

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
113515000030

Tax Year: 2021



Owner and Property Information								
Owner Name & Mailing Address: DENNISON LINDA C 2531 WHEELWRIGHT LN FRIENDSWOOD TX 77546-2631				Legal Description: LT 30 BLK 2 HERITAGE PARK SEC 6 Property Address: 2531 WHEELWRIGHT LN FRIENDSWOOD TX 77546				
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	6,300 SF	1,708 SF	2982	27030	410 -- ISD 27 - West of NASA Parkway (I-45 Area)	5948C	617Y

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	03/31/2021	Yes

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2020 Rate	2021 Rate
Residential Homestead (Multiple)	027	CLEAR CREEK ISD	63,291	Certified: 08/06/2021	1.265900	1.179700
	040	HARRIS COUNTY	199,210	Certified: 08/06/2021	0.391160	0.376930
	041	HARRIS CO FLOOD CNTRL	199,210	Certified: 08/06/2021	0.031420	0.033490
	042	PORT OF HOUSTON AUTHY	199,210	Certified: 08/06/2021	0.009910	0.008720
	043	HARRIS CO HOSP DIST	199,210	Certified: 08/06/2021	0.166710	0.162210
	044	HARRIS CO EDUC DEPT	199,210	Certified: 08/06/2021	0.004993	0.004990
	355	HC MUD 55	40,000	Certified: 08/06/2021	0.400000	0.400000

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	35,910		Land	48,069	
Improvement	145,190		Improvement	159,939	
Total	181,100	181,100	Total	208,008	199,210

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	6,300	1.09	1.00	1.00	--	1.09	7.00	7.63	48,069.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1980	Residential Single Family	Residential 1 Family	Average	1,708 *	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
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	C
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Brick / Veneer
Element	Units
Room: Total	5
Room: Full Bath	2
Room: Bedroom	3
Fireplace: Masonry Firebrick	1

Building Areas	
Description	Area
BASE AREA PRI	1,708
MAS/BRK GARAGE PRI	462