

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**057220000017**

Tax Year: 2018



Owner and Property Information										
Owner Name & Mailing Address: <b>AVERY COMMERCIAL MEDIUM A LLC 1720 S ZAPATA HWY LAREDO TX 78046-6155</b>					Legal Description: <b>TR 14A-1 BLK 4 HOUSTON SUBURBAN ESTATES</b>					
					Property Address: <b>2702 CHERRYBROOK LN PASADENA TX 77502</b>					
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	8003 -- Land Neighborhood Section 3	E	0	38,398 SF	12,192	0	9731.02	4027 -- Pasadena	5854D	537T

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
<b>None</b>	021	PASADENA ISD		Certified: 08/10/2018	1.480000	1.480000
	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
	074	CITY OF PASADENA		Certified: 08/10/2018	0.575388	0.615446

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, 2017			Value as of January 1, 2018		
	Market	Appraised		Market	Appraised
Land	115,194		Land	115,194	
Improvement	455,432		Improvement	464,676	
<b>Total</b>	<b>570,626</b>	<b>570,626</b>	<b>Total</b>	<b>579,870</b>	<b>579,870</b>

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	8003 -- Land Neighborhood Section 3	4353	SF	38,398	1.00	1.00	1.00	--	1.00	3.00	3.00	115,194.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1987	Office Bldgs. Low-Rise (1 to 4 Stories)	Office Building	Low	12,192	Displayed

Building Details (1)

Building Data	
Element	Detail
Cooling Type	Central / Forced
Construction Type	Fire Resistant Steel

Building Areas	
Description	Area
BASE AREA PRI	12,192

Functional Utility	Avg/Normal
Heating Type	Hot Air
Partition Type	Normal
Physical Condition	Avg/Normal
Plumbing Type	Adequate
Sprinkler Type	None
Exterior Wall	Concr Tilt Up
Economic Obsolescence	Moderate
Element	Units
Wall Height	14
Interior Finish Percent	100

**Extra Features**

Line	Description	Quality	Condition	Units	Year Bult
1	Paving - Light Concrete	Average	Average	23,940.00	1987

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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	8003 -- Land Neighborhood Section 3	E	0	19,800 SF	6,240	0	9731.02	4027 -- Pasadena	5854D	537T

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Valuations					
Value as of January 1, 2017			Value as of January 1, 2018		
	Market	Appraised		Market	Appraised
Land	59,400		Land	59,400	
Improvement	200,721		Improvement	204,314	
<b>Total</b>	<b>260,121</b>	<b>260,121</b>	<b>Total</b>	<b>263,714</b>	<b>263,714</b>

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