

+

−

100 ft

Powered by Esri

[Click on any property on the map to view values and property information.](#)

11439 SPRING CYPRESS RD # D

TOMBALL, TX 77377

Commercial

Related Accounts

Account: 1380320040001

Name: MENDEZ / FERRO HOLDINGS LLC

Mailing Address: 16214 HARGROVE RD HOCKLEY, TX 77447-7704

2025

Valuation History

Year	Value
2021	~750,000
2022	~800,000
2023	~850,000
2024	~900,000
2025	~1,000,000

Valuations

Certified

Land: \$134,952

Improvement: \$1,030,503

Market: \$1,165,455

Appraised: \$990,612

[File a protest](#)

[Value Notice](#)

[Values on Same Street](#)

[Compare Valuations](#)

Jurisdictions/Exemptions				
District	Jurisdictions	Exemption Value	2024 Rate	2025 Rate
026	TOMBALL ISD		1.062900	1.062900
040	HARRIS COUNTY		0.385290	0.380960
041	HARRIS CO FLOOD CNTRL		0.048970	0.000000
042	PORT OF HOUSTON AUTHY		0.006150	0.005900
043	HARRIS CO HOSP DIST		0.163480	0.187610
044	HARRIS CO EDUC DEPT		0.004799	0.004798
045	LONE STAR COLLEGE SYS		0.107600	0.106000
634	HC EMERG SRV DIST 13		0.093336	0.100000
666	HC EMERG SERV DIST 11		0.038294	0.038078
701	MALCOMSON ROAD UD		0.310000	0.300000
Exemption Type : None				

Property Details

Legal Description

UNIT 4 BLDG D .2500 INT COMMON LAND & ELE ORLEANS COURTE OFFICE DEVELOPMENT CONDO

Land

11,246 SF

Building Area

3,049 SF

Building Class

E

Units

0

Net Rentable Area

0

Fiduciary

None

Status

Value Notice Date: Apr 21, 2025

Deadline to file a protest: May 21, 2025

ARB Status: Certified - Aug 22, 2025

Location					
State Class Code	Neighborhood	Neighborhood Name	Market Area	Map Facet	Key Map
F1 -- Real, Commercial	9902.02	SPRING CYPRESS RD/N ELDRIDGE	4016 -- Far Northwest	4868C	329N

Additional Links

[Appraisal Review Board \(ARB\) Status](#)

[Property Owners Website](#)

[Property Tax Database](#)

Land Details											
Line	Land Use	Unit type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
Market Value Land											
1	8001 -- Land Neighborhood Section 1 4355 -- Office Condominium	SF	11,246	1.00	1.00	1.00	--	1.00	12	12.00	134,952

Ownership History	
Owner	Effective Date
MENDEZ / FERRO HOLDINGS LLC	01/01/2017

Building Summary

Building	Year Build	Type	Style	Quality	Impr Sq Ft
+ 1	2016	Office Condominiums	8344 Office Building	Excellent	3,049