

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
 1195020010011

Tax Year: 2022

[Print Details & Sketch](#) [Print](#)

**Owner and Property Information**

Owner Name & Mailing Address:	<b>CORLESS ROBERT &amp; DORIS 20518 FAIRWAY MEADOW LN SPRING TX 77379-2942</b>	Legal Description:	<b>LT 11 BLK 1 PINELAKES PROMENADE 1 AMEND</b>
Property Address:	<b>20518 FAIRWAY MEADOW LN SPRING TX 77379</b>		

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	6,585 SF	2,381 SF	2760.03	17050	320 -- ISD 17 - Klein ISD	5070C	290V

**Value Status Information**

Value Status	Notice Date	Shared CAD
Noticed	03/31/2022	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2021 Rate	2022 Rate
Residential Homestead (Multiple)	017	<a href="#">KLEIN ISD</a>	63,330	Certified: 08/19/2022	1.300100	
	040	<a href="#">HARRIS COUNTY</a>	317,330	Certified: 08/19/2022	0.376930	
	041	<a href="#">HARRIS CO FLOOD CNTRL</a>	317,330	Certified: 08/19/2022	0.033490	
	042	<a href="#">PORT OF HOUSTON AUTHY</a>	317,330	Certified: 08/19/2022	0.008720	
	043	<a href="#">HARRIS CO HOSP DIST</a>	317,330	Certified: 08/19/2022	0.162210	
	044	<a href="#">HARRIS CO EDUC DEPT</a>	317,330	Certified: 08/19/2022	0.004990	
	045	<a href="#">LONE STAR COLLEGE SYS</a>	80,000	Certified: 08/19/2022	0.107800	
	635	<a href="#">HC EMERG SRV DIST 16</a>	141,665	Certified: 08/19/2022	0.050000	
	666	<a href="#">HC EMERG SERV DIST 11</a>	50,000	Certified: 08/19/2022	0.032305	
	770	<a href="#">NW HC MUD 30</a>	30,000	Certified: 08/19/2022	0.600000	

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, 2021			Value as of January 1, 2022		
	Market	Appraised		Market	Appraised
Land	45,093		Land	57,159	
Improvement	260,955		Improvement	345,607	
Total	306,048	306,048	Total	402,766	336,652

### 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	6,325	1.00	1.00	1.00	--	1.00	9.00	9.00	56,925.00
2	1001 -- Res Improved Table Value	SF3	SF	260	1.00	0.10	1.00	--	0.10	9.00	0.90	234.00

### Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1999	Residential Single Family	Residential 1 Family	Good	2,381 *	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	B+

Building Areas	
Description	Area
MASONRY BAY PRI	40
BASE AREA PRI	2,341
MAS/BRK GARAGE PRI	462

Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Brick / Veneer
<b>Element</b>	<b>Units</b>
Room: Total	7
Room: Half Bath	1
Room: Full Bath	2
Room: Bedroom	3
Fireplace: Metal Prefab	1

OPEN MAS PORCH PRI	63
OPEN MAS PORCH PRI	134