

HCAD & Nettles & CO. COMPARISON SUMMARY COMMERCIAL COST APPROACH

HCAD ACCT #
0410500030500

OWNERSHIP		GENERAL CHARACTERISTICS	
JONES J B OIL CO INC 4828 N SHEPHERD DR HOUSTON TX 77018	Situs:	4828 N SHEPHERD DR HOUSTON TX 77018	State Class: F1 -- Real, Commercial
	Legal:	TRS 33A 34A 34C & 34G-1	Land Use: 8001 -- Land Neighborhood Section 1
	Legal2	ABST 94 S W ALLEN	Land Area: 25,500 SF / 0.5854 Acres
	ISD:	01	Building Area: 23,910 SF
EXEMPTIONS	MKT Area:	6008 -- Near North	Net Ren Area: 0
	Nbhd Grp:	0	Facet: 5260B
	Nbhd:	5939.01	Key Map: 452H
None	Jurisdictions:	001 040 041 042 043 044 048 061	

SUMMARY	HCAD COST	DELTA	NETTLES COST
MARKET VALUE LAND	306,000	#REF!	#REF!
EXTRA FEATURES	410,503	#REF!	#REF!
IMPROVEMENTS	684,587	#REF!	#REF!
TOTAL COST APPROACH	1,401,090	#REF!	#REF!

LAND LINES

MARKET VALUE LAND								
LINE	CODE	DESCRIPTION		UNITS	NOTES	HCAD COST	DELTA	NETTLES COST
1	8001	Land Neighborhood Section 1		25,500		306,000	#REF!	#REF!
EXTRA FEATURES								
LINE	DESCRIPTION			UNITS	NOTES	HCAD COST	DELTA	NETTLES COST
1	CANOPY ONLY			2,200.00	#REF!	38,932.74	#REF!	#REF!
2	CANOPY ROOF AND SLAB			2,520.00	#REF!	-	#REF!	#REF!
3	CANOPY ROOF AND SLAB			4,488.00	#REF!	-	#REF!	#REF!
4	Enclosure, Retail			441.00	#REF!	-	#REF!	#REF!
5	Enclosure, Office			960.00	#REF!	-	#REF!	#REF!
6	Enclosure, Office			2,440.00	#REF!	-	#REF!	#REF!
					#REF!			
IMPROVEMENTS								
BLD G	TYPE	STYLE	STRUCTUAL ELEMENTS	BASE AREA	NOTES	HCAD COST	DELTA	NETTLES COST
1	Warehouse - Metallic	Shell, Industrial	Open Steel Skeleton	4,200	#REF!	114,896.00	#REF!	#REF!
2	Warehouse - Metallic	Office Building	Masonry Bearing	4,850	#REF!	144,528.00	-144,528.00	-