

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
1315370010001

Tax Year: 2020



Owner and Property Information										
Owner Name & Mailing Address: WATSON GRINDING & MANUFACTURING CO 4525 GESSNER RD HOUSTON TX 77041-8805						Legal Description: RES A BLK 1 WATSON GRINDING & MANUFACTURING 4522 STEFFANI LN HOUSTON TX 77041				
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	8001 -- Land Neighborhood Section 1	E	0	17,880 SF	8,000	0	9107.01	6007 -- Near Northwest	4960B	450E

Value Status Information

Value Status	Notice Date	Hearing Status	Shared CAD
Noticed	4/3/2020	Informal : 4/15/2020 8:00:00 AM Formal : 10/5/2020 9:00:00 AM	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2019 Rate	2020 Rate
None	004	CYPRESS-FAIRBANKS ISD		Not Certified	1.370000	
	040	HARRIS COUNTY		Not Certified	0.407130	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.027920	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.010740	
	043	HARRIS CO HOSP DIST		Not Certified	0.165910	
	044	HARRIS CO EDUC DEPT		Not Certified	0.005000	
	045	LONE STAR COLLEGE SYS		Not Certified	0.107800	
	061	CITY OF HOUSTON		Not Certified	0.567920	
	793	SPRING BRANCH MGT DIST		Not Certified	0.100000	

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, 2019			Value as of January 1, 2020		
	Market	Appraised		Market	Appraised
Land	125,160		Land	151,980	
Improvement	271,630		Improvement	316,444	
Total	396,790	396,790	Total	468,424	468,424

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	8001 -- Land Neighborhood Section 1	4399	SF	17,880	1.00	1.00	1.00	--	1.00	8.50	8.50	151,980.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2009	Warehouse - Metallic	Shell, Industrial	Average	8,000	Displayed

Building Details (1)

Building Data	
Element	Detail
Cooling Type	None
Economic Obsolescence	Normal
Functional Utility	Avg/Normal
Heating Type	Hot Air
Partition Type	Normal
Physical Condition	Avg/Normal
Plumbing Type	Adequate
Sprinkler Type	None
Exterior Wall	Metal, Light
Market Index Adjustment	104% Market Index Adjustment
Element	Units
OH Door: Wood / Mtl	2
Interior Finish Percent	0
Wall Height	18
Office Warehouse Ratio	0

Building Areas	
Description	Area
BASE AREA PRI	8,000

Extra Features

Line	Description	Quality	Condition	Units	Year Bulit
1	Paving - Heavy Concrete	Average	Average	9,000.00	2010