



Owner and Property Information									
Owner Name & Mailing Address: AVALOS OSCAR & VERONICA 13203 WEIMAN RD HOUSTON TX 77041-2539					Legal Description: TR 10 BLK 2 R/S PT 2 WEIMAN E G ABST 718 C SCARBROUGH				
					Property Address: 13203 WEIMAN RD HOUSTON TX 77041				
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	22,651 SF	2,289 SF	119.04	4140	225 -- ISD 04 - South of US 290, btwn Beltway 8 and Hwy 6		4862C	408R

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	04/21/2025	No

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2024 Rate	2025 Rate
Residential Homestead	004	CYPRESS-FAIRBANKS ISD	149,249	Not Certified	1.086900	
	040	HARRIS COUNTY	49,249	Not Certified	0.385290	
	041	HARRIS CO FLOOD CNTRL	49,249	Not Certified	0.048970	
	042	PORT OF HOUSTON AUTHY	49,249	Not Certified	0.006150	
	043	HARRIS CO HOSP DIST	49,249	Not Certified	0.163480	
	044	HARRIS CO EDUC DEPT	49,249	Not Certified	0.004799	
	045	LONE STAR COLLEGE SYS	19,700	Not Certified	0.107600	
	633	HC EMERG SRV DIST 9	24,624	Not Certified	0.040000	
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, 2024		
	Market	Appraised
Land	101,930	
Improvement	276,797	
Total	378,727	223,859
Value as of January 1, 2025		
	Market	Appraised
Land	101,930	
Improvement	276,797	
Total	378,727	246,244

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	20,000	1.00	1.00	1.00	--	1.00	4.50	4.50	90,000.00
2	1001 -- Res Improved Table Value	SF3	SF	2,651	1.00	1.00	1.00	--	1.00	4.50	4.50	11,930.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2003	Residential Single Family	Residential 1 Family	Average	2,289 *	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 Data	
Element	Detail
Cond / Desir / Util	Fair
Foundation Type	Slab
Grade Adjustment	C
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Brick / Veneer
Cost and Design	New / Rebuilt
Element	Units
Room: Total	6
Room: Full Bath	2
Room: Bedroom	3
Room: Half Bath	1

Building Details (1)

Building Areas	
Description	Area
MAS/CONC PATIO PRI	864
OPEN FRAME PORCH PRI	169
BASE AREA PRI	2,068
OPEN FRAME PORCH PRI	50
ONE STORY FRAME PRI	221

Extra Features					
Line	Description	Quality	Condition	Units	Year Built
2	Carport - Residential	Average	Average	418.00	2004
3	Frame Detached Garage	Average	Average	484.00	2003
4	Utility Building - Metal	Average	Average	690.00	2015

5	Carport - Residential	Average	Average	368.00	2015
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