

HARRIS CENTRAL APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**1408630010060**

Tax Year: 2024



Owner and Property Information								
Owner Name & Mailing Address: <b>URUMA CHAKRAVARTI K &amp; JAYASUDHA 4638 SAGINAW CT PLANO TX 75024-8503</b>					Legal Description: <b>RES A58 BLK 1 STARWOOD FARMS 12603 TELGE RD 14 # E CYPRESS TX 77429</b>			
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>A®</sup>
B2 -- Real, Residential, Two-Family	1001 -- Residential Improved	1,716 SF	3,390 SF	59.1	4045	220 -- ISD 04 - Far Northwest, Outside Hwy 6	4765A	368J

**Value Status Information**

Value Status	Notice Date	Hearing Status	Shared CAD
Noticed	4/19/2024	Protest Received	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2023 Rate	2024 Rate
<b>None</b>	004	CYPRESS-FAIRBANKS ISD		Not Certified	1.081100	
	040	HARRIS COUNTY		Not Certified	0.350070	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.031050	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.005740	
	043	HARRIS CO HOSP DIST		Not Certified	0.143430	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004800	
	045	LONE STAR COLLEGE SYS		Not Certified	0.107600	
	633	HC EMERG SRV DIST 9		Not Certified	0.044360	

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, 2023			Value as of January 1, 2024		
	Market	Appraised		Market	Appraised
Land	125,268		Land	125,268	
Improvement	376,839		Improvement	350,179	
<b>Total</b>	<b>502,107</b>	<b>502,107</b>	<b>Total</b>	<b>475,447</b>	<b>475,447</b>

**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	1,716	1.46	1.00	1.00	--	1.46	50.00	73.00	125,268.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2020	Residential Duplex	Residential 2 Family	Average	3,390 *	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	Frame / Concrete Blk
Heating / AC	Central Heat/AC
Grade Adjustment	C+
Physical Condition	Average
Cond / Desir / Util	Average
Exterior Wall	Stone
Element	Units
Room: Bedroom	6
Room: Total	10
Room: Full Bath	4
Room: Half Bath	2

Building Areas	
Description	Area
FRAME GARAGE LWR	600
BASE AREA LWR	730
CANOPY LWR	80
BASE AREA PRI	1,330
OPEN FRAME PORCH PRI	20
OPEN FRAME PORCH PRI	20
BASE AREA UPR	1,330