

COMM SE COR OF LOT B BROOKSIDE S
N R/W US-90 328.11 FT FOR POB, C
FT, N 288.01 FT, NE 106.13 FT, E

HAZA PROPS LLC
4415 HIGHWAY 6
SUGAR LAND, TX 77478

2026

35-3S-16-02573-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	28	GLASS THRM 20
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floor	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	8	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	3	100
Stories	0	0 100
Units	0	0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	2100 RESTAURANT/CAFE	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	35316.020 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,631	100
PTO	90	5
PTO	890	5
UST	585	40
TOTALS	4,196	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
5700	04	2,913	148.3622	136.49	397,595	1979	2005	0	0	0	23.00	77.00	
1 RES F/FOOD 0% - 2025 Heated Area: 2631 HX Base Yr													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE									
BAS	2,631	100	2,631	276,511									
PTO	90	5	4	420									
PTO	890	5	44	4,625									
UST	585	40	234	24,593									
TOTALS	4,196		2,913	306,148									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		306,148	
TOTAL MARKET OB/XF VALUE		14,700	
TOTAL LAND VALUE - MARKET		836,355	
TOTAL MARKET VALUE		1,157,203	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,157,203	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,157,203	
TOTAL JUST VALUE		1,157,203	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,165,155	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047465	Roof Replacement	37,291	06/14/2023
15-1023	REMODEL	0	11/24/2015
15-1023	REMODEL	0	11/24/2015
87	REMODEL	75	04/15/2007
87	REMODEL	1,665	03/15/2007
87	REMODEL	0	03/14/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/2556	3/01/2024	WD	U	I	35	1,989,900
GRANTOR: THOMAS-BAIN INC						
GRANTEE: HAZA PROPS LLC						
0799/1228	12/19/1994	WD	Q	I	06	467,500
GRANTOR: WENDY'S INTERNATIONAL						
GRANTEE: THOMAS-BAIN INC						

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	12,000.00	12,000.00	90	0	0
2	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	100	1993	1993
3	0253	LIGHTING	0	0	0	0	3.00	UT	800.00	800.00	100	1993	1993
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008
TOTAL OB/XF 14,700													

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W15 UST= N17 E5 N22 W14 S8 W4 S31 E13\$ W16 S8 E2 S16 W2 S18 E2 S44 E29 N7 PTO= E5 N18 W5 S18\$ N18 E5 N17 PTO= N83 W15 S22 W5 S17 E15 S44 E5\$ W5 N44\$.			

LAND DESCRIPTION										TOTAL OB/XF										14,700									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	2100	C	RESTAURANT	0		CG	0.00	0.00	55,757.00	SF		1.00	1.00	1.00	15.00	15.00	836,355												