

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
**0691050010014**

Tax Year: 2020



Owner and Property Information										
Owner Name & Mailing Address: <b>HARTFORD INVESTMENT INC 401 STUDEWOOD STE 202 HOUSTON TX 77007-2733</b>					Legal Description: <b>LTS 15 THRU 23 &amp; TRS 14 24A &amp; 35 BLK 1 SOUTHERN VILLAGE SEC 1</b> Property Address: <b>4530 GRIGGS RD HOUSTON TX 77021</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 <sup>1/2</sup>
F1 -- Real, Commercial	8002 -- Land Neighborhood Section 2	E	0	37,366 SF	10,900	0	5942.04	5002 -- Inner Loop East	5455D	533M

**Value Status Information**

Value Status	Shared CAD
All Values Pending	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2019 Rate	2020 Rate
<b>None</b>	001	HOUSTON ISD	Pending	Pending	1.136700	
	040	HARRIS COUNTY	Pending	Pending	0.407130	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.027920	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.010740	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.165910	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.005000	
	048	HOU COMMUNITY COLLEGE	Pending	Pending	0.100263	
	061	CITY OF HOUSTON	Pending	Pending	0.567920	
	289	OST/ALMEDA 7 (040)	Pending	Pending		
	586	OST/ALMEDA 7 (061)	Pending	Pending		
	944	GRTR SE MGMT DIST	Pending	Pending	0.115000	
	963	OST/ALMEDA 7 (001)	Pending	Pending		

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	336,294		Land		
Improvement	132,589		Improvement		
Total	468,883	468,883	Total	Pending	Pending

**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	8002 -- Land Neighborhood Section 2	4374	SF	37,366	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

**Building**

Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1945	2009	Retail Multi-Occupancy	Neighborhood Shopping Ctr	Low	10,900	Displayed

**Building Details (1)**

Building Data	
Element	Detail
Cooling Type	Central / Forced
Functional Utility	Poor
Heating Type	Hot Air
Partition Type	Normal
Physical Condition	Poor
Plumbing Type	Adequate
Sprinkler Type	Wet
Exterior Wall	Brick / Stone
Economic Obsolescence	Fair
Market Index Adjustment	104% Market Index Adjustment
Element	Units
Wall Height	12
Store Front: Metal	1
Interior Finish Percent	100

Building Areas	
Description	Area
CNPY ROOF W/ SLAB -C	400
BASE AREA PRI	10,900

**Extra Features**

Line	Description	Quality	Condition	Units	Year Bulit
1	Paving - Heavy Concrete	Poor	Poor	5,800.00	2008
2	CANOPY ROOF AND SLAB	Poor	Poor	400.00	1970
3	Paving - Light Concrete	Poor	Poor	18,700.00	1976
4	SLAB 10,500 SF	Poor	Poor	5.00	2007
5	Paving - Asphalt	Poor	Poor	1,732.00	1950