



City of Hilshire Village
8301 WESTVIEW
HOUSTON, TEXAS 77055
(713) 973-1779

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO: HV-22-018B

ISSUED: 04/18/2022
FINAL: 8/09/2023

This certificate authorizes the Occupancy of the Building as indicated herein:

Address: **12 PINE CREEK LANE**
Description: Single Family Residence
Legal Description: **LOT 4, BLOCK 1, PINE CREEK VILLAGE**
Occupancy Use: Residential

THE BUILDING LISTED HEREIN HAS BEEN DULY INSPECTED AND FOUND TO BE IN COMPLIANCE WITH REQUIREMENTS OF THE CITY OF HILSHIRE VILLAGE ORDINANCES AND BUILDING CODE PERTAINING THERETO.

THIS CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED TO HOMEOWNER AND BUILDING WITH THE ACKNOWLEDGMENT THAT THE REQUIRED TREE REPLACEMENT PLANTINGS WILL BE PLANTED WITHIN 120 CALENDAR DAYS OF THE DATE OF THIS CERTIFICATE.

NO CHANGE IN USE OR CONSTRUCTION MAY BE MADE TO SAID BUILDING OR PROPERTY WHICH IS INCONSISTENT WITH THIS CERTIFICATE OF OCCUPANCY.

Kevin Taylor, Building Official

Date

Cassie Stephens, City Secretary

Date



Property Owner Acknowledgment for issuance of a Certificate of Occupancy while outstanding items remain.

Address: **12 PINE CREEK LANE**
Description: Single Family Residence
Legal Description: **LOT 4, BLOCK 1, PINE CREEK VILLAGE**
Building Permit #: **HV-22-018B**

Legal Owner(s): **BRIAN P GAUDET**

Condition to issuance of a Certificate of Occupancy:
REQUIRED TREE REPLACEMENT PLANTING WILL BE PLANTED AND INSPECTED BY THE CITY ARBORIST WITHIN 120 CALENDAR DAYS OF THE ISSUANCE OF THIS CERTIFICATE

IF THE PROPERTY OWNER FAILS TO ADDRESS/CORRECT ANY AND ALL DEFICIENCIES, THE CITY RESERVES THE RIGHT TO REVOKE THE CERTIFICATION OF OCCUPANCY

ADDITIONALLY, FINES WILL BE ASSESSED DAILY AS DETAILED IN THE CODE OF ORDINANCES IF PLANTINGS ARE NOT APPROVED WITHIN 120 DAYS

Date authorized by City Council: **August 15, 2023**

Property Owner Signature

Date

Attachments: HCAD property report as of the date of this letter.

HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
1022790000005

Tax Year: 2023



Owner and Property Information									
Owner Name & Mailing Address:				GAUDET BRIAN P 9818 MOORBERRY LN HOUSTON TX 77080-6402		Legal Description:		LT 4 BLK 1 PINE CREEK VILLAGE	
						Property Address:		12 PINE CREEK LN HOUSTON TX 77055	
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map [®]	
C1 -- Real, Vacant Lots/Tracts (In City)	1000 -- Residential Vacant	11,205 SF	0 SF	7814.09	25202	394 -- ISD 25 - Memorial Villages North of I-10	5058B	451W	

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
None	025	SPRING BRANCH ISD		Not Certified	1.268800	
	040	HARRIS COUNTY		Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.007990	
	043	HARRIS CO HOSP DIST		Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004900	
	060	HILSHIRE VILLAGE		Not Certified	0.577588	

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, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	443,740		Land	467,944	
Improvement	0		Improvement	0	
Total	443,740	443,740	Total	467,944	467,944

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	1000 -- Res Vacant Table Value	SF5	SF	7,956	1.00	1.00	1.00	--	1.00	58.00	58.00	461,448.00
2	1000 -- Res Vacant Table Value	SF3	SF	44	1.00	0.50	1.00	--	0.50	58.00	29.00	1,276.00
3	1000 -- Res Vacant Table Value	SF3	SF	180	1.00	0.50	1.00	--	0.50	58.00	29.00	5,220.00
4	1108 -- Non-Usable Land in Flood Control Easement	SF3	SF	3,025	1.00	1.00	1.00	--	1.00	0.00	0.00	0.00