

LOT 17 BLOCK A CYPRESS LAKE S/D.
777-515, WD 1315-2547, CT 1546-2

HUMPHREYS LEE B III/HUMPHREYS ADRIANA
21235 LILY SPRINGS DR
PORTER, TX 77365

2026

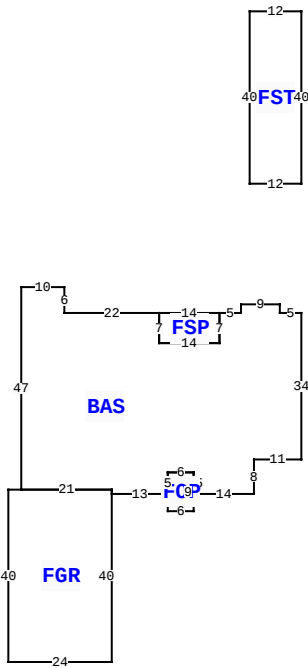
33-3S-16-02434-017

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	33316.020 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,571	100		2,571	211,087
FGR	960	55		528	43,351
FOP	54	30		16	1,314
FSP	98	40		39	3,202
FST	480	55		264	21,675
TOTALS	4,163			3,418	280,629

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,418	106.2441	118.99	406,708	1994	1994	0	0	0 31.00	69.00
1 SINGLE FAM			100% - 2018	Heated Area: 2571			HX Base Yr 2018				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		280,629	
TOTAL MARKET OB/XF VALUE		32,996	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		348,625	
SOH/AGL Deduction		53,224	
ASSESSED VALUE		295,401	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		244,679	
TOTAL JUST VALUE		348,625	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		352,692	

LAND:1:1: 1.18 AC			
SALE:1:1: LOT 17 BLOCK A CYPRESS LAKE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
11510	POOL	110	08/12/1996
7922	SFR	78,000	12/20/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1546/2107	7/30/2025	CT	U	I	18
GRANTOR: NORRIS BRIAN					
GRANTEE: HUMPHREYS LEE B III					
1315/2547	5/26/2016	WD	Q	I	01
GRANTOR: RICK BRINGGER & WILMA					
GRANTEE: BRIAN & VIRGINIA H					

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0166	CONC, PAVMT	0 100	0	0	2,592.00	UT	1.50	1.50	100	0	0	3	100
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100
3	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40
4	0166	CONC, PAVMT	0 100	0	0	1,168.00	UT	1.50	1.50	100	1996	1996	3	100
5	0282	POOL ENCL	0 100	0	0	850.00	UT	15.00	15.00	100	1996	1996	3	40
6	0294	SHED WOOD/	0 100	12	30	360.00	UT	12.00	12.00	100	2017	2017	3	100
7	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100

LAND DESCRIPTION										TOTAL OB/XF										32,996					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0100	C	SFR	100		RSF-	1240.00	230.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								