

HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
0451860000406

Tax Year: 2023



Owner and Property Information										
Owner Name & Mailing Address: DOLMAR LEGACY LP 1306 E ANDERSON RD HOUSTON TX 77047-5226					Legal Description: TR 61B ALLISON RICHEY GULF COAST HOMES SEC H ABST 882 D WHITE					
					Property Address: 0 FELLOWS RD HOUSTON TX 77047					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map ^A
C2 -- Real, Vacant Commercial	8004 -- Land Neighborhood Section 4		0	206,039 SF	0	0	5944.02	121 -- 1B South of US 90, West of SH 288	5350B	573W

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
None	001	HOUSTON ISD		Certified: 08/18/2023	1.037200	
	040	HARRIS COUNTY		Certified: 08/18/2023	0.343730	
	041	HARRIS CO FLOOD CNTRL		Certified: 08/18/2023	0.030550	
	042	PORT OF HOUSTON AUTHY		Certified: 08/18/2023	0.007990	
	043	HARRIS CO HOSP DIST		Certified: 08/18/2023	0.148310	
	044	HARRIS CO EDUC DEPT		Certified: 08/18/2023	0.004900	
	048	HOU COMMUNITY COLLEGE		Certified: 08/18/2023	0.095569	
	061	CITY OF HOUSTON		Certified: 08/18/2023	0.533640	
	857	HIRAM CLARKE/FB HOU ZN (061)		Certified: 08/18/2023		
934	FIVE CORNERS IMPR DISTRICT		Certified: 08/18/2023	0.100000		

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Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	412,078		Land	618,117	
Improvement	0		Improvement	0	
Total	412,078	412,078	Total	618,117	618,117

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	8004 -- Land Neighborhood Section 4	4300	SF	206,039	1.00	1.00	1.00	--	1.00	3.00	3.00	618,117.00

Building

Vacant (No Building Data)

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Tax Year: 2023



Owner and Property Information										
Owner Name & Mailing Address: DOLMAR LEGACY LP 1306 E ANDERSON RD HOUSTON TX 77047-5226					Legal Description: TR 45 ALLISON RICHEY GULF COAST HOMES SEC H ABST 882 D WHITE					
					Property Address: 0 MC GRATH RD HOUSTON TX 77047					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map ^A
C2 -- Real, Vacant Commercial	8004 -- Land Neighborhood Section 4		0	217,800 SF	0	0	5944.02	121 -- 1B South of US 90, West of SH 288	5351D	573W

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
None	001	HOUSTON ISD		Certified: 08/18/2023	1.037200	
	040	HARRIS COUNTY		Certified: 08/18/2023	0.343730	
	041	HARRIS CO FLOOD CNTRL		Certified: 08/18/2023	0.030550	
	042	PORT OF HOUSTON AUTHY		Certified: 08/18/2023	0.007990	
	043	HARRIS CO HOSP DIST		Certified: 08/18/2023	0.148310	
	044	HARRIS CO EDUC DEPT		Certified: 08/18/2023	0.004900	
	048	HOU COMMUNITY COLLEGE		Certified: 08/18/2023	0.095569	
	061	CITY OF HOUSTON		Certified: 08/18/2023	0.533640	
	857	HIRAM CLARKE/FB HOU ZN (061)		Certified: 08/18/2023		
934	FIVE CORNERS IMPR DISTRICT		Certified: 08/18/2023	0.100000		

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Valuations

Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	435,600		Land	637,650	
Improvement	0		Improvement	0	
Total	435,600	435,600	Total	637,650	637,650

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	8004 -- Land Neighborhood Section 4	4300	SF	210,800	1.00	1.00	1.00	Previous Flooding	1.00	3.00	3.00	632,400.00
2	8004 -- Land Neighborhood Section 4	4500	SF	7,000	1.00	0.25	1.00	Restr or Non-Conf	0.25	3.00	0.75	5,250.00

Building

Vacant (No Building Data)

HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
0451860000412

Tax Year: 2023



Owner and Property Information										
Owner Name & Mailing Address: DOLMAR LEGACY LP 1306 E ANDERSON RD HOUSTON TX 77047-5226					Legal Description: TRS 45 1/2 & 52 ALLISON RICHEY GULF COAST HOMES SEC H ABST 882 D WHITE					
					Property Address: 0 MC GRATH RD HOUSTON TX 77047					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map ^A
D1 -- Real, Qualified Agricultural Land	9910 -- Agricultural Land		0	435,600 SF	0	0	7603	121 -- 1B South of US 90, West of SH 288	5350B	573W

Value Status Information			
Value Status	Notice Date	Hearing Status	Shared CAD
Noticed	3/31/2023	Informal : 4/17/2023 Formal : 10/17/2023 4:22:00 PM	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
None	001	HOUSTON ISD		Not Certified	1.037200	
	040	HARRIS COUNTY		Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.007990	
	043	HARRIS CO HOSP DIST		Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004900	
	048	HOU COMMUNITY COLLEGE		Not Certified	0.095569	
	061	CITY OF HOUSTON		Not Certified	0.533640	
	857	HIRAM CLARKE/FB HOU ZN (061)		Not Certified		
	934	FIVE CORNERS IMPR DISTRICT		Not Certified	0.100000	

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Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	653,400		Land	653,400	
Improvement	0		Improvement	0	
Ag/Tmbr/Spc	1,500		Ag/Tmbr/Spc	1,500	
Total	653,400	1,500	Total	653,400	1,500

Land												
Market Value / Agricultural 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	9910 -- Mkt Value of Ag Land	SF1	SF	435,600	1.00	1.00	1.00	--	1.00	1.50	1.50	653,400.00
Agricultural Value												
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	9015 -- Harris Improved Pasture	--	AC	10.0000	1.00	1.00	1.00	--	1.00	150.00	150.00	1,500.00

Building

Vacant (No Building Data)

HARRIS CENTRAL APPRAISAL DISTRICT
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Tax Year: 2023



Owner and Property Information								
Owner Name & Mailing Address: DOLMAR LEGACY LP 1306 E ANDERSON RD HOUSTON TX 77047-5226				Legal Description: TR 52 1/2 ALLISON RICHEY GULF COAST HOMES SEC H ABST 882 D WHITE				
				Property Address: 14120 MC GRATH RD HOUSTON TX 77047				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^A
A1 -- Real, Residential, Single-Family	2001 -- Residential Improved	217,800 SF	1,152 SF	7603	1260	121 -- 1B South of US 90, West of SH 288	5350B	573W

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
None	001	HOUSTON ISD		Not Certified	1.037200	
	040	HARRIS COUNTY		Not Certified	0.343730	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.030550	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.007990	
	043	HARRIS CO HOSP DIST		Not Certified	0.148310	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004900	
	048	HOU COMMUNITY COLLEGE		Not Certified	0.095569	
	061	CITY OF HOUSTON		Not Certified	0.533640	
	857	HIRAM CLARKE/FB HOU ZN (061)		Not Certified		
934	FIVE CORNERS IMPR DISTRICT		Not Certified	0.100000		

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Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	326,700		Land	326,700	
Improvement	46,001		Improvement	63,200	
Total	372,701	372,701	Total	389,900	389,900

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	2001 -- Res Improved Override	SF1	SF	217,800	1.00	1.00	1.00	--	1.00	1.50	1.50	326,700.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1950	Residential Single Family	Residential 1 Family	Low	1,152 *	Displayed

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your

square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Foundation Type	Crawl Space
Exterior Wall	Frame / Concrete Blk
Heating / AC	None
Grade Adjustment	D+
Physical Condition	Fair
Cond / Desir / Util	Fair
Element	Units
Room: Bedroom	2
Room: Total	5
Room: Full Bath	1

Building Areas	
Description	Area
OPEN FRAME PORCH PRI	112
BASE AREA PRI	1,152

HARRIS CENTRAL APPRAISAL DISTRICT
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0451860000430

Tax Year: 2023



Owner and Property Information										
Owner Name & Mailing Address: DOLMAR LEGACY LP 1306 E ANDERSON RD HOUSTON TX 77047-5226				Legal Description: PT LTS 53 53 1/2 60 & 60 1/2 (AG-USE) ALLISON RICHEY GULF COAST HOMES SEC H ABST 882 D WHITE						
				Property Address: 13402 SOUTH FWY HOUSTON TX 77047						
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	8001 -- Land Neighborhood Section 1	E	0	87,120 SF	7,500	0	5944.02	6019 -- Southwest	5350B	573W

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
None	001	HOUSTON ISD		Supplemental: 09/08/2023	1.037200	
	040	HARRIS COUNTY		Supplemental: 09/08/2023	0.343730	
	041	HARRIS CO FLOOD CNTRL		Supplemental: 09/08/2023	0.030550	
	042	PORT OF HOUSTON AUTHY		Supplemental: 09/08/2023	0.007990	
	043	HARRIS CO HOSP DIST		Supplemental: 09/08/2023	0.148310	
	044	HARRIS CO EDUC DEPT		Supplemental: 09/08/2023	0.004900	
	048	HOU COMMUNITY COLLEGE		Supplemental: 09/08/2023	0.095569	
	061	CITY OF HOUSTON		Supplemental: 09/08/2023	0.533640	
	857	HIRAM CLARKE/FB HOU ZN (061)		Supplemental: 09/08/2023		
	934	FIVE CORNERS IMPR DISTRICT		Supplemental: 09/08/2023	0.100000	

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Valuations

Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	435,600		Land	696,960	
Improvement	337,965		Improvement	346,938	
Total	773,565	773,565	Total	1,043,898	1,043,898

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	87,120	1.00	1.00	1.00	--	1.00	8.00	8.00	696,960.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1985	Warehouse - Metallic	Shell, Industrial	Average	7,500	Displayed

Building Details (1)

Building Data	
Element	Detail
Cooling Type	None
Market Adjustment	30% Market Adjustment
Functional Utility	Avg/Normal
Heating Type	None
Partition Type	Below Normal
Physical Condition	Avg/Normal
Plumbing Type	Minimum
Sprinkler Type	None
Exterior Wall	Metal, Light
Economic Obsolescence	Normal
Market Index Adjustment	100% No Mkt Index Adjustment
Element	Units
Wall Height	22
Office Warehouse Ratio	0.2
OH Door: Wood / Mtl	2
Interior Finish Percent	100

Building Areas	
Description	Area
	1,500
	1,500
BASE AREA PRI	7,500
CNPY ROOF W/ SLAB -C	600

Extra Features

Line	Description	Quality	Condition	Units	Year Bult
1	Enclosure, Office	Average	Average	1,500.00	1985
3	CANOPY ROOF AND SLAB	Average	Average	600.00	1985
4	Multi-Use, Storage Low Cost	Average	Average	1,500.00	1985

HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
0451860000439

Tax Year: 2023



Owner and Property Information										
Owner Name & Mailing Address: DOLMAR LEGACY LP 1306 E ANDERSON RD HOUSTON TX 77047-5226					Legal Description: TRS 44 44B 44 1/2 & 44 1/2B ALLISON RICHEY GULF COAST HOMES SEC H ABST 882 D WHITE					
					Property Address: 13222 SH288 FWY S HOUSTON TX 77047					
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	8001 -- Land Neighborhood Section 1		0	148,906 SF	0	0	5944.02	0 -- Place holder	5350B	573W

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate	2023 Rate
None	001	HOUSTON ISD		Supplemental: 09/08/2023	1.037200	
	040	HARRIS COUNTY		Supplemental: 09/08/2023	0.343730	
	041	HARRIS CO FLOOD CNTRL		Supplemental: 09/08/2023	0.030550	
	042	PORT OF HOUSTON AUTHY		Supplemental: 09/08/2023	0.007990	
	043	HARRIS CO HOSP DIST		Supplemental: 09/08/2023	0.148310	
	044	HARRIS CO EDUC DEPT		Supplemental: 09/08/2023	0.004900	
	048	HOU COMMUNITY COLLEGE		Supplemental: 09/08/2023	0.095569	
	061	CITY OF HOUSTON		Supplemental: 09/08/2023	0.533640	
	857	HIRAM CLARKE/FB HOU ZN (061)		Supplemental: 09/08/2023		
	934	FIVE CORNERS IMPR DISTRICT		Supplemental: 09/08/2023	0.100000	

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Valuations					
Value as of January 1, 2022			Value as of January 1, 2023		
	Market	Appraised		Market	Appraised
Land	744,530		Land	1,191,248	
Improvement	7,750		Improvement	8,800	
Total	752,280	752,280	Total	1,200,048	1,200,048

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	4393	SF	148,906	1.00	1.00	1.00	--	1.00	8.00	8.00	1,191,248.00

Building
 Vacant (No Building Data)

Extra Features					
Line	Description	Quality	Condition	Units	Year Built
1	Stabilized Gravel Paving	Average	Poor	50,000.00	2000