E1/2 OF NW1/4 OF NW1/4.

DC 1471-686, DC 1471-687, PB 147

CLARK GLENN W JR
3023 COLONIAL DR
SUGAR LAND, TX 77479

2027

11-3S-15-00155-000

BUILDING CHARACTERISTICS

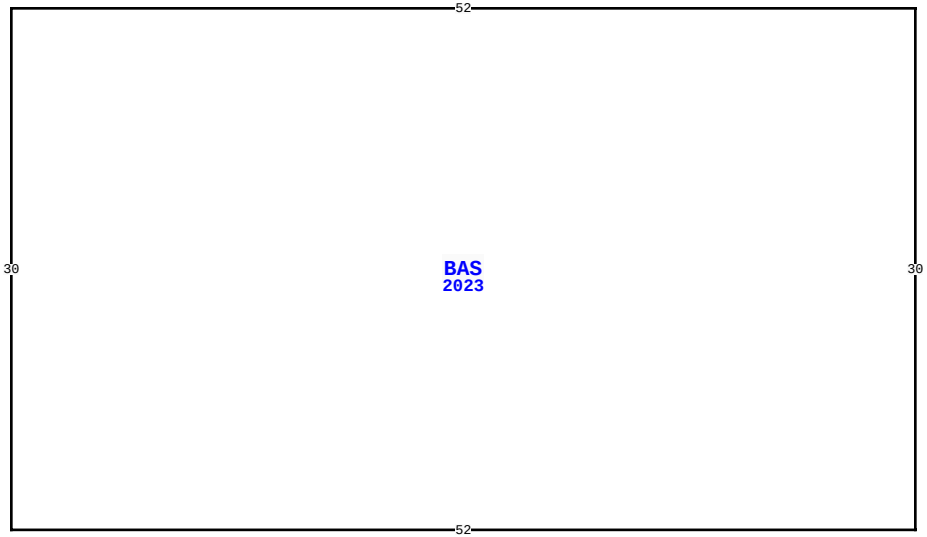
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2023	1,560	77,906
TOTALS	1,560			1,560	77,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,560	113.5000	90.80	141,648	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1560 HX Base Yr 2023



11260 NW LAKE JEFFERY RD, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	10/16/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		77,906
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		100,861
SOH/AGL Deduction		6,299
ASSESSED VALUE		94,562
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		43,151
TOTAL JUST VALUE		234,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19614	M H	125	06/04/2002
11933	M H	125	12/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/2669	11/10/2025	LE	U	I	14	100
GRANTOR: CLARK GLENN W JR (ENH						
GRANTEE: BROWN SHANNON(RMDR)						
1471/689	3/16/2022	PB	U	I	18	0
GRANTOR: CLARK GLENN WILLIAM						
GRANTEE: CLARK GLENN W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,21] E52 S30 W52 N30 $

.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	445.00	445.00	8,455							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	142,500							

REVIEW DATE 01/24/2023 BY KS Total Acres: 20.00 Total Land Value: 15,955 Market: 142,500 Agricultural: 8,455 Common: 7,500 PRINTED 11/17/2026 BY SYS