

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
116662000001

Tax Year: 2017



| Owner and Property Information | | | | | | | | | |
|--|-------------------------------------|----------------|-------------|------------|--|-------------------|--------------|-----------|----------|
| Owner Name & Mailing Address: COLE AS BRETON RIDGE TX LLC 16767 N PERIMETER DR STE 210 SCOTTSDALE AZ 85260-1062 | | | | | Legal Description: RES A CENTERFIELD SEC 1 U/R COMMONS AT WILLOWBROOK SEC 3 | | | | |
| | | | | | Property Address: 13150 BRETON RIDGE ST HOUSTON TX 77070 | | | | |
| State Class Code | Land Use Code | Building Class | Total Units | Land Area | Building Area | Net Rentable Area | Neighborhood | Map Facet | Key Map® |
| F1 -- Real, Commercial | 8004 -- Land Neighborhood Section 4 | E | 0 | 206,518 SF | 52,700 | 0 | 9139.11 | 4966D | 370F |

| Value Status Information | | | |
|--------------------------|-------------|--|------------|
| Value Status | Notice Date | Hearing Status | Shared CAD |
| Noticed | 3/31/2017 | Informal : 5/22/2017 3:50:00 PM Formal : 6/26/2017 3:50:00 PM | No |

| Exemptions and Jurisdictions | | | | | | |
|------------------------------|-----------|-----------------------|-----------------|---------------|-----------|-----------|
| Exemption Type | Districts | Jurisdictions | Exemption Value | ARB Status | 2016 Rate | 2017 Rate |
| None | 004 | CYPRESS-FAIRBANKS ISD | | Not Certified | 1.440000 | |
| | 040 | HARRIS COUNTY | | Not Certified | 0.416560 | |
| | 041 | HARRIS CO FLOOD CNTRL | | Not Certified | 0.028290 | |
| | 042 | PORT OF HOUSTON AUTHY | | Not Certified | 0.013340 | |
| | 043 | HARRIS CO HOSP DIST | | Not Certified | 0.171790 | |
| | 044 | HARRIS CO EDUC DEPT | | Not Certified | 0.005200 | |
| | 045 | LONE STAR COLLEGE SYS | | Not Certified | 0.107800 | |
| | 061 | CITY OF HOUSTON | | Not Certified | 0.586420 | |

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.](#)

| Value as of January 1, 2016 | | | Value as of January 1, 2017 | | |
|-----------------------------|------------------|------------------|-----------------------------|------------------|------------------|
| | Market | Appraised | | Market | Appraised |
| Land | 2,065,180 | | Land | 2,065,180 | |
| Improvement | 1,558,575 | | Improvement | 1,537,256 | |
| Total | 3,623,755 | 3,623,755 | Total | 3,602,436 | 3,602,436 |

| 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 | 4345 | SF | 206,518 | 1.00 | 1.00 | 1.00 | -- | 1.00 | 10.00 | 10.00 | 2,065,180.00 |

| Building | | | | | | |
|----------|------------|---------------------|--------------------------|---------|------------|------------------|
| Building | Year Built | Type | Style | Quality | Impr Sq Ft | Building Details |
| 1 | 1995 | Discount Department | Discount Warehouse Store | Average | 52,700 | Displayed |

Building Details (1)

| Building Data | |
|---------------|--------|
| Element | Detail |
| Cooling Type | None |

| Building Areas | |
|----------------|-------|
| Description | Area |
| BASE AREA PRI | 2,500 |

| | |
|-------------------------|----------------------|
| Cooling Type | Central / Forced |
| Construction Type | Fire Resistant Steel |
| Functional Utility | Avg/Normal |
| Heating Type | None |
| Heating Type | Hot Air |
| Partition Type | Below Normal |
| Partition Type | Normal |
| Physical Condition | Avg/Normal |
| Plumbing Type | Minimum |
| Plumbing Type | Adequate |
| Sprinkler Type | Wet |
| Exterior Wall | Concr Tilt Up |
| Economic Obsolescence | Normal |
| Element | Units |
| Wall Height | 22 |
| OH Door: Wood / Mtl | 2 |
| Interior Finish Percent | 50 |
| Interior Finish Percent | 0 |
| Franchise Code | 303 |

| | |
|---------------|--------|
| BASE AREA PRI | 50,200 |
|---------------|--------|

Extra Features

| Line | Description | Quality | Condition | Units | Year Bulit |
|------|-------------------------|---------|-----------|------------|------------|
| 1 | Paving - Heavy Concrete | Average | Average | 125,000.00 | 1995 |
| 2 | Truck - Train Wells | Average | Average | 2,275.00 | 1995 |