

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
1370840010001

Tax Year: 2017



Owner and Property Information									
Owner Name & Mailing Address: SHOPS ON CANAL STREET LLC 109 N POST OAK LN STE 550 HOUSTON TX 77024-7784					Legal Description: RES A BLK 1 SHOPS AT CANAL STREET Property Address: 2240 NAVIGATION BLVD HOUSTON TX 77003				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
F1 -- Real, Commercial	8001 -- Land Neighborhood Section 1	E	0	57,987 SF	18,367	0	5915.12	5457B	494N

Value Status Information			
Value Status	Notice Date	Hearing Status	Shared CAD
Noticed	3/31/2017	Informal : 5/22/2017 8:00:00 AM Formal : 6/28/2017 8:00:00 AM	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2016 Rate	2017 Rate
None	001	HOUSTON ISD		Not Certified	1.206700	
	040	HARRIS COUNTY		Not Certified	0.416560	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.028290	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.013340	
	043	HARRIS CO HOSP DIST		Not Certified	0.171790	
	044	HARRIS CO EDUC DEPT		Not Certified	0.005200	
	048	HOU COMMUNITY COLLEGE		Not Certified	0.100263	
	061	CITY OF HOUSTON		Not Certified	0.586420	
	929	EAST DOWNTOWN TIRZ - ANNEX (040)		Not Certified		
	938	EAST DOWNTOWN TIRZ - ANNEX (061)		Not Certified		
	976	GREATER EAST END MNGM		Not Certified	0.150000	
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, 2016			Value as of January 1, 2017		
	Market	Appraised		Market	Appraised
Land	1,159,560		Land	1,594,643	
Improvement	47,713		Improvement	1,163,572	
Total	1,207,273	1,207,273	Total	2,758,215	2,758,215

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	4344	SF	57,987	1.00	1.00	1.25	Corner or Alley	1.25	22.00	27.50	1,594,643.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2016	Strip Shopping Center	Shell, Neigh. Shop. Ctr.	Good	18,367	Displayed

Building Details (1)

Building Data	
Element	Detail

Building Areas	
Description	Area

Exterior Wall	Brick / Stone
Construction Type	Fire Resistant Steel
Partition Type	Normal
Heating Type	Hot Air
Cooling Type	Central / Forced
Plumbing Type	Adequate
Sprinkler Type	None
Physical Condition	Avg/Normal
Functional Utility	Avg/Normal
Economic Obsolescence	Normal
Element	Units
Store Front: Metal	207
Interior Finish Percent	0
Wall Height	14

CNPY ROOF W/ SLAB -C	80
BASE AREA PRI	18,367
CNPY ROOF W/ SLAB -C	80
CNPY ROOF W/ SLAB -C	60
CNPY ROOF W/ SLAB -C	80
CNPY ROOF W/ SLAB -C	80
CNPY ROOF W/ SLAB -C	80
CNPY ROOF W/ SLAB -C	80
CNPY ROOF W/ SLAB -C	60
CNPY ROOF W/ SLAB -C	80
CNPY ROOF W/ SLAB -C	80
CNPY ROOF W/ SLAB -C	60
CNPY ROOF W/ SLAB -C	60

Extra Features

Line	Description	Quality	Condition	Units	Year Bult
2	Paving - Heavy Concrete	Average	Average	7,000.00	2015
3	Paving - Heavy Concrete	Average	Average	21,000.00	2016
4	CANOPY ROOF AND SLAB	Average	Average	820.00	2016
5	Wet Sprinkler	Average	Average	18,367.00	2016

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0371380000002

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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	8001 -- Land Neighborhood Section 1	E	0	12,240 SF	0	0	5915.12	5457B	494N

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2017	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2016 Rate	2017 Rate
None	001	HOUSTON ISD		Not Certified	1.206700	
	040	HARRIS COUNTY		Not Certified	0.416560	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.028290	
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Valuations					
Value as of January 1, 2016			Value as of January 1, 2017		
	Market	Appraised		Market	Appraised
Land	183,600		Land	201,960	
Improvement	0		Improvement	0	
Total	183,600	183,600	Total	201,960	201,960

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	4300	SF	12,240	1.00	1.00	0.75	Restr or Non-Conf	0.75	22.00	16.50	201,960.00

Building
Vacant (No Building Data)