

HARRIS CENTRAL APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
**1160310000013**

Tax Year: 2024



Owner and Property Information										
Owner Name & Mailing Address: <b>CAVALLINO REAL ESTATE LP 9758 WHITHORN DR HOUSTON TX 77095-5025</b>					Legal Description: <b>LT 43 .0263158 INT COMMON LAND &amp; ELE ABERDEEN COMMERCENTER PH II</b> Property Address: <b>9819 WHITHORN DR HOUSTON TX 77095</b>					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map <sup>A</sup>
F1 -- Real, Commercial	8001 -- Land Neighborhood Section 1	E	0	7,701 SF	4,663	0	9199.03	4016 -- Far Northwest	4764C	368W

**Value Status Information**

Value Status	Shared CAD
All Values Pending	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2023 Rate	2024 Rate
None	004	CYPRESS-FAIRBANKS ISD	Pending	Pending	1.081100	
	040	HARRIS COUNTY	Pending	Pending	0.350070	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.031050	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.005740	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.143430	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004800	
	045	LONE STAR COLLEGE SYS	Pending	Pending	0.107600	
	633	HC EMERG SRV DIST 9	Pending	Pending	0.044360	
	875	WEST HC MUD 15	Pending	Pending	0.180000	
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 <b>HCAD's information center at 13013 NW Freeway.</b>						

**Valuations**

Value as of January 1, 2023			Value as of January 1, 2024		
	Market	Appraised		Market	Appraised
Land	46,206		Land		
Improvement	224,155		Improvement		
Total	270,361	270,361	Total	Pending	Pending

**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	8001 -- Land Neighborhood Section 1	4355	SF	7,701	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1983	Office Condominiums	Office Building	Average	4,663	Displayed

**Building Details (1)**

Building Data	Building Areas
---------------	----------------

Element	Detail
Cooling Type	Central / Forced
Functional Utility	Avg/Normal
Heating Type	Hot Air
Partition Type	Normal
Physical Condition	Avg/Normal
Plumbing Type	Adequate
Sprinkler Type	None
Exterior Wall	Concr Tilt Up
Economic Obsolescence	Normal
Comm.Condo\Neighborhood	Comm.Condo 1
Market Index Adjustment	100% No Mkt Index Adjustment
Element	Units
Wall Height (enclosure)	14
Wall Height (enclosure)	9
Office Warehouse Ratio	0.24
OH Door: Roll Steel	2
Interior Finish Percent	100

Description	Area
BASE AREA PRI	4,663