' high - Detach & reset - per 8' section	1.00 EA	60.43	60.43	(0.00)	60.43
Will be required to access the brick veneer and wall sheathing.							
14. SPG	GUTRS	Gutter / downspout - Detach & reset	8.00 LF	3.23	25.84	(0.00)	25.84
Will be required to access the brick veneer and wall sheathing.							
Totals Right Elevation					2,058.91	255.64	1,803.27

Left Elevation

Height: 8'



463.86 SF Walls	157.50 SF Ceiling
621.36 SF Walls & Ceiling	157.50 SF Floor
17.50 SY Flooring	57.98 LF Floor Perimeter
57.98 LF Ceil. Perimeter	

CAT	SEL	DESCRIPTION	QTY	UNIT PRICE	RCV	DEPREC.	ACV
15. FRM	SJACK	Temporary shoring post - Screw jack (per day)	24.00 DA	34.26	822.24	(0.00)	822.24
6 post for 4 days							
16. MAS	BRK	R&R Brick veneer	65.25 SF	9.69	632.28	(141.41)	490.87
17. FRM	SHFG1/2	R&R Sheathing - fiberglass gypsum panel - 1/2"	43.50 SF	1.88	81.78	(17.05)	64.73
18. SDG	HWRAP	R&R House wrap (air/moisture barrier)	65.25 SF	0.31	20.23	(4.93)	15.30
Totals: Left Elevation					1,556.53	163.39	1,393.14
Total: Main Level					10,971.20	1,679.84	9,291.36