

# HARRIS COUNTY APPRAISAL DISTRICT 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

MARKET VALUE LAND	306,000
EXTRA FEATURES	410,503
IMPROVEMENTS	684,587
<b>TOTAL COST APPROACH</b>	<b>1,401,090</b>

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	8001	Land Neighborhood Section 1				4399	SF	25,500	1.00	1.00		1.00	12.00	12.00	306,000
EXTRA FEATURES															
LINE	DESCRIPTION					GRADE	COND CODE	BLDG	UNITS		UNIT PRICE	ACTUAL YEAR	PERCENT GOOD		RCNLD
1	CANOPY ONLY					4	CCP5	0	2,200.00		33.39	1983	53%		38,932.74
2	CANOPY ROOF AND SLAB					4	CCP6	0	2,520.00						
3	CANOPY ROOF AND SLAB					4	CCP6	0	4,488.00						
4	Enclosure, Retail					4	CEN5	1	441.00						
5	Enclosure, Office					4	CEN6	1	960.00						
6	Enclosure, Office					4	CEN6	8	2,440.00						
7	Paving - Asphalt					4	CPA1	0	8,775.00						
8	Paving - Heavy Concrete					4	CPC2	0	12,650.00		15.08	2008	75%		143,071.50
9	Carport - Commercial					4	CRC1	0	8,990.00		47.69	1983	53%		227,228.54
10	Multi-Use, Office					4	MZ82	4	840.00		2.75	2005	55%		1,270.50
											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

1	Warehouse - Metallic	Shell, Industrial	Average	1999	4,200	Open Steel Skeleton	10	40.83	40.83	100% -- Avg/Normal	100% -- Avg/Normal	100% -- Normal	67%	114,896
2	Warehouse - Metallic	Office Building	Low	1982	4,850	Masonry Bearing							76%	144,528
3	Warehouse - Metallic	Shell, Industrial	Average	1957	3,150	Open Steel Skeleton	12	36.13	36.13	100% -- Avg/Normal	100% -- Avg/Normal	100% -- Normal	50%	56,905
4	Office Bldgs. Low-Rise (1 to 4 Stories)	Office Building	Average	1965	1,890	Open Steel Skeleton	22	86.12	86.12	100% -- Avg/Normal	100% -- Avg/Normal	100% -- Normal	45%	73,245
8	Warehouse - Metallic	Shell, Industrial	Average	2001	4,200	Open Steel Skeleton	22	40.83	40.83	100% -- Avg/Normal	100% -- Avg/Normal	100% -- Normal	69%	118,325
9	Warehouse - Metallic	Shell, Industrial	Average	2007	5,620	Open Steel Skeleton	18	40.83	40.83	100% -- Avg/Normal	100% -- Avg/Normal	100% -- Normal	77%	176,688
							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		