

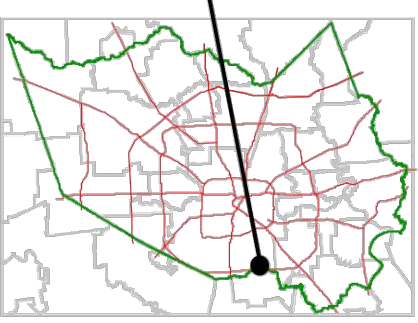
Harris County Appraisal District



PUBLICATION DATE: 2/20/2017

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



FACET 5551B

1	2	3	4
5	6	7	8
9	10	11	12

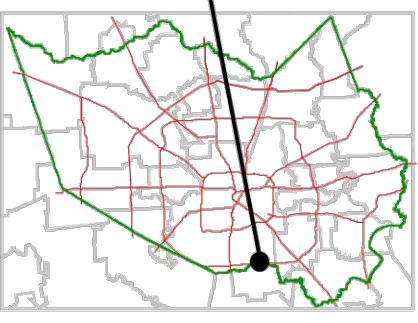
Harris County Appraisal District



PUBLICATION DATE: 3/17/2017

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



FACET 5551D

1	2	3	4
5	6	7	8
9	10	11	12

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0431920030010

Tax Year: 2016



Owner and Property Information									
Owner Name & Mailing Address: SM PLACE FL 1 LP 1301 MUNICIPAL WAY STE 200 GRAPEVINE TX 76051-8520				Legal Description: TR 3 (PURE ACCT*0431920030067) ABST 526 W J LOVETT					
				Property Address: 0 MYKAWA RD HOUSTON TX 77048					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
C2 -- Real, Vacant Commercial	8000 -- Land Neighborhood General Assignment		0	2,611,901 SF	0	0	5944.01	5551B	574V

Value Status Information

Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2015 Rate	2016 Rate
None	001	HOUSTON ISD	Pending	Pending	1.196700	1.206700
	040	HARRIS COUNTY	Pending	Pending	0.419230	0.416560
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.027330	0.028290
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.013420	0.013340
	043	HARRIS CO HOSP DIST	Pending	Pending	0.170000	0.171790
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.005422	0.005200
	048	HOU COMMUNITY COLLEGE	Pending	Pending	0.101942	0.100263
	061	CITY OF HOUSTON	Pending	Pending	0.601120	0.586420
	241	HC MUD 460	Pending	Pending	0.740000	0.740000

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, 2015			Value as of January 1, 2016		
	Market	Appraised		Market	Appraised
Land	1,343,432		Land		
Improvement	0		Improvement		
Total	1,343,432	1,343,432	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	8000 -- Land Neighborhood General Assignment	4300	AC	18.0000	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	8000 -- Land Neighborhood General Assignment	4300	AC	41.9610	1.00	1.00	0.80	Shape or Size	0.80	Pending	Pending	Pending

Building

Vacant (No Building Data)

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0431920030067

Tax Year: 2016



Owner and Property Information									
Owner Name & Mailing Address: SM PLACE FL 1 LP 1301 MUNICIPAL WAY STE 200 GRAPEVINE TX 76051-8520				Legal Description: TR 3 (PURE ACCT) (30 YR AG WAIVER) (JUR 241) (MAIN ACCT*0431920030010) ABST 526 W J LOVETT Property Address: 0 MYKAWA RD HOUSTON TX 77048					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
C2 -- Real, Vacant Commercial	8000 -- Land Neighborhood General Assignment		0	2,611,901 SF	0	0	5944.01	5551B	574V

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/22/2016	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2015 Rate	2016 Rate
None	001	HOUSTON ISD		Not Certified	1.196700	1.206700
	040	HARRIS COUNTY		Not Certified	0.419230	0.416560
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.027330	0.028290
	042	PORT OF HOUSTON AUTHY		Not Certified	0.013420	0.013340
	043	HARRIS CO HOSP DIST		Not Certified	0.170000	0.171790
	044	HARRIS CO EDUC DEPT		Not Certified	0.005422	0.005200
	048	HOU COMMUNITY COLLEGE		Not Certified	0.101942	0.100263
	061	CITY OF HOUSTON		Not Certified	0.601120	0.586420
	241	HC MUD 460		Not Certified	0.740000	0.740000

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, 2015			Value as of January 1, 2016		
	Market	Appraised		Market	Appraised
Land	1,479,231		Land	1,645,746	
Improvement	0		Improvement	0	
Total	1,479,231	1,479,231	Total	1,645,746	1,645,746

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	8000 -- Land Neighborhood General Assignment	4300	AC	18.0000	1.00	1.00	1.00	--	1.00	34,848.00	34,848.00	627,264.00
2	8000 -- Land Neighborhood General Assignment	4300	AC	41.9610	1.00	1.00	0.70	Shape or Size	0.70	34,848.00	24,393.60	1,023,580.00

Building

Vacant (No Building Data)