

2102 Todville Rd (Lots 6 & 7)

1717 Todville Rd.
Zone VE-17 (EL16')
DFE = 18.5 above MSL. (Bottom
of Lowest Horizontal Member)



11/3/2021, 7:56:11 AM

 Parcels Certified 2020

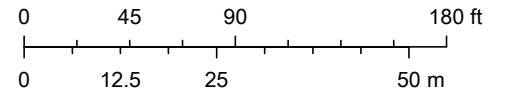
 City Limit plus Disannexed Areas - SeabrookCityLimits

FEMA 2017_View

 VE17

 VE18

1:1,128



Esri Community Maps Contributors, City of Houston, HPB, Texas Parks &

Building Department Official

The data used to prepare maps for this website was derived from various sources. The City of Seabrook and CobbFendley provide neither a warranty nor accept any responsibility for the use of this data for purposes other than its intended use. Any liability or risk

2102 Todville Rd (Lots 6 & 7)



11/3/2021, 7:56:34 AM

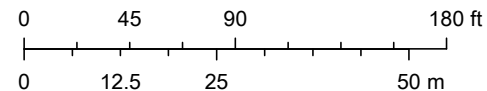
 Parcels Certified 2020

 City Limit plus Disannexed Areas - SeabrookCityLimits

Official Zoning Districts March 2019

 R-1: Single Family Detached

1:1,128



Esri Community Maps Contributors, City of Houston, HPB, Texas Parks &

Building Department Official

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Sec. 3.03. - R-1 Single-family detached residential district.

3.03.01. Description: This district is primarily intended for single-family detached residential dwellings and related religious, educational, and recreational facilities normally required to provide the basic elements of a balanced and attractive neighborhood. These areas are intended to be separated and protected from the encroachment of land use activities which do not perform a function necessary to sustain the residential environment. Internal stability, attractiveness, order, efficiency, security, and the maintenance of property values are encouraged by the provision of adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of these various elements. The regulatory provisions of this district are aimed at achieving the specific goals and objectives identified in parts 4.0 and 5.2 of the Comprehensive Master Plan 2030.

3.03.02. Uses permitted by right and conditional uses: Please see the comprehensive land use regulation matrix at the end of this article of the ordinance.

3.03.03. Density: One dwelling unit per lot.

3.03.04. Area regulations:

A. Front yard: All buildings shall be set back from the street right-of-way lines a **minimum depth of 25 feet**, except cul-de-sac bulbs may have a minimum front setback of 20 feet.

B. Rear yard: A lot with a primary building located on it must have a rear yard of **no less than 15 feet**.

C. Water-abutting yard:

1. If there are two adjoining structures, the minimum waterfront setback shall be the greater of the average of the setbacks of the adjoining main structures within 100 feet of the proposed structure or the minimum water-abutting yard setback of 25 feet.
2. If there is only one adjoining structure within 100 feet of the proposed structure, the minimum water-abutting yard setback shall be the greater of two-thirds of the adjoining property setback or 25 feet.
3. If there are no adjoining structures within 100 feet of the proposed structure, the minimum water-abutting yard setback requirement of 25 feet shall be met.
4. Impervious fences are not permitted in any required waterfront setback.

D. Side yard: A total of **15 feet** for both sides and no less than five feet on any one side. Corner lots shall have a side setback of **not less than ten feet on the corner**.

E. Side yards for older subdivisions: For lots platted prior to July 19, 1970 which are nonconforming as to lot size only, side yard setbacks shall a minimum of five feet.

F. Lot size: For each single-family dwelling there shall be a lot area of not less than 7,500 square feet. Only one principal building shall be permitted on any lot.

G. Lot width: Except in the case of those dwellings located on a cul-de-sac terminus, each lot shall have a minimum width of not less than 50 feet at the front building line. Every lot shall abut on a street for a distance of not less than 20 feet.

H. Lot depth: Each lot must have a minimum depth of not less than 90 feet.

3.03.05. Height: No building or structure may exceed 40 feet in height.

3.03.06. Accessory structures: Accessory structures shall not occupy a required front or corner side yard or project beyond the front building line of the principal structure on the site. Accessory structures shall be set back at least five feet from interior side and rear property lines. A minimum distance of not less than five feet shall be maintained between the main structure and accessory buildings. Connecting breezeways shall not exceed eight feet in width at the eaves. Buildings shall be separated by an approved firestop in the roof and walls. The total ground floor area (or the area covered by any elevated floor area) of accessory structures more than 30 inches in height shall not exceed 45 percent of the floor area of the required rear yard. **No accessory structures or other obstructions including decks, pools, paving, landscaping structures or trees and fountains may be erected on any utility easement.**

3.03.07. Buffering and screening:

The developer of any single-family detached subdivision in this zone shall provide a screen fence or wall around the perimeter of the subdivision which shall be 100-percent impervious to sight and at least six feet in height, except that this fence or wall shall not be located in any waterfront setback. All sides of the wall or fence that are visible to the public shall be landscaped as specified in article 5.

Other properties containing uses by right in this zone are not required to provide buffering and screening when adjacent to other zones. With the exception of properties in the R-LD zone, all other zones shall provide the buffering and screening when abutting this zone.

Conditional uses in this zone may be required to provide buffering and screening to other properties in the R-1 zone and to properties in other zones as a condition of the use.

3.03.08. Outside storage and display: No storage shall be permitted beyond the front building line.

3.03.09. Animal control: No farm fowl or animals shall be kept within 100 feet of any property line; provided however, that small domestic animals for school projects may be kept on the premises within 100 feet of the property line if all terms and conditions of the school project exception as set out in the domestic animals ordinance are followed.

3.03.10. Parking: Parking shall be in accordance with the article 5 of this ordinance. Please see the comprehensive off-street parking regulation matrix, found at the end of article 5.

3.03.11. Landscaping: Shall be in accordance with article 5 of this ordinance.

3.03.12. Reserved.

3.03.13. Supplementary regulations:

- A. Temporary structures for uses incidental to construction work on the premises which are removed from completion or abandonment of construction work are allowed upon permit from the building official.
- B. No temporary structures, including recreational vehicles, construction trailers or travel trailers may be used for on-site dwelling purposes.
- C. Eaves shall be permitted to encroach no more than 18 inches upon any setback.

(Ord. No. 93-19, arts. 2, 4, 9-7-1993; Ord. No. 2000-09, § 1, 8-15-2000; Ord. No. 2010-11, § 2, 6-15-2010)

FILED
 Jun 16 1981
 Harris County, Texas
 814790

STATE OF TEXAS
 COUNTY OF HARRIS

I, Samuel D. Pilkinton, owner of the property subdivided in the above and foregoing map of Edgewater Townhomes, do hereby make subdivision of said property according to the lines, streets, alleys, parks, and easements therein shown, and designate said subdivision as Edgewater Townhomes in the Ritson Morris Survey, Abstract 52, an addition to the City of Seabrook, Harris County, Texas; and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever except where noted on the map for private streets; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind myself, my successors and assigns to warrant and forever defend the title to the land so dedicated.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to each side of all utility easements shown hereon.

I do hereby dedicate forever to the public a strip of land twenty-five (25) feet wide on each side of the centerline for any and all gullies, ravines, draws, sloughs, or other natural drainage courses shown located in said subdivision as easements for drainage purposes, giving the City of Seabrook and/or any other public agency the right to enter upon said easement at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

Further, I hereby relinquish all rights of access to major or larger streets or highways shown hereon except by way of the platted streets shown.

Witness my hand and seal, Harris County, Texas, this 13th day of June, 1981.

Samuel D. Pilkinton
 Owner

STATE OF TEXAS
 COUNTY OF HARRIS

BEFORE ME, the undersigned authority on this day personally appeared Samuel D. Pilkinton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

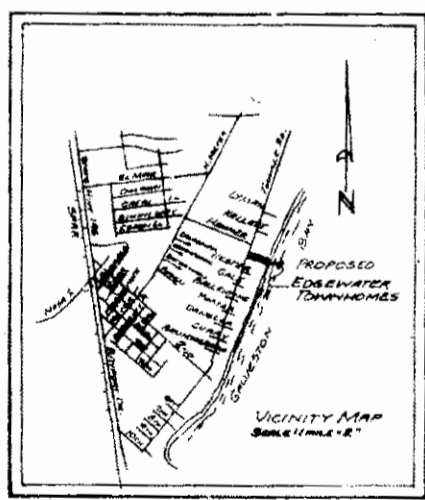
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of June, 1981.

Mary Spive Marshall
 Notary Public in and for Harris County, Texas
 My commission expires 10-4-81

I, Tom E. Wilson, Vice-President, San Jacinto State Bank, owner and holder of lien upon said property do hereby ratify and confirm said subdivision and dedication, and do hereby in all things to said subdivision and dedication subordinate the lien against said property owned and held by me.

Thomas E. Wilson, Vice-President
 San Jacinto State Bank

ATTEST: Paula R. Anderson, Notary Public



PLAT OF
 EDGEWATER TOWNHOMES
 SEABROOK, TEXAS
 CONTAINING: 12 Lots - 3 Blocks
 OWNER: SAMUEL D. PILKINTON

LOTS 1,2,3,10,11,12, &
 NORTH 1/2 OF NINETH
 STREET 50' R.O.W. (ABANDONED)
 BLOCK NO. 9 - MORRISSTOWN SUBDIVISION
 RITSON MORRIS LEAGUE, ABSTRACT NO. 52
 SEABROOK, HARRIS COUNTY, TEXAS
 RECORDED IN VOLUME 1, PAGE 34
 HARRIS COUNTY MAP RECORDS
 NOVEMBER 10, 1980
 SCALE: 1" = 20'

METROPOLITAN ENGINEERING
 4117-B VISTA ROAD,
 PASADENA, TEXAS

RECORDERS MEMORANDUM:
 At the time of recording, this instrument was found to be defective for the following reasons: reproduction of the original instrument on a photocopy, incorrect name, etc. All corrections, deletions and changes were present at the time this instrument was filed and recorded.

This is to certify that I, Jimmie D. Coker, a Registered Professional Engineer of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, angle points and points of curve are properly marked with iron rods (1/2" x 18"), and that this plat correctly represents that survey made by me.

Jimmie D. Coker, P.E., R.P.S.
 Jimmie D. Coker, P.E.
 Tex. Lic. No. 10259

We, the City Manager and the City Engineer for the City of Seabrook, do hereby certify that the plat of this subdivision complies with the City of Seabrook's subdivision ordinance.

Steve Walters, City Manager
 Charles Billard, City Engineer

This is to certify the City Council of the City of Seabrook, Texas, on motion made and seconded and adopted, has approved this plat and subdivision of Edgewater Townhomes as shown hereon, and ordered said plat filed on record in the office of County Clerk of Harris County, Texas.

IN TESTIMONY WHEREOF, witness the official signatures this day of June, 1981.

Evelyn Purswell, City Secretary
 Jimmy White, Mayor

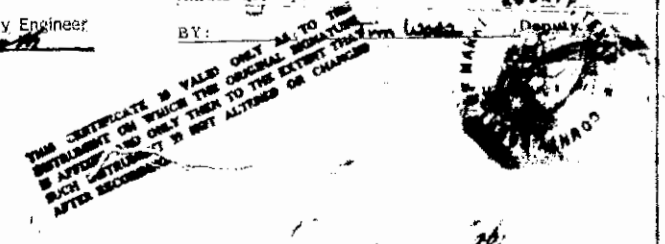
OFFICE OF ANITA RODEHEAVER, COUNTY CLERK, HARRIS COUNTY, TEXAS
 MAP RECORDS OF COUNTY CLERK
 VOL. 502 PAGE 132
 EDGEWATER TOWNHOMES
 THIS IS PAGE 1 OF 1 PAGES

I, Anita Rodeheaver, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certification of authentication was filed for registration in my office on June 16, 1981, at 1:47 o'clock, P.M., and duly recorded on June 16, 1981, at 9:00 o'clock, A.M., Volume 502, Page 132, of the Map Records of Harris County, Texas.

WITNESS my hand and seal of office, at Harris County, the day and date last above written.

I certify that this plat lies wholly within the City Limits.

Richard P. Doss, County Engineer
 Anita Rodeheaver, County Clerk of Harris County, Texas





TITLE COMPANY:

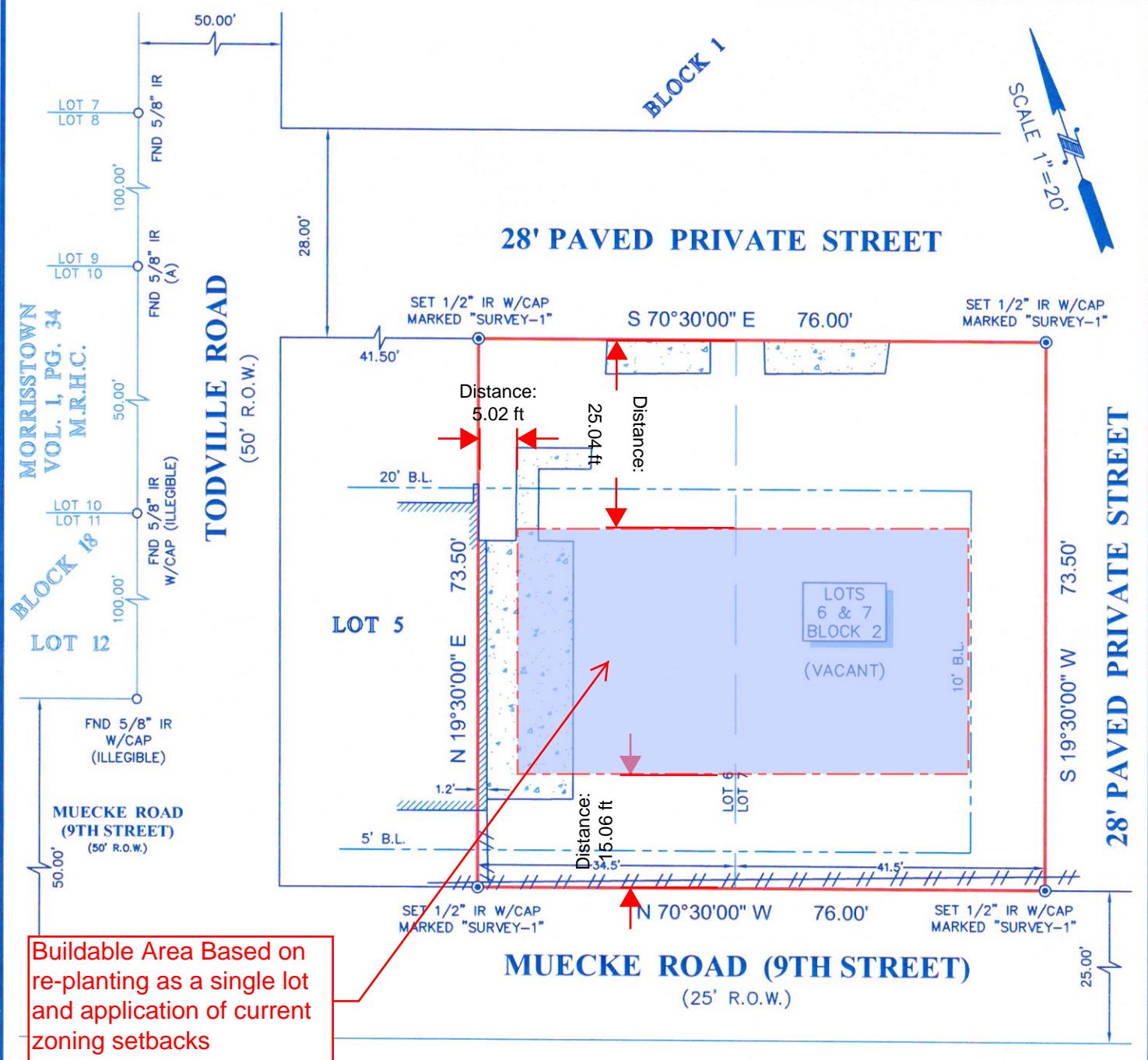


Capital Title
A Shaddock Company

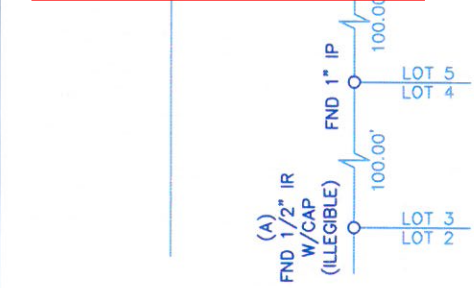
281-280-8383

G.F. # 18-365379-LG

ISSUE DATE: 06-14-18



Buildable Area Based on re-planting as a single lot and application of current zoning setbacks



MORRISSTOWN VOL. 1, PG. 34 M.R.H.C.

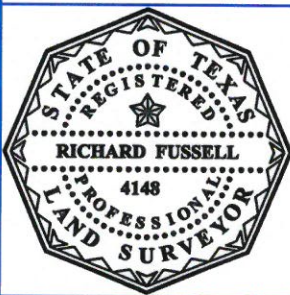
BLOCK 8

LEGEND

CONCRETE	FENCE
WOOD	
ADJOINING STRUCTURE	B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT	

- NOTES:**
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
 3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 06-14-18, UNDER G.F. NO. 18-365379-LG.
 7. AN AGREEMENT WITH H. L. & P. FOR UNDERGROUND ELECTRICAL SERVICE AS RECORDED IN C.F. NO. H856936.

LEGAL DESCRIPTION:
LOTS 6 AND 7, IN BLOCK 2, OF EDGEWATER TOWNHOMES, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 302, PAGE 132 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JULY 01, 2018 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

[Signature]
RICHARD FUSSELL
RPLS# 4148

CLIENT:
TEXAS RE INVESTMENTS LLC AND/OR ASSIGN

ADDRESS:
2102 TODVILLE ROAD #6

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: RF	TECH: JB
DRAFTER: JB	FINAL CHECK: BC
DATE: 07-09-18	
JOB# 6-64736-18	

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Texas RE Investments, LLC Job#6-64736-18				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2102 Todville Road #6				Company NAIC Number:	
City Seabrook		State TX		ZIP Code 77586	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lots 6 & 7, Block 2, Edgewater Townhomes					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) N/A					
A5. Latitude/Longitude: Lat. 29° 33' 57.7"N Long. 95° 00' 49.5"W Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number N/A					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) N/A sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A					
c) Total net area of flood openings in A8.b N/A sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage N/A sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A					
c) Total net area of flood openings in A9.b N/A sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Seabrook 485507			B2. County Name Harris		B3. State TX
B4. Map/Panel Number 48201C 1085	B5. Suffix M	B6. FIRM Index Date 1-6-17	B7. FIRM Panel Effective/ Revised Date 1-6-17	B8. Flood Zone(s) VE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 17.0'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2102 Todville Road #6			Policy Number:
City Seabrook	State TX	ZIP Code 77586	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: **RM - 010240** Vertical Datum: **NAVD 1988/01 ADJ**

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.



Check the measurement used.

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____ | <input type="checkbox"/> | feet | <input type="checkbox"/> | meters |
| b) Top of the next higher floor _____ | <input type="checkbox"/> | feet | <input type="checkbox"/> | meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) _____ | <input type="checkbox"/> | feet | <input type="checkbox"/> | meters |
| d) Attached garage (top of slab) _____ | <input type="checkbox"/> | feet | <input type="checkbox"/> | meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) _____ | <input type="checkbox"/> | feet | <input type="checkbox"/> | meters |
| f) Lowest adjacent (finished) grade next to building (LAG) _____ | 4.4 | <input checked="" type="checkbox"/> | feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) _____ | 5.1 | <input checked="" type="checkbox"/> | feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ | | <input type="checkbox"/> | feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Richard Fussell	License Number 4148		
Title R.P.L.S			
Company Name Survey 1, Inc., Firm Number #100758-00			
Address 2408 Mustang Road			
City Alvin	State TX		ZIP Code 77511
Signature 	Date 7-5-18	Telephone 281.393.1382	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

- 1). Centerline street elevation - 3.09', Private street elevation - 3.02'
- 2). TBM Elevation - 3.09'
- 3). TBM Location - 60D nail in expansion joint in centerline of Todville Road at the North property line

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
1150120020006

Tax Year: 2020



Owner and Property Information								
Owner Name & Mailing Address: GFY PROPERTIES LLC 2934 N ISLAND DR SEABROOK TX 77586-1636				Legal Description: LT 6 BLK 2 EDGEWATER T/H				
				Property Address: 2102 TODVILLE RD # 6 SEABROOK TX 77586				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^{1/2}
C1 -- Real, Vacant Lots/Tracts (In City)	1000 -- Residential Vacant	2,536 SF	0 SF	3020.03	27043	411 -- ISD 27 - East of NASA Parkway (Water Area)	6249B	620Q

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	03/31/2020	Yes

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2019 Rate	2020 Rate
None	027	CLEAR CREEK ISD		Certified: 08/21/2020	1.310000	1.265900
	040	HARRIS COUNTY		Certified: 08/21/2020	0.407130	0.391160
	041	HARRIS CO FLOOD CNTRL		Certified: 08/21/2020	0.027920	0.031420
	042	PORT OF HOUSTON AUTHY		Certified: 08/21/2020	0.010740	0.009910
	043	HARRIS CO HOSP DIST		Certified: 08/21/2020	0.165910	0.166710
	044	HARRIS CO EDUC DEPT		Certified: 08/21/2020	0.005000	0.004993
	076	CITY OF SEABROOK		Certified: 08/21/2020	0.551983	0.543613

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, 2019			Value as of January 1, 2020		
	Market	Appraised		Market	Appraised
Land	12,680		Land	12,680	
Improvement	0		Improvement	0	
Total	12,680	12,680	Total	12,680	12,680

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	1000 -- Res Vacant Table Value	SF	SF	2,536	1.00	1.00	0.50	--	0.50	10.00	5.00	12,680.00

Building

Vacant (No Building Data)

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
1150120020007

Tax Year: 2020



Owner and Property Information								
Owner Name & Mailing Address: GFY PROPERTIES LLC 2934 N ISLAND DR SEABROOK TX 77586-1636				Legal Description: LT 7 BLK 2 EDGEWATER T/H				
				Property Address: 2102 TODVILLE RD # 7 SEABROOK TX 77586				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^{1/2}
C1 -- Real, Vacant Lots/Tracts (In City)	1000 -- Residential Vacant	3,050 SF	0 SF	3020.03	27043	411 -- ISD 27 - East of NASA Parkway (Water Area)	6249B	620Q

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	03/31/2020	Yes

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2019 Rate	2020 Rate
None	027	CLEAR CREEK ISD		Certified: 08/21/2020	1.310000	1.265900
	040	HARRIS COUNTY		Certified: 08/21/2020	0.407130	0.391160
	041	HARRIS CO FLOOD CNTRL		Certified: 08/21/2020	0.027920	0.031420
	042	PORT OF HOUSTON AUTHY		Certified: 08/21/2020	0.010740	0.009910
	043	HARRIS CO HOSP DIST		Certified: 08/21/2020	0.165910	0.166710
	044	HARRIS CO EDUC DEPT		Certified: 08/21/2020	0.005000	0.004993
	076	CITY OF SEABROOK		Certified: 08/21/2020	0.551983	0.543613

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Valuations

Value as of January 1, 2019			Value as of January 1, 2020		
	Market	Appraised		Market	Appraised
Land	15,250		Land	15,250	
Improvement	0		Improvement	0	
Total	15,250	15,250	Total	15,250	15,250

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	1000 -- Res Vacant Table Value	SF1	SF	3,050	1.00	1.00	0.50	--	0.50	10.00	5.00	15,250.00

Building

Vacant (No Building Data)