

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0410350000001

Tax Year: 2022



Owner and Property Information										
Owner Name & Mailing Address: LEX HOUSTON LP 1 PENN PLZ STE 4015 NEW YORK NY 10119-4015				Legal Description: TRS 1D 2 & 17D-1 & RES B1 BLK 2 & TRS 2A & 17B ABST 31 HARRIS WILSON (IMPS*0410350000025) BROWN SHIPBUILDING INDUSTRIAL PARK SEC 1 ABST 79 W VINCE 13600 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 ^{i2 1/2}
F2 -- Real, Industrial	8001 -- Land Neighborhood Section 1	E	0	3,005,892 SF	49,384	0	9434	4018 -- Interstate 10 East	5857D	497T

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/08/2022	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2021 Rate	2022 Rate
None	015	GALENA PARK ISD		Certified: 08/19/2022	1.465100	
	040	HARRIS COUNTY		Certified: 08/19/2022	0.376930	
	041	HARRIS CO FLOOD CNTRL		Certified: 08/19/2022	0.033490	
	042	PORT OF HOUSTON AUTHY		Certified: 08/19/2022	0.008720	
	043	HARRIS CO HOSP DIST		Certified: 08/19/2022	0.162210	
	044	HARRIS CO EDUC DEPT		Certified: 08/19/2022	0.004990	
	047	SAN JACINTO COM COL D		Certified: 08/19/2022	0.167967	

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, 2021			Value as of January 1, 2022		
	Market	Appraised		Market	Appraised
Land	10,520,622		Land	10,520,622	
Improvement	7,479,378		Improvement	10,617,560	
Total	18,000,000	18,000,000	Total	21,138,182	21,138,182

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	4427	SF	3,005,892	1.00	1.00	1.00	--	1.00	3.50	3.50	10,520,622.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1977	Industrial Warehouse- Light Metallic	Industrial Warehouse	Average	18,000	Displayed
2	2013	Industrial Warehouse- Light Metallic	Office Building	Good	15,384	View
3	1996	Industrial Warehouse- Light Metallic	Industrial Warehouse	Average	16,000	View

Building Details (1)

Building Data		Building Areas	
Element	Detail	Description	Area
Exterior Wall	Metal, Light		
Construction Type	Steel, Light		
Partition Type	Normal		
Heating Type	None		
Cooling Type	None		
Plumbing Type	None		
Sprinkler Type	None		
Physical Condition	Avg/Normal		
Functional Utility	Fair		
Economic Obsolescence	Normal		
Market Index Adjustment	100% No Mkt Index Adjustment		
Element	Units		
Wall Height	28		
		BASE AREA PRI	18,000

Extra Features

Line	Description	Quality	Condition	Units	Year Built
21	Paving - Heavy Concrete	Average	Average	19,700.00	2013
23	Parking Levels Low Quality (C,D,S Class)	Average	Average	5,128.00	2013
26	Craneway(25 ton Capacity)	Average	Average	400.00	2016
28	CANOPY ROOF AND SLAB	Average	Average	1,140.00	2013
29	CANOPY CARWASH ONLY	Average	Average	540.00	1996
30	Portable/Modular Office - Average	Average	Average	400.00	2016
35	Penthouse, Mechanical Good	Average	Average	980.00	2013
36	Porch,Open Upper	Average	Average	1,200.00	2013
37	Industrial Other Gross Value	Average	Average	2,024.64	2016
38	Industrial Other Gross Value	Average	Average	779.14	2016
39	Industrial Other Gross Value	Average	Average	242.99	2016
40	Industrial Other Gross Value	Average	Average	28.84	2016
41	UTILITY BLDG - METAL	Average	Average	184.00	2010
42	UTILITY BLDG - METAL	Average	Average	120.00	2010
43	UTILITY BLDG - METAL	Average	Average	210.00	2010
44	UTILITY BLDG - METAL	Average	Average	988.00	2010
45	Stabilized Gravel Paving	Average	Fair	1,600,000.00	1977
47	Portable/Modular Office - Average	Average	Average	1,500.00	2000
48	Covered Patio or Carport	Average	Average	1,800.00	2014
49	Covered Patio or Carport	Average	Average	2,600.00	2014

50	Industrial Other Gross Value	Average	Average	2,433.90	2016
51	Industrial Other Gross Value	Average	Average	64.68	2016
52	Industrial Other Gross Value	Average	Average	1,080.00	1970