

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**0431500030189**

Tax Year: 2020



Owner and Property Information								
Owner Name & Mailing Address: <b>ARANDA ARMANDO &amp; JOYCELYN 19315 HIKERS TRL HUMBLE TX 77346-6034</b>				Legal Description: <b>LTS 11 12 &amp; TRS 9 &amp; 10 BLK 2 BUTLER ABST 484 J B JONES</b>				
				Property Address: <b>1022 MANNING RD HUMBLE TX 77338</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>i</sup> ½
A1 -- Real, Residential, Single-Family	2001 -- Residential Improved	152,939 SF	2,080 SF	2427.09	18001	332 -- ISD 18 - Airport Tiers South of San Jacinto River	5668D	335R

**Value Status Information**

Value Status	Notice Date	Shared CAD
Noticed	04/24/2020	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2019 Rate	2020 Rate
<b>None</b>	018	HUMBLE ISD		Name Change: 10/16/2020	1.418350	1.384050
	040	HARRIS COUNTY		Name Change: 10/16/2020	0.407130	
	041	HARRIS CO FLOOD CNTRL		Name Change: 10/16/2020	0.027920	
	042	PORT OF HOUSTON AUTHY		Name Change: 10/16/2020	0.010740	
	043	HARRIS CO HOSP DIST		Name Change: 10/16/2020	0.165910	
	044	HARRIS CO EDUC DEPT		Name Change: 10/16/2020	0.005000	
	045	LONE STAR COLLEGE SYS		Name Change: 10/16/2020	0.107800	
	062	CITY OF HUMBLE		Name Change: 10/16/2020	0.255944	

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, 2019			Value as of January 1, 2020		
	Market	Appraised		Market	Appraised
Land	142,234		Land	290,584	
Improvement	22,766		Improvement	30,932	

Total	165,000	165,000	Total	321,516	321,516
-------	---------	---------	-------	---------	---------

**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	2001 -- Res Improved Override	SF1	SF	87,120	1.00	1.00	0.95	--	0.95	2.00	1.90	165,528.00
2	2001 -- Res Improved Override	SF3	SF	65,819	1.00	1.00	0.95	--	0.95	2.00	1.90	125,056.00

**Building**

Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1960	--	Residential Single Family	Residential 1 Family	Average	1,200 *	Displayed
2	1960	2017	Residential Single Family	Residential 1 Family	Low	400 *	<a href="#">View</a>
3	1960	--	Residential Mobile Homes	Single Wide Residential Mobile Home	Low	480 *	<a href="#">View</a>

\* 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	Crawl Space
Exterior Wall	Frame / Concrete Blk
Heating / AC	Central Heat/AC
Grade Adjustment	C
Physical Condition	Unsound
Cond / Desir / Util	Unsound
Element	Units
Room: Total	5
Room: Full Bath	1
Room: Bedroom	3

Building Areas	
Description	Area
BASE AREA PRI	1,200
OPEN FRAME PORCH PRI	210

**Extra Features**

Line	Description	Quality	Condition	Units	Year Built
1	Metal Utility Shed	Fair	Fair	288.00	1960

2	1 Side Open Metal Pole Barn	Fair	Fair	576.00	1960
3	Frame Utility Shed	Fair	Fair	144.00	1960
4	1 Side Open Metal Pole Barn	Fair	Fair	1,840.00	1960
5	Metal Utility Shed	Fair	Average	240.00	1985