

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
1234700040004

Tax Year: 2021



Owner and Property Information

Owner Name & Mailing Address:	DIVIN SHANNON M & BRANDY H 14019 ASHLAND LANDING DR CYPRESS TX 77429-8190	Legal Description:	LT 4 BLK 4 COLES CROSSING SEC 27
		Property Address:	14019 ASHLAND LANDING DR 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	7,796 SF	3,225 SF	215.03	4129	220 -- ISD 04 - Far Northwest, Outside Hwy 6	4666B	367D

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	03/31/2021	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2020 Rate	2021 Rate
None	004	CYPRESS-FAIRBANKS ISD		Not Certified	1.355500	
	040	HARRIS COUNTY		Not Certified	0.391160	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.031420	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.009910	
	043	HARRIS CO HOSP DIST		Not Certified	0.166710	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004993	
	045	LONE STAR COLLEGE SYS		Not Certified	0.107800	
	534	HC MUD 364		Not Certified	0.445000	
	633	HC EMERG SRV DIST 9		Not Certified	0.059492	

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, 2020			Value as of January 1, 2021		
	Market	Appraised		Market	Appraised
Land	49,115		Land	67,100	
Improvement	290,808		Improvement	313,757	
Total	339,923	339,923	Total	380,857	380,857

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	7,796	1.14	1.00	1.00	--	1.14	7.55	8.61	67,100.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2005	Residential Single Family	Residential 1 Family	Good	3,225 *	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

Building Areas	
Description	Area
BASE AREA PRI	2,829
BASE AREA UPR	396
OPEN MAS PORCH PRI	36

Grade Adjustment	B+
Physical Condition	Average
Cond / Desir / Util	Average
Element	Units
Fireplace: Metal Prefab	1
Room: Bedroom	3
Room: Total	6
Room: Rec	2
Room: Full Bath	2

MAS/BRK GARAGE PRI	636
CANOPY PRI	103
OPEN MAS PORCH PRI	108