

HARRIS CENTRAL APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0641680210016

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: DONAVON TRACY L 4005 STERLING ST HOUSTON TX 77051-2403				Legal Description: LT 16 BLK E SUNNYSIDE COURTS				
				Property Address: 4005 STERLING ST HOUSTON TX 77051				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map [®]
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	5,225 SF	1,554 SF	8418.08	1311	132 -- 1C South of Old Spanish Trail btwn SH 288 and I-45	5453A	533Y

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
Residential Homestead	001	HOUSTON ISD	92,411	Not Certified	1.037200	
	040	HARRIS COUNTY	52,411	Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL	52,411	Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY	52,411	Not Certified	0.007990	
	043	HARRIS CO HOSP DIST	52,411	Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT	52,411	Not Certified	0.004900	
	048	HOU COMMUNITY COLLEGE	39,308	Not Certified	0.095569	
	061	CITY OF HOUSTON	52,411	Not Certified	0.533640	

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, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	56,238		Land	71,575	
Improvement	212,720		Improvement	228,808	
Total	268,958	238,232	Total	300,383	262,055

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	5,000	1.00	1.00	1.00	--	1.00	14.00	14.00	70,000.00
2	1001 -- Res Improved Table Value	SF3	SF	225	1.00	0.50	1.00	--	0.50	14.00	7.00	1,575.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2016	Residential Single Family	Residential 1 Family	Average	1,554 *	Displayed
<p>* 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 <i>attached</i> garages is included in the square footage living area of the dwelling. Living area above <i>detached</i> 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.</p>						

Building Details (1)

Building Data	
Element	Detail
Foundation Type	Slab
Exterior Wall	Brick / Veneer
Heating / AC	Central Heat/AC
Grade Adjustment	C+
Physical Condition	Average
Cond / Desir / Util	Average
Exterior Wall	Frame / Concrete Blk
Cost and Design	New / Rebuilt
Exterior Wall	Stone
Element	Units
Fireplace: Metal Prefab	1
Room: Full Bath	2
Room: Total	6
Room: Bedroom	3

Building Areas	
Description	Area
BASE AREA PRI	1,554
OPEN FRAME PORCH PRI	126
OPEN MAS PORCH PRI	24
MAS/BRK GARAGE PRI	400