

HARRIS COUNTY APPRAISAL DISTRICT  
COMMERCIAL COST APPROACH

HCAD ACCT #  
1210760010002

OWNERSHIP		GENERAL CHARACTERISTICS			
1302 WEST GRAY LP 22220 NORTHWEST FWY CYPRESS TX 77429		Situs:	22220 NORTHWEST FWY CYPRESS TX 77429	State Class:	F1 -- Real, Commercial
		Legal:	RES B BLK 1	Land Use:	8004 -- Land Neighborhood Section 4
		Legal2	TELGE PLAZA	Land Area:	58,658 SF / 1.3466 Acres
		ISD:	04	Building Area:	21,600 SF
EXEMPTIONS		MKT Area:	5013 -- Northwest	Net Ren Area:	0
		Nbhd Grp:	0	Facet:	4764A
		Nbhd:	9193.06	Key Map:	368S
None		Jurisdictions:	004 040 041 042 043 044 045 633 875		

SUMMARY

MARKET VALUE LAND	351,948
EXTRA FEATURES	15,927
IMPROVEMENTS	1,490,080
TOTAL COST APPROACH	1,857,955

LAND LINES

MARKET VALUE LAND

LINE	CODE	DESCRIPTION	SITE CODE	UNIT TYPE	UNITS	SIZE FACTOR	SITE FACTOR	APPR O/R REASON	TOTAL ADJ	UNIT PRICE	ADJ UNIT PRICE	ADJ VALUE
1	8004	Land Neighborhood Section 4	4344	SF	58,658	1.00	1.00		1.00	6.00	6.00	351,948

EXTRA FEATURES

LINE	DESCRIPTION	GRADE	COND CODE	BLDG	UNITS	UNIT PRICE	ACTUAL YEAR	PERCENT GOOD	RCNLD
1	CANOPY ROOF AND SLAB	4	CCP6	0	900.00	33.39	1983	53%	15,927.03
2	Paving - Heavy Concrete	4	CPC2	0	26,880.00				
						15.08	2008	75%	0.00
						47.69	1983	53%	0.00
						2.75	2005	55%	0.00
						3.25	1994	45%	0.00
						3.25	1991	45%	0.00
						33.39	1989	57%	0.00
						33.39	1979	50%	0.00
						3.25	1989	45%	0.00
						3.25	1979	45%	0.00

IMPROVEMENTS

BLD G	TYPE	STYLE	QUALITY	ACTUAL YEAR	BASE AREA	STRUCTUAL ELEMENTS	WALL HEIGHT	BASE RATE	RCN ADJ PSF	PHYSICAL OBSOLESCENCE ADJUSTMENT	FUNCTIONAL OBSOLESCENCE ADJUSTMENT	ECONOMIC OBSOLESCENCE ADJUSTMENT	PERCENT GOOD	RCNLD
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1	Strip Shopping Center	Neighborhood Shopping Ctr	Average	2007	10,800	Masonry Bearing	10	90.77	90.77	100% -- Avg/Normal	100% -- Avg/Normal	100% -- Normal	76%	745,040
2	Strip Shopping Center	Neighborhood Shopping Ctr	Average	2007	10,800	Masonry Bearing							76%	745,040
							12	#DIV/0!	#DIV/0!	100% -- Avg/Normal	100% -- Avg/Normal	100% -- Normal		
							22	#DIV/0!	#DIV/0!	100% -- Avg/Normal	100% -- Avg/Normal	100% -- Normal		
							22	#DIV/0!	#DIV/0!	100% -- Avg/Normal	100% -- Avg/Normal	100% -- Normal		
							18	#DIV/0!	#DIV/0!	100% -- Avg/Normal	100% -- Avg/Normal	100% -- Normal		
							24	#DIV/0!	#DIV/0!	100% -- Avg/Normal	100% -- Avg/Normal	100% -- Normal		
							24	#DIV/0!	#DIV/0!	100% -- Avg/Normal	100% -- Avg/Normal	100% -- Normal		
							18	#DIV/0!	#DIV/0!	100% -- Avg/Normal	100% -- Avg/Normal	100% -- Normal		