

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
1219820010001

Tax Year: 2019



Owner and Property Information										
Owner Name & Mailing Address: KATY BUDGET BOOKS LLC % CARL DORE 6205 MALLARD DR KATY TX 77493-4875					Legal Description: RES A BLK 1 KATY BUDGET BOOK CENTER					
					Property Address: 2450 FRY RD HOUSTON TX 77084					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map ^{1/2}
F1 -- Real, Commercial	8002 -- Land Neighborhood Section 2	E	0	33,396 SF	8,769	0	9654.42	5023 -- Katy	4559C	446U

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	04/23/2019	Yes

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate
None	019	KATY ISD		Certified: 08/02/2019	1.516600	
	040	HARRIS COUNTY		Certified: 08/02/2019	0.418580	
	041	HARRIS CO FLOOD CNTRL		Certified: 08/02/2019	0.028770	
	042	PORT OF HOUSTON AUTHY		Certified: 08/02/2019	0.011550	
	043	HARRIS CO HOSP DIST		Certified: 08/02/2019	0.171080	
	044	HARRIS CO EDUC DEPT		Certified: 08/02/2019	0.005190	
	638	HC EMERG SRV DIST 47		Certified: 08/02/2019	0.090000	
	894	WESTLAKE MUD 1		Certified: 08/02/2019	0.490000	

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 [HCAD's information center at 13013 NW Freeway.](#)

Valuations					
Value as of January 1, 2018			Value as of January 1, 2019		
	Market	Appraised		Market	Appraised
Land	333,960		Land	333,960	
Improvement	374,575		Improvement	384,200	
Total	708,535	708,535	Total	718,160	718,160

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	8002 -- Land Neighborhood Section 2	4373	SF	33,396	1.00	1.00	1.00	Corner or Alley	1.00	10.00	10.00	333,960.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2000	Retail Single-Occupancy	Retail Store	Average	8,769	Displayed

Building Details (1)

Building Data	
Element	Detail
Cooling Type	Central / Forced
Market Adjustment	20% Market Adjustment

Building Areas	
Description	Area
BASE AREA UPR	1,040
BASE AREA PRI	7,729

Functional Utility	Avg/Normal
Heating Type	Hot Air
Partition Type	Normal
Physical Condition	Avg/Normal
Plumbing Type	Adequate
Sprinkler Type	None
Exterior Wall	Brick / Stone
Economic Obsolescence	Normal
Element	Units
Wall Height	12
Wall Height	8
Interior Finish Percent	100
Interior Finish Percent	0

CNPY ROOF W/ SLAB -C	212
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Extra Features

Line	Description	Quality	Condition	Units	Year Bulit
1	CANOPY ROOF AND SLAB	Average	Average	172.00	2002
2	Paving - Light Concrete	Average	Average	12,760.00	2000