

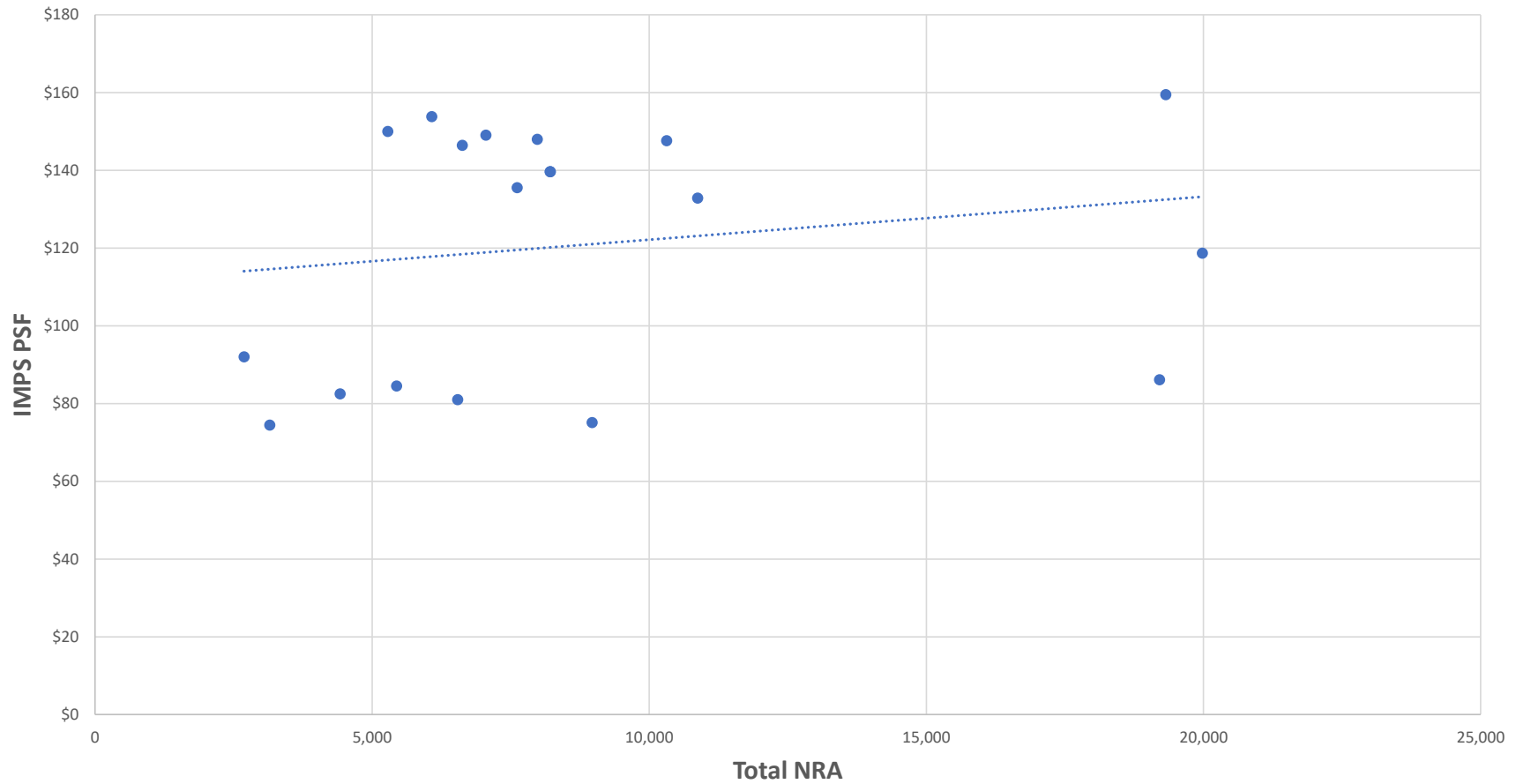
PUC 320 Urgent Care Clinics 2021 Equity Spreadsheet

R#	Appraiser	PUC	State Code	Map ID	NBHD	DBA	Situs Address	% Comp	Act Year	Eff Year	Value Method	Income Table	Class	NRA	Total Value PSF (Inc.)	Total Value	Imps PSF (Cost)	Land PSF	Total Land Size	Total Acres	Land Value
R287271	JWW	320	F1	252T	8161.C	FIRST CHOICE MEDICAL	621 RAYFORD RD, SPRING, TX 77386		2015	2018	COST		B+	6,626		\$1,368,400	\$146	\$7.98	89999.32	2.07	\$718,250
R338916	JWW	320	F1	215Q	2153.C	AMERICA'S ER	32784 FM 2978 RD, MAGNOLIA, TX 77354		2014	2017	COST		B+	7,052		\$2,041,520	\$149	\$6.84	58196.16	1.34	\$398,170
R419422	JWW	320	F1	250B	8132.C	100% VACANT - FIRST CHOICE EMERGENCY	10815 KUYKENDAHL RD, THE WOODLANDS, TX 77382		2016	2018	COST		B+	8,210		\$1,800,550	\$140	\$18.00	55016.28	1.26	\$990,290
R419422	JWW	320	F1	250B	8132.C	100% VACANT - FIRST CHOICE EMERGENCY	10815 KUYKENDAHL RD, THE WOODLANDS, TX 77382		2016	2018	COST		B+	8,210		\$1,800,550	\$140	\$18.00	60548.40	1.39	\$1,089,870
R449856	JWW	320	F1		7108.C	First Choice Emergency Room	3840 DAVIS W, CONROE, TX 77304		2016	2017	COST		B+	6,076		\$1,318,580	\$154	\$20.00	26498.00	0.61	\$529,950
R455494	JWW	320	F1	256X	5155.C	NEIGHBORS EMERGENCY CENTER	22678 US HIGHWAY 59, PORTER, TX 77365		2015	2018	COST		B+	7,980		\$1,516,350	\$148	\$6.00	75271.68	1.73	\$451,630
R462886	JWW	320	F1	157K	4107.C	NEXT LEVEL URGENT CARE, VIP SURGICAL	1246 N FM 3083 RD W, CONROE, TX 77304		2016	2018	COST		B+	19,320		\$4,955,330	\$159	\$12.00	54493.56	1.25	\$653,920
R474256	JWW	320	F1	215M	2158.C	CARE NOW URGENT CARE	10422 RESEARCH FOREST DR, MAGNOLIA, TX 77354		2017	2017	COST		B+	5,282		\$1,468,470	\$150	\$12.00	54493.56	1.25	\$653,920
R92760	JWW	320	F1		7160.C	DOCTOR URGENT CARE	17002 GLENEAGLE DR, CONROE, TX 77385		2018	2018	COST		B+	10,310		\$2,356,410	\$148	\$12.00	32007.89	0.73	\$384,080
R383302	JWW	320	F1	217Q	8137.C	WOODLANDS PHYSICAL MEDICINE	3275 COLLEGE PARK, THE WOODLANDS, TX 77384		2019	2019	COST		B	7,616		\$2,122,230	\$136	\$19.35	59591.00	1.37	\$1,153,280
R417900	JWW	320	F1	157B	4106.C	PHYSICIANS ER	4019 INTERSTATE 45 N, CONROE, TX 77305		2011	2018	COST		B	19,980		\$2,823,320	\$119	\$6.00	24654.96	0.57	\$147,920
R474068	JWW	320	F1	223W	6151.C	Texas Urgent Care & Imaging Center	17516 HIGHWAY 59, NEW CANEY, TX 77357		2018	2020	COST		B	10,870		\$1,879,790	\$133	\$14.00	20081.16	0.46	\$281,190
R129345	JWW	320	F1	252N	8166.C	ST. MICHAELS EMERGENCY ROOM & URGE	26222 INTERSTATE 45 N, SPRING, TX 77386		2018	2018	COST		C	19,204		\$2,807,060	\$86	\$8.00	41922.14	0.96	\$335,380
R167349	JWW	320	F1	296P	5151.C	PORTER FAMILY MEDICAL CENTER	24540 FM 1314 RD, PORTER, TX 77365		2016	2016	COST		C	6,542		\$677,700	\$81	\$3.53	531519.12	12.20	\$1,874,300
R182101	JWW	320	F1	215M	2152.C	DAVAM URGENT CARE	6022 FM 1488, MAGNOLIA, TX 77354		2014	2014	COST		C	4,420		\$645,690	\$82	\$10.00	43560.00	1.00	\$435,600
R265599	JWW	320	F1	187K	7144.C	FAMILY FIRST URGENT CARE	2101 S LOOP 336 W, CONROE, TX 77304		1999	2010	COST		C	8,968		\$1,391,550	\$75	\$16.00	42253.20	0.97	\$676,050
R41035	JWW	320	F1	252S	8166.C	Oaks North Houston Family Medicine	25312 N INTERSTATE 45, THE WOODLANDS, TX 77381		2018	2018	COST		C	5,440		\$989,690	\$85	\$4.10	79714.80	1.83	\$326,890
R49581	JWW	320	F1	259T	5159.C	NEXTCARE URGENT CARE	1331 NORTH PARK DR, KINGWOOD, TX 77339		2000	2008	COST		C	3,150		\$561,480	\$74	\$8.00	83068.92	1.91	\$664,540
R55820	JWW	320	F1		7160.C	SPU2019-URGENT CARE CLINIC	11026 HIGHWAY 242, CONROE, TX 77385		2020	2020	COST		C	2,688		\$911,830	\$92	\$12.50	66777.48	1.53	\$834,430



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PUC 320 Urgent Care Clinic Graph Analysis



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PUC 320 URGENT CARE CLINICS 2021 SALES SPREADSHEET

R#	PUC	Sale Validity	Map ID	NBHD	Source	Eff Year	Sale Type	Sale Date	Class	NRA	Total Value PSF (Inc.)	Sale Price	Land Value	Imps PSF
R419422	320	VALID		8132.C	FIRST CHOICE / CONFIRMED	2017	7.7	2/28/2017	B+	8,210	245.43	\$2,015,000	\$653,920	\$165.78
#####	320	VALID			FRESENIUS MEDICAL / COSTAR CONFIRMED	2018		1/21/2021		5,931	245.43	\$2,815,000	\$327,430	\$419.42



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MONTGOMERY CENTRAL APPRAISAL DISTRICT
URGENT CARE CLINIC (PUC 320) CLASSIFICATION GUIDELINES

Primary Valuation Method: COST

Urgent Care Clinics (PUC 320) are infirmaries designed for emergency, urgent care, first aid and medical treatment. They usually do not have facilities for surgery.

Class B+

Class “B+” Urgent Care clinics are national chains with very good interior and exterior quality finishes and command premium locations with high traffic volume. They are less than 10,000 SF in gross building area. They are investment-grade real estate.



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Class B

Class “B” Urgent Care Clinics are regional chains or locally owned. They have average interior & exterior quality finishes and average locations. They are larger than 10,000 square feet and emphasize functional utility over design/appeal.



Class C

Class C Urgent Care Clinics are locally owned with average to below average interior & exterior quality finishes. They are usually wood frame construction and sometimes are residential conversions.



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