

PUC 336 MANUAL CARWASH 2021 SALES SPREADSHEET

R#	PUC	Sale Validity	Map ID	NBHD	Source	Eff Year	Sale Type	Sale Date	Class	NRA	Total Value Per pad (Inc.)	Sale Price	Land Value	Imps PSF
R122639	336	SPU2018		2102.C	NOTE AMOUNT OF \$200,000	2016	7.8	2/29/2016	C	1,200	208.33	\$250,000	\$55,200	\$162.33
R322334	336	SPU2020		8163.C	NOTE AMOUNT OF 100,000	2020	7.8	5/28/2020	C	2,200	56.81	\$125,000	\$19,930	\$47.76
R44014	336	SPU2018		5159.C	NOTE AMOUNT OF \$235,000	2017	7.8	1/27/2017	C	2,680	109.62	\$293,750	\$84,160	\$78.21



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MONTGOMERY CENTRAL APPRAISAL DISTRICT
CAR WASH MANUAL (PUC 336) CLASSIFICATION GUIDELINES

Primary Valuation Method: COST

Manual Car Wash (PUC 336) are self-service coin-operated car washes. They will usually have associated vacuum bays.

Class C

Class C manual car washes are masonry structures of average quality. These property types are very simple and offer a small amount of amenities.



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Class D

Class D manual car washes are typically fair quality, metallic structures with only having a wash station and may or may not have other amenities.



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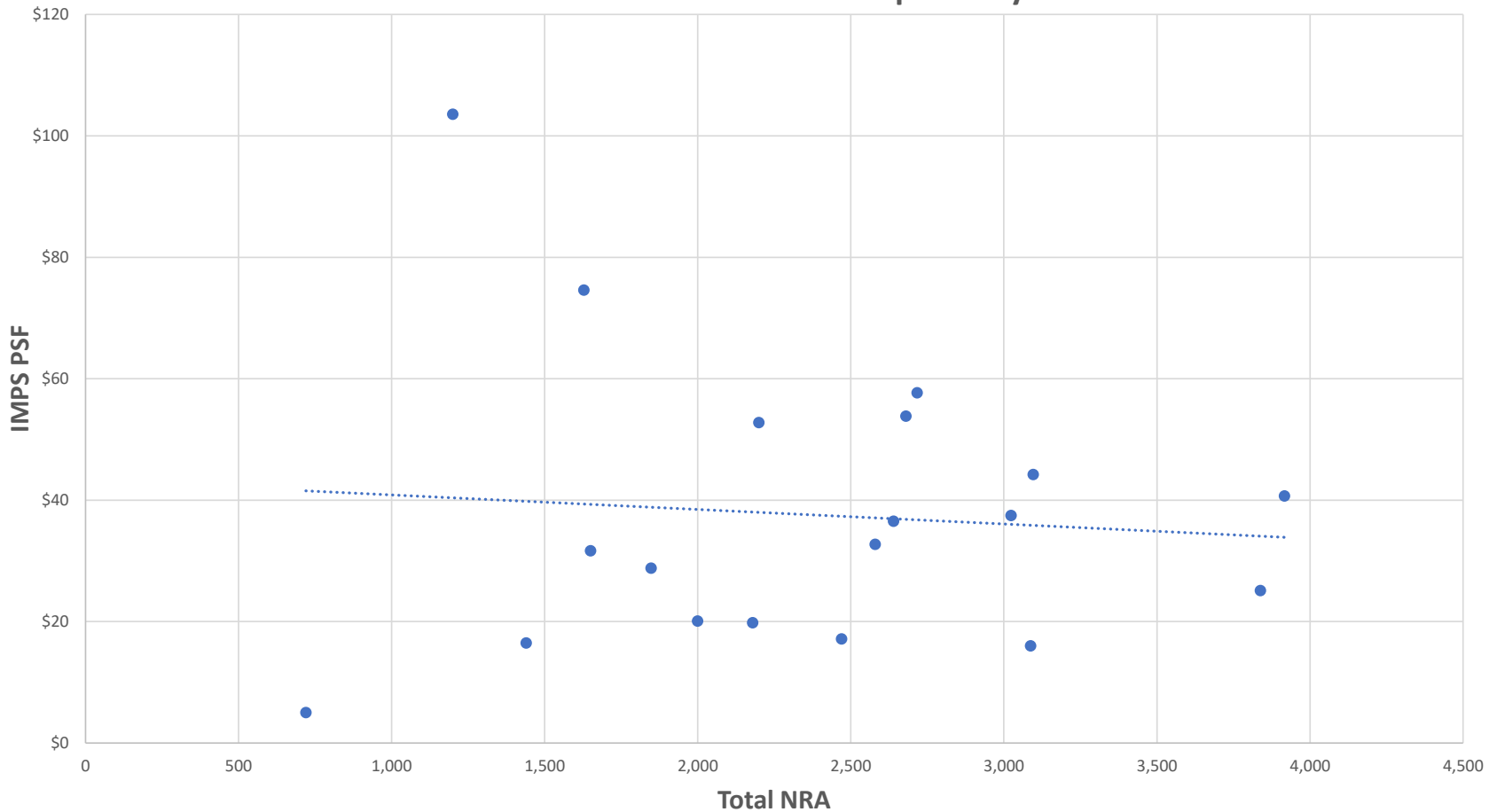
PUC 336 Manual Carwash 2021 Equity Spreadsheet

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
R122639	JWW	336	F1	212N	2102.C	SPU2018 - MAGNOLIA CAR W	103 MAGNOLIA BLVD, MAGNOLIA, TX 77355		2000	2016	COST		C	1,200		\$179,460	\$104	\$4.00	13800.00	0.32	\$55,200
R128907	JWW	336	F1		5163.C	EAGLE CAR WASH	22745 COMMUNITY DR, NEW CANEY, TX 77357		2002	2010	COST		C	2,717		\$285,240	\$58	\$5.00	25700.40	0.59	\$128,500
R263824	JWW	336	F1		8161.C	D.I.Y. CARWASH	401 RAYFORD RD, SPRING, TX 77386		2001	2001	COST		C	2,180		\$177,750	\$20	\$8.00	16814.16	0.39	\$134,510
R297556	JWW	336	F1	187M	7120.C	SOUTHSIDE CAR WASH	1010 S FRAZIER ST, CONROE, TX 77301		1984	2000	COST		C	2,000		\$63,130	\$20	\$2.00	11456.28	0.26	\$22,910
R300390	JWW	336	F1	124X	1150.C	CAR WASH	18430 HIGHWAY 105, CONROE, TX 77306		2002	2006	COST		C	3,024		\$281,980	\$38	\$6.00	28096.20	0.65	\$168,580
R30180	JWW	336	F1	157V	7105.C	JEFFUS & JEFFUS CAR WASH	1800 N FRAZIER ST, CONROE, TX 77301		1997	2006	COST		C	3,838		\$329,180	\$25	\$5.00	46565.64	1.07	\$232,830
R31381	JWW	336	F1	123T	1102.C	MONTGOMERY CAR WASH	14058 LIBERTY ST, MONTGOMERY, TX 77356		2005	2005	COST		C	1,650		\$129,990	\$32	\$5.00	15550.92	0.36	\$77,750
R322334	JWW	336	F1	1122-C	8163.C	SPU2020/CAR WASH	26214 GLEN LOCH DR, SPRING, TX 77380		1984	2018	COST		C	2,200		\$136,040	\$53	\$0.75	26571.60	0.61	\$19,930
R38532	JWW	336	F1	61S 191	6100.C	M&M CAR WASH	26095 FM 2090 RD, SPLENDORA, TX 77372		1993	2000	COST		C	1,848		\$115,070	\$29	\$3.00	20603.88	0.47	\$61,810
R44014	JWW	336	F1	296U	5159.C	SPU2018 - KING KLEEN CAR W	1956 NORTHPARK DR, KINGWOOD, TX 77339		2019	2019	COST		C	2,680		\$228,510	\$54	\$6.00	14026.32	0.32	\$84,160
R45839	JWW	336	F1	127F	4103.C	US AUTO WASH	806 W MONTGOMERY ST, WILLIS, TX 77378		1999	2007	COST		C	2,640		\$284,280	\$37	\$8.00	23478.84	0.54	\$187,830
R497980	JWW	336	F1		7150.C	JR TIRES	12822 HIGHWAY 105 W, CONROE, TX 77304		2001	2005	COST		C	3,917		\$232,990	\$41	\$1.16	63424.00	1.46	\$73,580
R50766	JWW	336	F1	296E	5151.C	PORTER CAR WASH	24036 FM 1314 RD, PORTER, TX 77365		2001	2000	COST		C	3,096		\$224,020	\$44	\$4.00	21780.00	0.50	\$87,120
R67164	JWW	336	F1	157R	7104.C	HOT CITY AUTO SPA	2206 N FRAZIER ST, CONROE, TX 77301		2018	2005	COST		C	2,580		\$170,420	\$33	\$3.00	28663.00	0.66	\$85,990
R73985	JWW	336	F1	212J	2101.C	COCONUT CAR WASH	201 9TH ST, MAGNOLIA, TX 77355		1999	2005	COST		C	1,628		\$316,770	\$75	\$19.53	10000.00	0.23	\$195,340
R213583	JWW	336	F1	256P	5162.C	ISABELA'S HAND CARWASH	22250 RUSSELL DR, NEW CANEY, TX 77357		2019	2019	COST		D	3,088		\$53,800	\$16	\$0.25	17337.00	0.40	\$4,330
R231060	JWW	336	F1		5153.C	J.K.,'S CARWASH	20215 FM 1485 RD, NEW CANEY, TX 77357		1960	1995	COST		D	1,440		\$110,880	\$17	\$4.00	21780.00	0.50	\$87,120
R265451	JWW	336	F1	157Z	7105.C	EXPRESS CAR WASH	603 N FRAZIER ST, CONROE, TX 77301		2000	2000	COST		D	2,470		\$183,950	\$17	\$8.00	17700.00	0.41	\$141,600
R185527	JWW	336	F1		4100.C	NON-COMP-SPOT FREE CAR W	110 E STEWART ST, WILLIS, TX 77378		1970	2000	COST		E	720		\$11,020	\$5	\$2.00	3700.00	0.08	\$7,400



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PUC 336 Manual Carwash Graph Analysis



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