

HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
045095000050

Tax Year: 2025



Owner and Property Information										
Owner Name & Mailing Address: K & J CHILDCARE DEVELOPMENT HOLDINGS LLC 5154 E SAM HOUSTON PKWY N HOUSTON TX 77015-3260							Legal Description: TR 6A ABST 791 T TOBY			
							Property Address: 0 KRENEK RD CROSBY TX 77532			
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map ^{A®}
C2 -- Real, Vacant Commercial	8001 -- Land Neighborhood Section 1		0	126,324 SF	0	0	9202.01	240 -- ISD 05 - Crosby ISD	6163A	419L

Value Status Information

Value Status	Notice Date	Hearing Status	Shared CAD
Noticed	4/21/2025	Protest Received	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2024 Rate	2025 Rate
None	005	CROSBY ISD		Not Certified	1.235200	
	040	HARRIS COUNTY		Not Certified	0.385290	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.048970	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.006150	
	043	HARRIS CO HOSP DIST		Not Certified	0.163480	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004799	
	146	CROSBY MUD		Not Certified	0.310000	
	669	HC EMERG SRV DIST 80		Not Certified	0.050000	
	675	HC EMERG SRV DIST 5		Not Certified	0.030000	

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			Value as of January 1, 2025		
	Market	Appraised		Market	Appraised
Land	722,573		Land	976,833	
Improvement	0		Improvement	0	
Total	722,573	722,573	Total	976,833	867,087

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	8001 -- Land Neighborhood Section 1	4300	SF	43,560	1.00	1.00	1.00	--	1.00	11.50	11.50	500,940.00
2	8001 -- Land Neighborhood Section 1	4300	SF	82,764	1.00	1.00	0.50	--	0.50	11.50	5.75	475,893.00

Building

Ownership History: 0450950000050

**0 KRENEK RD
CROSBY TX 77532**

Owner

K & J CHILDCARE DEVELOPMENT HOLDINGS LLC

MAY IRENE J ESTATE OF

MAY IRENE J

Effective Date

08/03/2015

12/24/2011

01/02/1988

[end of record]

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