

MONTGOMERY CENTRAL APPRAISAL DISTRICT
FUNERAL HOME (PUC 361) CLASSIFICATION GUIDELINES

Primary Valuation Method: COST

Funeral Homes (PUC 361) are also known as mortuaries. They are residential-type structures and usually include chapels, viewing or reception rooms, a vehicular garage, and laboratories commensurate with the general quality.

Class B

Class “B” funeral homes are good quality buildings in good locations. They will typically have some custom features, exterior ornamentation and upgrades to the interior finish. They have good appeal.



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Class C Funeral Home

Class "C" funeral homes are average to good quality but they have inferior locations compared to Class "B".



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Class D Funeral Home

Class D funeral homes emphasize function over aesthetics. They have inferior locations. They can be metallic structures or outdated wood or brick buildings and are generally sub-standard construction quality. They often suffer from deferred maintenance and functional obsolescence.



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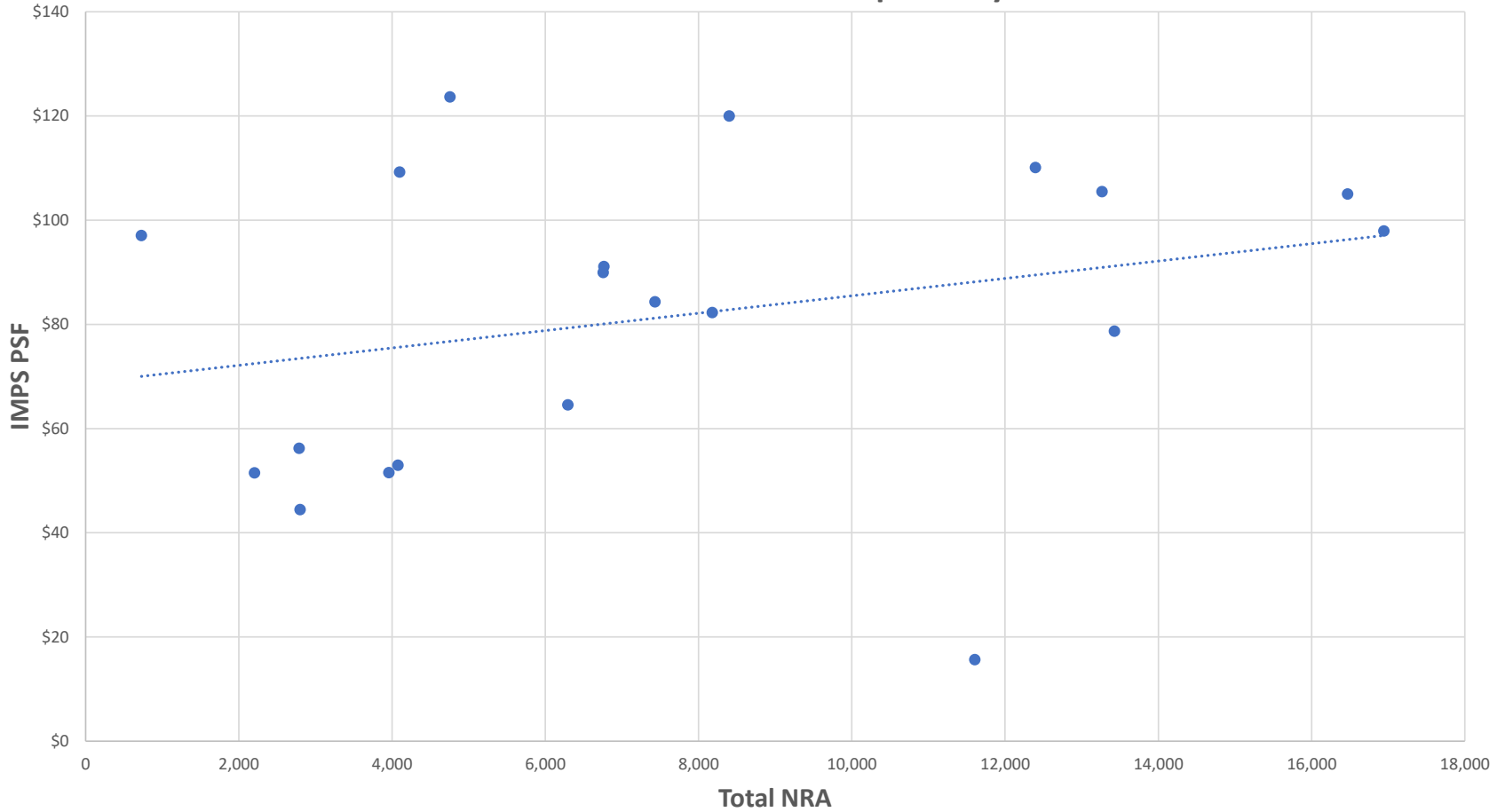
PUC 361 Funeral Homes 2021 Equity Spreadsheet

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
R233631	JWW	361	F1	336A	5157.C	KINGWOOD FUNERAL HOME	22800 US HIGHWAY 59, KINGWOOD, TX 77339		1995	2010	COST		B	12,397		\$2,852,210	\$110	\$10.00	148713.84	3.41	\$1,487,130
R236395	JWW	361	F1	218W	8168.C	FOREST PARK THE WOODLANDS	18000 S INTERSTATE 45, CONROE, TX 77384		2010	2010	COST		B	16,472		\$2,413,330	\$105	\$8.00	85377.60	1.96	\$683,020
R243596	JWW	361	F1	217A	7108.C	METCALF FUNERAL DIRECTORS	1801 WHITE OAK TERRACE, CONROE, TX 77304		1999	2010	COST		B	13,267		\$2,129,160	\$105	\$6.00	121645.66	2.79	\$729,880
R274399	JWW	361		217V	7125.C	IMP ONLY-FOREST PARK THE WO	18000 S INTERSTATE 45, THE WOODLANDS, TX 77384		2012	2013	COST		B	8,400		\$1,008,040	\$120	IMP	ONLY		\$0
R40978	JWW	361	F1XV		4108.C	EXEMPT-GARDEN PARK CEMETER	801 TEAS RD, CONROE, TX 77304		2010	2014	COST		B	4,755		\$6,924,960	\$124	\$5.95	1065564.72	24.46	\$6,337,040
R48670	JWW	361	F1	256X	5155.C	ROSEWOOD FUNERAL HOME	22271 N US HIGHWAY 59, PORTER, TX 77365		1993	2010	COST		B	16,944		\$1,757,580	\$98	\$1.50	65340.00	1.50	\$98,010
R122266	JWW	361	F1	212P	2102.C	MAGNOLIA FUNERAL HOME	811 S MAGNOLIA BLVD, MAGNOLIA, TX 77355		2011	2011	COST		C	6,764		\$743,730	\$91	\$1.00	127413.00	2.93	\$127,410
R143609	JWW	361	F1	158W	7121.C	PSALMS FUNERAL HOME	309 MURRAY ST, CONROE, TX 77301		2000	2000	COST		C	2,788		\$168,050	\$56	\$0.75	15015.13	0.34	\$11,260
R297306	JWW	361	F1	127J	4154.C	ADDISON-SMITH FUNERAL HOME	10129 W FM 1097 RD, WILLIS, TX 77318		2002	2012	COST		C	6,757		\$832,600	\$90	\$1.72	130680.00	3.00	\$224,660
R317454	JWW	361	F1	123T	1101.C	SAM HOUSTON MEMORIAL FUNE	20850 EVA ST, MONTGOMERY, TX 77356		2004	2009	COST		C	7,431		\$1,491,290	\$84	\$10.00	86466.60	1.99	\$864,660
R40368	JWW	361	F1XV	188G	7119.C	EXEMPT-CONROE MEMORIAL PA	1600 PORTER RD, CONROE, TX 77301		1994	2015	COST		C	729		\$580,510	\$97	\$0.37	1385643.60	31.81	\$509,760
R40979	JWW	361	F1	157L	4108.C	CASHNER FUNERAL HOME	801 TEAS NURSERY RD, CONROE, TX 77304		1997	2012	COST		C	13,429		\$1,196,560	\$79	\$2.50	55756.80	1.28	\$139,390
R455481	JWW	361		188G	7119.C	IMP ONLY-McNUTT FUNERAL HO	1703 PORTER RD, CONROE, TX 77301		2015	2015	COST		C	4,100		\$447,950	\$109	IMP	ONLY		\$0
R51104	JWW	361	F1	213E	2151.C	KLEIN FUNERAL HOME	14711 FM 1488, MAGNOLIA, TX 77354		2004	2010	COST		C	8,181		\$1,228,220	\$82	\$3.00	185029.00	4.25	\$555,090
R164695	JWW	361	F1	188A	7121.C	COLLINS-JOHNSON FUNERAL HO	612 AVENUE E, CONROE, TX 77301		2005	2005	COST		D	2,205		\$120,310	\$52	\$2.00	3354.12	0.08	\$6,710
R44016	JWW	361	F1	296U	5164.C	DARST FUNERAL HOME	796 RUSSELL PALMER RD, KINGWOOD, TX 77339		2014	2016	COST		D	6,296		\$449,910	\$65	\$1.00	43560.00	1.00	\$43,560
R48966	JWW	361	F1	256Q	5163.C	RIO'S FUNERAL DIRECTORS	21036 LOOP 494, NEW CANEY, TX 77357		2005	2005	COST		D	3,960		\$291,290	\$52	\$2.00	43560.00	1.00	\$87,120
R52187	JWW	361	F1	188B	7121.C	FOND MEMORIES	1102 S 7TH ST, CONROE, TX 77301		2012	2010	COST		D	4,076		\$261,370	\$53	\$0.11	430372.80	9.88	\$45,510
R66300	JWW	361	F1	188A	7121.C	CLARENCE LEWIS & SON MORTU	500 S 5TH ST, CONROE, TX 77301		1950	2005	COST		D	2,800		\$141,290	\$44	\$1.00	16801.09	0.39	\$16,800
R89286	JWW	361	F1	157Z	7115.C	NON-COMP CONROE FUNERAL D	1500 N THOMPSON ST, CONROE, TX 77301		1980	2010	COST		D	11,605		\$251,860	\$16	\$1.25	56279.52	1.29	\$70,350



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PUC 361 Funeral Home Graph Analysis



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