

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**1165390010010**

Tax Year: 2017



Owner and Property Information									
Owner Name & Mailing Address: <b>SPIRIT MASTER FUNDING LLC IGNITE RESTAURANT GROUP 10555 RICHMOND AVE STE 100 HOUSTON TX 77042-5054</b>					Legal Description: <b>RES K1 BLK 1 TIN MILES SUNDIVISION</b>				
					Property Address: <b>2120 HIGHWAY 6 S HOUSTON TX 77077</b>				
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	98,271 SF	8,060	0	9670.8	4756A	488N

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2017	Yes

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2016 Rate	2017 Rate
None	019	KATY ISD		Name Change: 09/15/2017	1.516600	
	040	HARRIS COUNTY		Name Change: 09/15/2017	0.416560	
	041	HARRIS CO FLOOD CNTRL		Name Change: 09/15/2017	0.028290	
	042	PORT OF HOUSTON AUTHY		Name Change: 09/15/2017	0.013340	
	043	HARRIS CO HOSP DIST		Name Change: 09/15/2017	0.171790	
	044	HARRIS CO EDUC DEPT		Name Change: 09/15/2017	0.005200	
	061	CITY OF HOUSTON		Name Change: 09/15/2017	0.586420	

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	
Land	1,046,331		Land
Improvement	664,347		Improvement
Total	1,710,678	1,710,678	Total
			1,650,831
			1,650,831

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	4321	SF	94,071	1.00	1.00	1.00	--	1.00	11.00	11.00	1,034,781.00
2	8001 -- Land Neighborhood Section 1	4500	SF	4,200	1.00	0.25	1.00	--	0.25	11.00	2.75	11,550.00

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1997	Restaurant	Restaurant	Good	8,060	Displayed

Building Details (1)

Building Data	
Element	Detail
Cooling Type	Central / Forced
Construction Type	Wood / Steel Joist
Functional Utility	Avg/Normal
Heating Type	Hot Air
Partition Type	Above Normal
Physical Condition	Avg/Normal
Plumbing Type	Good
Sprinkler Type	None
Sprinkler Type	Wet
Exterior Wall	Frame / Res Stucco
Economic Obsolescence	Normal
Market Adjustment	10% Market Adjustment

Building Areas	
Description	Area
BASE AREA PRI	8,060

Element	Units
Franchise Code	114
Wall Height	12
Wall Height	10
OH Door: Wood / Mtl	1
Interior Finish Percent	100

**Extra Features**

Line	Description	Quality	Condition	Units	Year Built
1	CANOPY ROOF AND SLAB	Average	Average	1,696.00	1997
2	Paving - Asphalt	Average	Average	20,000.00	1997
3	Dock Level Floor	Average	Average	200.00	1997
4	Dock Level Floor	Average	Average	1,110.00	1997
5	Dock Level Floor	Average	Average	6,750.00	1997