

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
0670790130002

Tax Year: 2018



Owner and Property Information										
Owner Name & Mailing Address: UNITED FAB INC 12800 INDUSTRIAL RD HOUSTON TX 77015-6803				Legal Description: LT 2 BLK 13 WOODLAND ACRES/HARRIS & WILSON						
				Property Address: 12800 INDUSTRIAL RD # 1 HOUSTON TX 77015						
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
F1 -- Real, Commercial	8000 -- Land Neighborhood General Assignment	E	1	40,000 SF	24,570	0	9433.02	6022 -- East	5857A	496M

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	04/06/2018	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2017 Rate	2018 Rate
None	015	GALENA PARK ISD		Certified: 08/10/2018	1.563300	1.573300
	040	HARRIS COUNTY		Certified: 08/10/2018	0.418010	0.418580
	041	HARRIS CO FLOOD CNTRL		Certified: 08/10/2018	0.028310	0.028770
	042	PORT OF HOUSTON AUTHY		Certified: 08/10/2018	0.012560	0.011550
	043	HARRIS CO HOSP DIST		Certified: 08/10/2018	0.171100	0.171080
	044	HARRIS CO EDUC DEPT		Certified: 08/10/2018	0.005195	0.005190
	047	SAN JACINTO COM COL D		Certified: 08/10/2018	0.183335	0.179329
	061	CITY OF HOUSTON		Certified: 08/10/2018	0.584210	0.588310

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Valuations					
Value as of January 1, 2017			Value as of January 1, 2018		
	Market	Appraised		Market	Appraised
Land	100,000		Land	80,000	
Improvement	486,921		Improvement	503,816	
Total	586,921	586,921	Total	583,816	583,816

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	8000 -- Land Neighborhood General Assignment	4399	SF	40,000	1.00	1.00	1.00	--	1.00	2.00	2.00	80,000.00	

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1979	Warehouse - Metallic	Shell, Industrial	Average	20,250	Displayed
2	1982	Warehouse - Metallic	Shell, Industrial	Average	4,320	View

Building Details (1)

Building Data	
Element	Detail
Cooling Type	None

Building Areas	
Description	Area
BASE AREA PRI	20,250

Construction Type	Steel, Light
Functional Utility	Avg/Normal
Heating Type	None
Partition Type	Above Normal
Physical Condition	Avg/Normal
Plumbing Type	Adequate
Sprinkler Type	None
Exterior Wall	Metal, Light
Economic Obsolescence	Normal
Element	Units
Wall Height	16
Office Warehouse Ratio	0.1
OH Door: Wood / Mtl	9
Interior Finish Percent	100

Extra Features

Line	Description	Quality	Condition	Units	Year Bult
1	Paving - Light Concrete	Average	Average	10,000.00	1979
2	Enclosure, Retail	Average	Average	900.00	1979
3	Enclosure, Office	Average	Average	900.00	1979
4	Enclosure, Office	Average	Average	1,440.00	1982

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
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Owner and Property Information										
Owner Name & Mailing Address: UNITED FAB INC 12820 INDUSTRIAL RD HOUSTON TX 77015-6803				Legal Description: TRS 3 & 4 BLK 13 WOODLAND ACRES/HARRIS & WILSON						
				Property Address: 12820 INDUSTRIAL RD HOUSTON TX 77015						
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
C2 -- Real, Vacant Commercial	8000 -- Land Neighborhood General Assignment	E	0	49,000 SF	0	0	9433.02	300 -- ISD 15 - Galena Park ISD	5857A	496M

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/06/2018	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2017 Rate	2018 Rate
None	015	GALENA PARK ISD		Certified: 08/10/2018	1.563300	1.573300
	040	HARRIS COUNTY		Certified: 08/10/2018	0.418010	0.418580
	041	HARRIS CO FLOOD CNTRL		Certified: 08/10/2018	0.028310	0.028770
	042	PORT OF HOUSTON AUTHY		Certified: 08/10/2018	0.012560	0.011550
	043	HARRIS CO HOSP DIST		Certified: 08/10/2018	0.171100	0.171080
	044	HARRIS CO EDUC DEPT		Certified: 08/10/2018	0.005195	0.005190
	047	SAN JACINTO COM COL D		Certified: 08/10/2018	0.183335	0.179329
	061	CITY OF HOUSTON		Certified: 08/10/2018	0.584210	0.588310

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Valuations

Value as of January 1, 2017			Value as of January 1, 2018		
	Market	Appraised		Market	Appraised
Land	79,625		Land	98,000	
Improvement	0		Improvement	0	
Total	79,625	79,625	Total	98,000	98,000

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	8000 -- Land Neighborhood General Assignment	4300	SF	49,000	1.00	1.00	1.00	--	1.00	2.00	2.00	98,000.00

Building

Vacant (No Building Data)

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Owner Name & Mailing Address: UNITED FAB INC 12820 INDUSTRIAL RD HOUSTON TX 77015-6803				Legal Description: TRS 3A & 4A BLK 13 WOODLAND ACRES/HARRIS & WILSON						
				Property Address: 12820 INDUSTRIAL RD HOUSTON TX 77015						
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
F1 -- Real, Commercial	8000 -- Land Neighborhood General Assignment	E	0	31,000 SF	10,200	0	9433.02	6022 -- East	5857A	496M

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	04/06/2018	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2017 Rate	2018 Rate
None	015	GALENA PARK ISD		Certified: 08/10/2018	1.563300	1.573300
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Valuations					
Value as of January 1, 2017			Value as of January 1, 2018		
	Market	Appraised		Market	Appraised
Land	77,500		Land	62,000	
Improvement	164,781		Improvement	171,666	
Total	242,281	242,281	Total	233,666	233,666

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	8000 -- Land Neighborhood General Assignment	4399	SF	31,000	1.00	1.00	1.00	--	1.00	2.00	2.00	62,000.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1975	Warehouse - Metallic	Shell, Industrial	Average	10,200	Displayed

Building Details (1)

Building Data	
Element	Detail
Cooling Type	None
Construction Type	Steel, Light

Building Areas	
Description	Area
BASE AREA PRI	10,200

Functional Utility	Avg/Normal
Heating Type	None
Partition Type	Normal
Physical Condition	Avg/Normal
Plumbing Type	None
Sprinkler Type	None
Exterior Wall	Metal, Light
Economic Obsolescence	Normal
Element	Units
Wall Height	16
OH Door: Wood / Mtl	1
Interior Finish Percent	100