

Owner and Property Information									
Owner Name & Mailing Address:		NORTHPOINTE VILLAGE APARTMENTS LLC 100 GLENBOROUGH DR STE 1000 HOUSTON TX 77067-3621							
Legal Description:		RES E1 NORTHBOROUGH SEC 1 12603 NORTHBOROUGH DR # 300 HOUSTON TX 77067							
State Class Code		Land Use Code		Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood
B1 -- Real, Residential, Multi-Family		8000 -- Land Neighborhood General Assignment		C	300	430,669 SF	247,553	235,516	9300
Key Map®		Facet Map		5265B		372Q			

Value Status	Notice Date	Hearing Status	Shared CAD
Noticed	4/6/2018	Informal : 5/14/2018 8:00:00 AM	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2017 Rate	2018 Rate
None	009	ADLINE ISD		Not Certified	1.373388	
	040	HARRIS COUNTY		Not Certified	0.418010	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.028310	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.012560	
	043	HARRIS CO HOSP DIST		Not Certified	0.171100	
	044	HARRIS CO EDUC DEPT		Not Certified	0.005195	
	045	LONE STAR COLLEGE SYS		Not Certified	0.107800	
	061	CITY OF HOUSTON		Not Certified	0.584210	
	266	NORTH HOUSTON DISTRICT		Not Certified	0.167420	
	293	GREENSPPOINT 11 TIRZ (040)		Not Certified		
	570	GREENSPPOINT 11 TIRZ (045)		Not Certified		
	590	GREENSPPOINT 11 TIRZ (061)		Not Certified		
	968	GREENSPPOINT 11 TIRZ (009)		Not Certified		
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			
Land	1,292,007	Land		1,292,007			
Improvement	2,898,913	Improvement		4,266,139			
Total	4,190,920	Total		5,558,146			

Land

Market Value Land											
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R	Appr O/R Reason	Total Adj	Unit Price	Adj Price
1	8000 -- Land Neighborhood General Assignment	4211	SF	430,669	1.00	1.00	1.00	--	1.00	3.00	3.00
Value											1,292,007.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	10,026	Displayed
2	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	8,134	View
3	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	8,134	View
4	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	8,134	View
5	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	8,134	View
6	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	8,134	View
7	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	6,242	View
8	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	6,242	View
9	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	7,109	View
10	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	9,182	View
11	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	9,182	View
12	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	7,088	View
13	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	7,088	View
14	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	7,088	View
15	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	7,088	View
16	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	14,668	View
17	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	14,668	View
18	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	14,668	View

19	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	8,240	View
20	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	7,248	View
21	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	8,640	View
22	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	9,840	View
23	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	9,840	View
24	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	10,756	View
25	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Average	5,760	View
26	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	11,200	View
27	1979	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Low	11,200	View
28	1979	Apartment Garden (1 to 3 Stories)	Laundromat	Low	1,928	View

Building Details (1)

Building Areas		
Description	BASE AREA PRI	Area
10,026		

Building Data	
Element	Detail
Cooling Type	Central / Forced
Construction Type	Wood / Steel Joist
Functional Utility	Avg/Normal
Heating Type	Hot Air
Partition Type	Normal
Physical Condition	Avg/Normal
Plumbing Type	Adequate
Sprinkler Type	None
Exterior Wall	Masonry / Frame
Economic Obsolescence	Normal
Element	Units
Apt: 1-Bedroom Unit	172
# Stories	2
Wall Height	9
Interior Finish Percent	100
Apt: 2-Bedroom Unit	128

Extra Features

Line	Description	Quality	Condition	Units	Year Built
1	Paving - Asphalt	Average	Average	185,000.00	1979
2	Swimming Pool	Average	Average	460.00	1979
3	Swimming Pool	Average	Average	460.00	1979
4	Porch, Open	Average	Average	336.00	1979
5	Porch,Open Upper	Average	Average	336.00	1979
6	Porch, Open	Average	Average	320.00	1979
7	Porch,Open Upper	Average	Average	320.00	1979
8	Porch, Open	Average	Average	320.00	1979
9	Porch,Open Upper	Average	Average	320.00	1979
10	Porch, Open	Average	Average	352.00	1979
11	Porch,Open Upper	Average	Average	352.00	1979
12	Porch, Open	Average	Average	352.00	1979
13	Porch,Open Upper	Average	Average	352.00	1979
14	Porch, Open	Average	Average	352.00	1979
15	Porch,Open Upper	Average	Average	352.00	1979
16	Porch, Open	Average	Average	352.00	1979
17	Porch,Open Upper	Average	Average	352.00	1979
18	Porch, Open	Average	Average	896.00	1979
19	Porch,Open Upper	Average	Average	288.00	1979
20	Porch, Open	Average	Average	896.00	1979
21	Porch,Open Upper	Average	Average	288.00	1979
22	Porch, Open	Average	Average	896.00	1979
23	Porch,Open Upper	Average	Average	288.00	1979
24	Porch, Open	Average	Average	448.00	1979
25	Porch,Open Upper	Average	Average	448.00	1979
26	UTILITY BLDG - FRAME	Average	Average	144.00	1979
27	Porch, Open	Average	Average	448.00	1979
28	Porch,Open Upper	Average	Average	448.00	1979
29	UTILITY BLDG - FRAME	Average	Average	144.00	1979
30	Porch, Open	Average	Average	168.00	1979
31	Porch,Open Upper	Average	Average	168.00	1979
32	Porch, Open	Average	Average	196.00	1979
33	Porch,Open Upper	Average	Average	392.00	1979

34	Porch, Open	Average	Average	196.00	1979
35	Porch,Open Upper	Average	Average	392.00	1979
36	Porch, Open	Average	Average	400.00	1979
37	Porch,Open Upper	Average	Average	400.00	1979
38	Porch, Open	Average	Average	112.00	1979
39	Porch,Open Upper	Average	Average	224.00	1979
40	Porch, Open	Average	Average	224.00	1979
41	Porch,Open Upper	Average	Average	448.00	1979
42	Porch, Open	Average	Average	224.00	1979
43	Porch,Open Upper	Average	Average	448.00	1979
44	UTILITY BLDG - BRICK/STONE	Average	Average	168.00	1979
45	CANOPY ROOF AND SLAB	Average	Average	256.00	1979