

HARRIS CENTRAL APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
065046000062

Tax Year: 2025

 [Print](#)

Owner and Property Information										
Owner Name & Mailing Address: KIGER MACHINE LLC PO BOX 16190 HOUSTON TX 77222-6190				Legal Description: TRS 15A-1 17A 17B 17C-2 17D-2 & 19A-2 (PR YR IMPS*2020*065046000064) MARTIN F R						
				Property Address: 609 CARBY RD HOUSTON TX 77037						
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®}
F1 -- Real, Commercial	8004 -- Land Neighborhood Section 4	E	0	107,876 SF	21,456	0	5919	6004 -- Inner Loop North	5362B	413P

Value Status Information

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

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2024 Rate	2025 Rate
None	001	HOUSTON ISD		Not Certified	0.868300	
	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	
	048	HOU COMMUNITY COLLEGE		Not Certified	0.096183	
	647	HC EMERG SRV DIST 17		Not Certified	0.100000	
	671	HC EMERG SRV DIST 1		Not Certified	0.084477	

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	323,628		Land	323,628	
Improvement	793,786		Improvement	811,810	
Total	1,117,414	1,117,414	Total	1,135,438	1,135,438

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	8004 -- Land Neighborhood Section 4	4399	SF	107,876	1.00	1.00	1.00	--	1.00	3.00	3.00	323,628.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
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1	1950	Residential Structure	Single-Family Residence	Low	1,542	Displayed
2	1963	Warehouse - Metallic	Shell, Industrial	Average	3,564	View
3	1955	Warehouse - Metallic	Shell, Industrial	Average	7,450	View
4	1972	Warehouse - Metallic	Shell, Industrial	Average	4,000	View
5	2003	Warehouse - Metallic	Shell, Industrial	Average	4,900	View

Building Details (1)

Building Data	
Element	Detail
Cooling Type	None
Construction Type	Wood / Steel Joist
Economic Obsolescence	Normal
Functional Utility	Avg/Normal
Heating Type	None
Partition Type	Normal
Physical Condition	Avg/Normal
Plumbing Type	Adequate
Sprinkler Type	None
Exterior Wall	Frame / Stucco
Element	Units
Wall Height	9
Interior Finish Percent	100

Building Areas	
Description	Area
BASE AREA PRI	1,542

Extra Features

Line	Description	Quality	Condition	Units	Year Bult
1	CANOPY ROOF AND SLAB	Average	Average	400.00	1950
2	CANOPY ROOF AND SLAB	Average	Average	216.00	1963
3	CANOPY ONLY	Average	Average	324.00	2002
4	CANOPY ROOF AND SLAB	Average	Average	800.00	1955
5	Enclosure, Office	Average	Average	240.00	1972
6	Central Air Conditioner	Average	Average	4,000.00	1972
7	Enclosure, Office	Average	Average	200.00	2003
8	Central Air Conditioner	Average	Average	5,000.00	2013
10	Paving - Heavy Concrete	Average	Average	13,800.00	1972

KIGER MACHINE LLC	04/28/2023
GOTT HANNAH MARIE	01/01/2020
KIGER CALEB MATTHEW &	01/01/2020

Building Summary

	Building	Year Build	Type	Style	Quality	Impr Sq Ft
⊖	1	1950	Residential Structure	8351 Single-Family Residence	Low	1,542
Building Data						
			Element		Details	
			Cooling Type		None	
			Construction Type		Wood / Steel Joist	
			Economic Obsolescence		Normal	
			Functional Utility		Avg/Normal	
			Heating Type		None	
			Partition Type		Normal	
			Physical Condition		Avg/Normal	
			Plumbing Type		Adequate	
			Sprinkler Type		None	
			Exterior Wall		Frame / Stucco	
			Element		Units	
			Interior Finish Percent		100	
			Wall Height		9	
Building Areas						
			Description		Area	
			BASE AREA PRI		1542	
⊕	2	1963	Warehouse - Metallic	8454 Shell, Industrial	Average	3,564
⊕	3	1955	Warehouse - Metallic	8454 Shell, Industrial	Average	7,450
⊕	4	1972	Warehouse - Metallic	8454 Shell, Industrial	Average	4,000
⊕	5	2003	Warehouse - Metallic	8454 Shell, Industrial	Average	4,900

Extra Features ⊕

Building Summary

	Building	Year Build	Type	Style	Quality	Impr Sq Ft
+	1	1950	Residential Structure	8351 Single-Family Residence	Low	1,542
-	2	1963	Warehouse - Metallic	8454 Shell, Industrial	Average	3,564
Building Data						
			Element	Details		
			Cooling Type	None		
			Economic Obsolescence	Normal		
			Functional Utility	Avg/Normal		
			Heating Type	None		
			Partition Type	Below Normal		
			Physical Condition	Avg/Normal		
			Plumbing Type	Adequate		
			Sprinkler Type	None		
			Exterior Wall	Frame / Stucco		
			Market Index Adjustment	100% No Mkt Index Adjustment		
			Element	Units		
			OH Door: Wood / Mtl	1		
			Interior Finish Percent	100		
			Office Warehouse Ratio	0		
			Wall Height	10		
Building Areas						
			Description	Area		
			CNPY ONLY -C	400		
			BASE AREA PRI	180		
			BASE AREA PRI	480		
			BASE AREA PRI	2592		
			CNPY ROOF W/ SLAB -C	216		
			BASE AREA PRI	312		
+	3	1955	Warehouse - Metallic	8454 Shell, Industrial	Average	7,450
+	4	1972	Warehouse - Metallic	8454 Shell, Industrial	Average	4,000
+	5	2003	Warehouse - Metallic	8454 Shell, Industrial	Average	4,900

Extra Features +

KIGER MACHINE LLC	04/28/2023
GOTT HANNAH MARIE	01/01/2020
KIGER CALEB MATTHEW &	01/01/2020

Building Summary						
	Building	Year Build	Type	Style	Quality	Impr Sq Ft
+	1	1950	Residential Structure	8351 Single-Family Residence	Low	1,542
+	2	1963	Warehouse - Metallic	8454 Shell, Industrial	Average	3,564
-	3	1955	Warehouse - Metallic	8454 Shell, Industrial	Average	7,450
Building Data						
Element			Details			
Cooling Type			None			
Economic Obsolescence			Normal			
Functional Utility			Avg/Normal			
Heating Type			None			
Partition Type			None			
Physical Condition			Avg/Normal			
Plumbing Type			Minimum			
Sprinkler Type			None			
Exterior Wall			Metal, Light			
Market Index Adjustment			100% No Mkt Index Adjustment			
Element			Units			
Interior Finish Percent			100			
Wall Height			12			
OH Door: Wood / Mtl			1			
Building Areas						
Description					Area	
BASE AREA PRI					5394	
CNPY ROOF W/ SLAB -C					560	
BASE AREA PRI					2056	
CNPY ROOF W/ SLAB -C					240	
+	4	1972	Warehouse - Metallic	8454 Shell, Industrial	Average	4,000
+	5	2003	Warehouse - Metallic	8454 Shell, Industrial	Average	4,900

Extra Features	+
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KIGER MACHINE LLC
 GOTT HANNAH MARIE
 KIGER CALEB MATTHEW &

04/28/2023
 01/01/2020
 01/01/2020

Building Summary

	Building	Year Build	Type	Style	Quality	Impr Sq Ft
+	1	1950	Residential Structure	8351 Single-Family Residence	Low	1,542
+	2	1963	Warehouse - Metallic	8454 Shell, Industrial	Average	3,564
+	3	1955	Warehouse - Metallic	8454 Shell, Industrial	Average	7,450
-	4	1972	Warehouse - Metallic	8454 Shell, Industrial	Average	4,000

Building Data

Element	Details
Cooling Type	None
Economic Obsolescence	Normal
Functional Utility	Avg/Normal
Heating Type	None
Partition Type	Below Normal
Physical Condition	Avg/Normal
Plumbing Type	Minimum
Sprinkler Type	None
Exterior Wall	Metal, Light
Market Index Adjustment	100% No Mkt Index Adjustment
Element	Units
Interior Finish Percent	0
OH Door: Wood / Mtl	2
Wall Height	12
Office Warehouse Ratio	0

Building Areas

Description	Area
BASE AREA PRI	4000
	240

+	5	2003	Warehouse - Metallic	8454 Shell, Industrial	Average	4,900
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Extra Features +

KIGER MACHINE LLC
GOTT HANNAH MARIE
KIGER CALEB MATTHEW &

04/28/2023
01/01/2020
01/01/2020

Building Summary

	Building	Year Build	Type	Style	Quality	Impr Sq Ft
+	1	1950	Residential Structure	8351 Single-Family Residence	Low	1,542
+	2	1963	Warehouse - Metallic	8454 Shell, Industrial	Average	3,564
+	3	1955	Warehouse - Metallic	8454 Shell, Industrial	Average	7,450
+	4	1972	Warehouse - Metallic	8454 Shell, Industrial	Average	4,000
-	5	2003	Warehouse - Metallic	8454 Shell, Industrial	Average	4,900

Building Data

Element	Details
Cooling Type	None
Economic Obsolescence	Normal
Functional Utility	Avg/Normal
Heating Type	None
Partition Type	None
Physical Condition	Avg/Normal
Plumbing Type	Adequate
Sprinkler Type	None
Exterior Wall	Metal, Light
Market Index Adjustment	100% No Mkt Index Adjustment

Element	Units
Wall Height	12
Office Warehouse Ratio	0
OH Door: Wood / Mtl	2
Interior Finish Percent	100

Building Areas

Description	Area
BASE AREA PRI	4900
	150

Extra Features +

APPRAISED VALUE HISTORY: 0650460000062

 [Print](#)

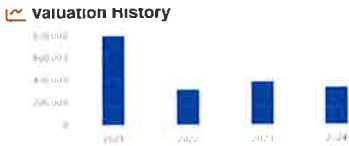
Tax Year:	2025	2024	2023	2022	2021
Appraised Value:	\$1,135,438	1,117,414	1,171,371	947,045	849,698

(The appraised value shown on this screen may be less than the property's January 1 market value if the property is a residence homestead and is subject to a cap on annual increases in appraised value.)

[-close window-](#)

309 CARBY RD
HOUSTON, TX 77037
Personal

Account: 0082237
Name: KIGER MACHINE TOOL & DIE INC
Mailing Address: PO BOX 16190 HOUSTON, TX 77222-6190



Valuations

Assessed: Pending

Jurisdictions/Exemptions

District	Jurisdictions	Exemption Value	2024 Rate	2025 Rate
001	HOUSTON ISD	Pending	0.868300	--
040	HARRIS COUNTY	Pending	0.385290	--
041	HARRIS CO FLOOD CNTRL	Pending	0.048970	--
042	PORT OF HOUSTON AUTHV	Pending	0.006150	--
043	HARRIS CO HOSP DIST	Pending	0.163480	--
044	HARRIS CO EDUC DEPT	Pending	0.004799	--
048	HOU COMMUNITY COLLEGE	Pending	0.096183	--
647	HC EMERG SRV DIST 17	Pending	0.100000	--
671	HC EMERG SRV DIST 1	Pending	0.084477	--

Exemption Type : None

Personal Property Details

Description	None
Square Ft	19734
SIC code	3599B - MACHINE SHOP - JOB SHOP

Fiduciary

L B WALKER & ASSOC - 00266

Status

Notice Sent on

Deadline to file a protest

Location	State Class Code	Property Type	Key Map
	L2 -- Tangible, Industrial	L -- Light Manufacturing	413P

Additional Links

- [Property Tax Database](#)
- [Property Owners Website](#)

Value Details

Category	2024 Value	2025 Value
Aircraft	0	Pending
Computers	168	Pending
Furniture and Fixtures	4,204	Pending
Inventory	26,798	Pending
Leasehold Improvements	0	Pending
Machinery and Other Equipment	298,987	Pending
Miscellaneous	0	Pending
Raw Materials	0	Pending
Supplies	0	Pending
Vehicles	0	Pending
Vessels	0	Pending
Work In Progress	0	Pending

309 CARBY RD
HOUSTON, TX 77037
Personal

Account: 0082237
Name: KIGER BROTHERS MACHINE TOOL & DIE INC
Mailing Address: PO BOX 16190 HOUSTON, TX 77222-6190



Valuations **Certified** ✓
Assessed: \$383,049
[File a protest](#)
[Value Notice](#)

Jurisdictions/Exemptions

District	Jurisdictions	Exemption Value	2022 Rate	2023 Rate
001	HOUSTON ISD		1.037200	0.868300
040	HARRIS COUNTY		0.343730	0.350070
041	HARRIS CO FLOOD CNTRL		0.030550	0.031050
042	PORT OF HOUSTON AUTHY		0.007990	0.005740
043	HARRIS CO HOSP DIST		0.148310	0.143430
044	HARRIS CO EDUC DEPT		0.004900	0.004800
048	HOU COMMUNITY COLLEGE		0.095569	0.092231
647	HC EMERG SRV DIST 17		0.091147	0.083846
671	HC EMERG SRV DIST 1		0.091200	0.082838

Exemption Type : None

Personal Property Details

Description	Computers,Furniture and Fixtures,Inventory,Machinery and Other Equipment,Supplies
Square Ft	19734
SIC code	3599B - MACHINE SHOP - JOB SHOP

Fiduciary

L B WALKER & ASSOC - 00265

Status

Notice Sent on: May 19, 2023
Deadline to file a protest: Jun 20, 2023
ARB Status: Certified

Location

State Class Code	Property Type	Key Map
L2 -- Tangible, Industrial	L -- Light Manufacturing	413P

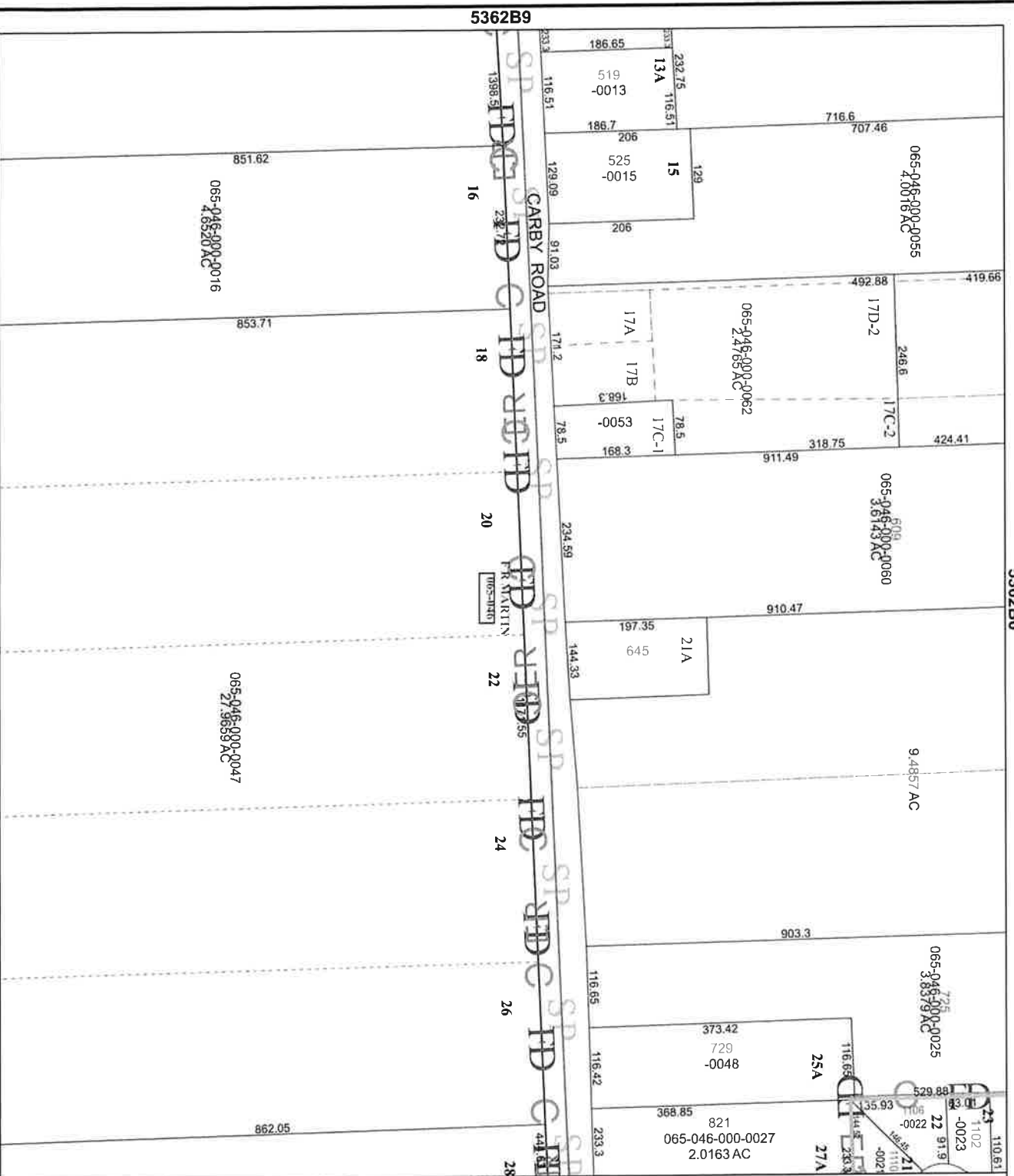
Additional Links

[Property Tax Database](#)
[Property Owners Website](#)

Value Details

Category	2022 Value	2023 Value
Aircraft	0	0
Computers	34	168
Furniture and Fixtures	3,592	4,183
Inventory	26,798	71,983
Leasehold Improvements	0	0
Machinery and Other Equipment	279,743	306,215
Miscellaneous	0	0
Raw Materials	0	0
Supplies	500	500
Vehicles	0	0
Vessels	0	0
Work In Progress	0	0

5362B6



5362B9

5362B11

Harris Central Appraisal District



0 45 90 180 Feet

PUBLICATION DATE:
1/10/2025

Geospatial or map data maintained by the Harris Central Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



FACET

5362B10

8	5	6	7	8
12	9	10	11	12
4	1	2	3	4