

HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
090145000001

Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: MCLEOD CHRISTOPHER M 3831 KEYGATE DR SPRING TX 77388-2909				Legal Description: LTS 2 3 & TR 1 BLK 17 NORTHWOOD PARK				
				Property Address: 3831 KEYGATE DR SPRING TX 77388				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^{A®}
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	28,638 SF	2,188 SF	2735	17001	320 -- ISD 17 - Klein ISD	5170A	291U

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/07/2023	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
Residential Homestead	017	KLEIN ISD	100,000	Certified: 08/18/2023	1.230000	
	040	HARRIS COUNTY	84,489	Certified: 08/18/2023	0.343730	
	041	HARRIS CO FLOOD CNTRL	84,489	Certified: 08/18/2023	0.030550	
	042	PORT OF HOUSTON AUTHY	84,489	Certified: 08/18/2023	0.007990	
	043	HARRIS CO HOSP DIST	84,489	Certified: 08/18/2023	0.148310	
	044	HARRIS CO EDUC DEPT	84,489	Certified: 08/18/2023	0.004900	
	045	LONE STAR COLLEGE SYS	33,796	Certified: 08/18/2023	0.107800	
	550	HC EMERG SRV DIST 7	21,122	Certified: 08/18/2023	0.093900	
	666	HC EMERG SERV DIST 11	0	Certified: 08/18/2023	0.029336	

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	117,536		Land	177,639	
Improvement	222,464		Improvement	248,914	
Total	340,000	329,403	Total	426,553	422,446

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	10,150	1.00	1.00	1.00	--	1.00	6.00	6.00	60,900.00
2	1001 -- Res Improved Table Value	SF2	SF	9,190	1.09	1.00	1.00	--	1.09	6.00	6.54	60,103.00
3	1001 -- Res Improved Table Value	SF2	SF	9,298	1.08	1.00	0.94	--	1.02	6.00	6.09	56,636.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2002	Residential Single Family	Residential 1 Family	Average	2,188 *	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	Fair
Foundation Type	Slab
Grade Adjustment	C+
Heating / AC	Central Heat/AC
Physical Condition	Fair
Exterior Wall	Brick / Veneer
Element	Units
Room: Total	6
Room: Full Bath	2
Room: Bedroom	3

Building Areas	
Description	Area
OPEN FRAME PORCH PRI	198
CARPORT PRI	744
ATTIC FINISHED	308
BASE AREA PRI	1,572
OPEN MAS PORCH PRI	185
ONE STORY MAS PRI	308

Extra Features

Line	Description	Quality	Condition	Units	Year Built
1	Brick or Stone Detached Garage	Fair	Fair	1,680.00	1998