

HARRIS CENTRAL APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0650460000062

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*0650460000064) 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®	
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

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 Built
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

GOTT HANNAH MARIE

KIGER CALEB MATTHEW &

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

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
+	3	1955	Warehouse - Metallic	8454 Shell, Industrial
+	4	1972	Warehouse - Metallic	8454 Shell, Industrial
+	5	2003	Warehouse - Metallic	8454 Shell, Industrial

Extra Features 

KIGER MACHINE LLC

GOTT HANNAH MARIE

KIGER CALEB MATTHEW &

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

GOTT HANNAH MARIE

KIGER CALEB MATTHEW &

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

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 

KIGER MACHINE LLC

GOTT HANNAH MARIE

KIGER CALEB MATTHEW &

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 &

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

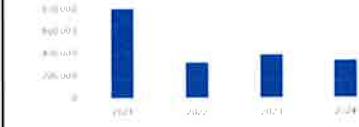
(The appraised value shown on this screen may be less than the property's January 1 market value if the property is a residence homestead and is subject to a cap on annual increases in appraised value.)

[-close window-](#)

509 CARBY RD
HOUSTON, TX 77037
Personal

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

Valuation History



\$ 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 AUTHY	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

509 CARBY RD
HOUSTON, TX 77037

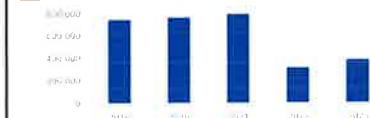
Personal

Account: 0082237

Name: KIGER BROTHERS MACHINE TOOL & DIE INC

Mailing Address: PO BOX 16190 HOUSTON, TX 77222-6190

Valuation History



\$ Valuations

Assessed:

Certified

\$383,049

[File a protest](#)

[Value Notice](#)

[Compare Valuations](#)

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 - 00266

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

