

Estimate Number : 20
 Parcel Number : PUC 212 - Apartment High Rise : Class B
 ZIP/Postal Code : 77385

Section 1**Occupancy**

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Apartment	Wood or steel framed exterior walls	9.00	2.0
Total Area	: 300,000		
Number of Stories (Section)	: 5.00		
Shape	: 2.00		

Components

	<u>Units/%</u>	<u>Other</u>
Exterior Walls:		
Cavity Brick	75%	
Stud -Cement Fiber Siding	25%	
HVAC (Heating):		
Complete HVAC	100%	
Sprinklers:		
Wet Sprinklers	100%	
Cost as of 01/2022		

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	300,000	66.57	19,971,000
Exterior Walls	300,000	20.07	6,021,000
Heating & Cooling	300,000	13.43	4,029,000
Sprinklers	300,000	2.28	684,000
Basic Structure Cost	300,000	102.35	30,705,000

Remarks for Section 1:

Marshall & Swift Code : 300

2022 Commercial PUC 212 Sales Evidence

R#	PUC	Imp State Code	Map ID	NBHood	DBA	Situs Address	% Comp	Eco %	Func. %	Phys. %	Actual Year	Eff Year	Value Method	Income Table	Class	NRA	Total Value PSF (Inc.)	2022 Notice Value	Imps PSF (Cost)	Land State Code	Land PSF	TOTAL Land Size	Land Value	Sale Date	2022 Time Adj. Sale / list / Calc Price	2022 Time Adj. PSF	Sale Type	Multi Acct Xfer	Sale / List / Calc Price	Total Sale / List / Calc PSF	Taxing Unit
R313953	212	B1	251M	8136.C	THE MILLE	10200 SIX PINES DR, THE WOODLANDS,					2014	2014	INCOME	APT.HR.A1	A+	302,145	\$239	\$72,067,630	\$218	B1	\$30.00	209,872	\$6,296,160	20-Jul-16	\$71,093,234	235.30	7.8		\$53,125,000	175.83	Conroe ISD SOUTH
R351738	212	B1	251G	8133.C	BOARDWA	2203 RIVA ROW, THE WOODLANDS, TX					2008	2020	INCOME	APT.HR.A1	A+	241,807	\$239	\$57,675,800	\$202	B1	\$45.00	197,937	\$8,907,120	19-Oct-10	\$132,880,899	302.25	7.7	X	\$70,000,000	159.22	Conroe ISD SOUTH
R351740	212	B1	251G	8133.C	BOARDWA	2204 RIVA ROW, THE WOODLANDS, TX					2007	2020	INCOME	APT.HR.A1	A+	197,843	\$239	\$47,189,510	\$208	B1	\$30.00	203,556	\$6,106,650	19-Oct-10	\$132,880,899	302.25	7.7	X	\$70,000,000	159.22	Conroe ISD SOUTH
R381437	212	B1	251G	8133.C	THE VILLAG	2323 LAKE ROBBINS DR, THE WOODLAN					2009	2015	INCOME	APT.HR.A1	A+	154,366	\$239	\$36,819,400	\$205	B1	\$45.00	115,957	\$5,218,020	20-Feb-15	\$97,877,819	639.30	7.8		\$69,000,000	450.68	Conroe ISD SOUTH
R487610	212	B1	251C	8133.C	TWO LAKE	2000 HUGHES LANDING BLVD, THE WOODLANDS,					2018	2018	INCOME	APT.HR.A1	A+	381,933	\$249	\$95,262,700	\$234	B1	\$40.00	151,545	\$6,061,810	26-Jul-18	\$116,124,060	295.37	7.8		\$97,500,000	248.00	Conroe ISD SOUTH
R487610	212	B1	251C	8133.C	TWO LAKE	2000 HUGHES LANDING BLVD, THE WOODLANDS,					2018	2018	INCOME	RTL.LA1	A+	11,217	\$8,493	\$95,262,700	\$7,952	B1	\$40.00	151,545	\$6,061,810	26-Jul-18	\$116,124,060	295.37	7.8		\$97,500,000	248.00	Conroe ISD SOUTH
R497987	212	B1	251M	8133.C	LANE AT W	10100 SIX PINES DR, THE WOODLANDS,					2020	2020	INCOME	APT.HR.A1	A+	177,960	\$239	\$42,447,010	\$225	B1	\$30.00	81,893	\$2,456,790	28-Jun-19	\$43,118,150	242.29	9.5		\$38,375,000	215.64	Conroe ISD SOUTH
R505029	212	B1		8139.C	% COMP /	8900 SIX P	70				2020	2020	COST		A+	263,160	\$140	\$36,819,440	\$117	B1	\$30.00	196,935	\$5,908,050	01-Apr-20	\$96,189,700	212.32	9.5		\$90,745,000	200.30	Conroe ISD SOUTH
R445158	212	B1	251Y	8162.C	BROADSTC	1835 Woodland Field XING, SPRING, TX					2015	2015	INCOME	APT.HR.A4	A	325,568	\$209	\$67,930,230	\$197	B1	\$15.00	261,360	\$3,920,400	14-Aug-14	\$60,145,210	184.74	7.8		\$40,000,000	122.86	Conroe ISD SOUTH
R496939	212	B1	251V	8162.C	SPU2020/T	780 SAWDUST RD, SPRING, TX 77380					2020	2020	INCOME	APT.HR.A4	A	176,712	\$209	\$36,871,210	\$195	B1	\$10.00	232,571	\$2,325,710	08-Mar-19	\$31,220,254	176.67	9.5		\$27,785,915	157.24	Conroe ISD SOUTH
R437787	212	B1	215X	2153.C	THE GRAN	30000 FM 2978 RD, MAGNOLIA, TX 773					2014	2014	INCOME	APT.HR.A10	A-	363,338	\$174	\$63,264,430	\$159	B1	\$8.00	702,022	\$5,616,180	29-Sep-21	\$67,034,763	184.50	7.7		\$67,034,763	184.50	Magnolia ISD
R433780	212	B1	215T	2153.C	THE ESTAT	30685 FM 2978 RD, MAGNOLIA, TX 773					2013	2013	INCOME	APT.HR.B1	B+	360,506	\$164	\$59,094,160	\$149	B1	\$8.00	727,979	\$5,301,390	29-Sep-21	\$56,601,741	157.01	7.7		\$56,601,741	157.01	Magnolia ISD
R448272	212	B1	293B	8166.C	SYNC AT H	3530 DISCOVERY CREEK BLVD, SPRING,					2014	2014	INCOME	APT.HR.B1	B+	322,952	\$164	\$52,938,300	\$146	B1	\$10.00	562,699	\$5,626,990	09-May-17	\$51,004,069	157.94	7.7		\$40,400,000	125.10	Conroe ISD SOUTH
R475120	212	B1	216F	2152.C	ENCLAVE A	300 Enclave DR, conroe, TX 77384					2018	2018	INCOME	APT.HR.B2	B+	379,132	\$159	\$60,269,000	\$151	B1	\$8.00	380,886	\$3,047,100	19-Nov-21	\$37,500,000	98.91	7.8		\$37,500,000	98.91	Magnolia ISD
R51900	212	B1	217E	7129.C	SPU2020-B	2477 FM 1488 RD, CONROE, TX 77384					2015	2015	INCOME	APT.HR.B1	B+	361,568	\$164	\$59,268,240	\$145	B1	\$10.00	671,730	\$6,717,300	31-Mar-20	\$136,410,156	177.92	7.7	X	\$128,688,826	167.85	Conroe ISD NORTH
R144770	212	B1	157Z	7105.C	SPU2022-T	701 N FRAZIER ST, CONROE, TX 77301					2020	2020	INCOME	APT.HR.B4	B	16,335	\$149	\$2,434,840	\$144	B1	\$6.00	14,854	\$89,120	09-Jun-21	\$5,720,000	170.96	7.8	X	\$5,720,000	170.96	Conroe ISD NORTH
R144771	212	B1	157Z	7105.C	THE LOFT A	715 N FRAZIER ST, CONROE, TX 77301					2016	2016	INCOME	APT.HR.B4	B	16,335	\$149	\$2,434,840	\$144	B1	\$6.00	7,188	\$86,250	09-Jun-21	\$5,720,000	170.96	7.8	X	\$5,720,000	170.96	Conroe ISD NORTH
R497160	212	B1		8162.C	SPU2022 -	25120 PANTHER BEND CT, SPRING, TX 7					2020	2020	INCOME	APT.HR.A4	B	368,000	\$209	\$76,783,710	\$201	B1	\$8.00	376,916	\$2,795,330	11-May-21	\$52,500,000	142.66	7.8		\$52,500,000	142.66	Conroe ISD SOUTH
R67212	212	B1	157R	7104.C	NON-COM	2305 N FRA	95				2019	2019	COST		B	77,144	\$127	\$9,777,540	\$114	B1	\$1.50	426,888	\$950,830	07-Feb-19	\$9,129,250	118.34	7.8		\$8,125,000	105.32	Conroe ISD NORTH



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Estimate Number : -20
Parcel Number : PUC 212 - Apartment High Rise : Class A
ZIP/Postal Code : 77385

Section 1**Occupancy**

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Apartment	Wood or steel framed exterior walls	9.00	4.0
Total Area	: 300,000		
Number of Stories (Section)	: 5.00		
Shape	: 2.00		

Components

	<u>Units/%</u>	<u>Other</u>
Exterior Walls:		
Cavity Brick	75%	
Stud -Cement Fiber Siding	25%	
HVAC (Heating):		
Complete HVAC	100%	
Sprinklers:		
Wet Sprinklers	100%	
Cost as of	01/2022	

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	300,000	115.69	34,707,000
Exterior Walls	300,000	23.52	7,054,500
Heating & Cooling	300,000	13.43	4,029,000
Sprinklers	300,000	2.98	894,000
Basic Structure Cost	300,000	155.62	46,684,500

Remarks for Section 1:

Marshall & Swift Code : 300

Estimate Number : 20
 Parcel Number : PUC 212 - Apartment High Rise : Class B
 ZIP/Postal Code : 77385

Section 1**Occupancy**

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Apartment	Wood or steel framed exterior walls	9.00	3.0
Total Area	: 300,000		
Number of Stories (Section)	: 5.00		
Shape	: 2.00		

Components

	<u>Units/%</u>	<u>Other</u>
Exterior Walls:		
Cavity Brick	75%	
Stud -Cement Fiber Siding	25%	
HVAC (Heating):		
Complete HVAC	100%	
Sprinklers:		
Wet Sprinklers	100%	
Cost as of	01/2022	

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	300,000	87.60	26,280,000
Exterior Walls	300,000	21.73	6,519,000
Heating & Cooling	300,000	13.43	4,029,000
Sprinklers	300,000	2.60	780,000
Basic Structure Cost	300,000	125.36	37,608,000

Remarks for Section 1:

Marshall & Swift Code : 300

2022 Commercial PUC 212 Equity Evidence

R#	PUC	Imp State Code	Map ID	NBHood	DBA	Situs Address	% Comp	Eco %	Func. %	Phys. %	Actual Year	Eff Year	Value Method	Income Table	Class	NRA	Total Value PSF (Inc.)	2022 Notice Value	Imps PSF (Cost)	Land State Code	Land PSF	TOTAL Land Size	Land Value
R351738	212	B1	251G	8133.C	BOARDWALK AT T	2203 RIVA ROW, THE WOODLANDS, TX 77380					2008	2020	INCOME	APT.HR.A1	A+	241,807	\$239	\$57,675,800	\$202	B1	\$45.00	197,937	\$8,907,120
R351740	212	B1	251G	8133.C	BOARDWALK AT T	2204 RIVA ROW, THE WOODLANDS, TX 77380					2007	2020	INCOME	APT.HR.A1	A+	197,843	\$239	\$47,189,510	\$208	B1	\$30.00	203,556	\$6,106,650
R381437	212	B1	251G	8133.C	THE VILLAGE AT T	2323 LAKE ROBBINS DR, THE WOODLANDS, TX 77380					2009	2015	INCOME	APT.HR.A1	A+	154,366	\$239	\$36,819,400	\$205	B1	\$45.00	115,957	\$5,218,020
R313953	212	B1	251M	8136.C	THE MILLENNIUM	10200 SIX PINES DR, THE WOODLANDS, TX 77380					2014	2014	INCOME	APT.HR.A1	A+	302,145	\$239	\$72,067,630	\$218	B1	\$30.00	209,872	\$6,296,160
R487610	212	B1	251C	8133.C	TWO LAKES EDGE	2000 HUGHES LANDING BLVD, THE WOODLANDS, TX 77380					2018	2018	INCOME	APT.HR.A1	A+	381,933	\$249	\$95,262,700	\$234	B1	\$40.00	151,545	\$6,061,810
R487610	212	B1	251C	8133.C	TWO LAKES EDGE	2000 HUGHES LANDING BLVD, THE WOODLANDS, TX 77380					2018	2018	INCOME	RTL.IL.A1	A+	11,217	\$8,493	\$95,262,700	\$7,952	B1	\$40.00	151,545	\$6,061,810
R497987	212	B1	251M	8133.C	LANE AT WATERV	10100 SIX PINES DR, THE WOODLANDS, TX 77380					2020	2020	INCOME	APT.HR.A1	A+	177,960	\$239	\$42,447,010	\$225	B1	\$30.00	81,893	\$2,456,790
R401848	212	B1	251M	8133.C	THE MILLENNIUM	1 WATERWAY AVE, THE WOODLANDS, TX 77380					2009	2016	INCOME	APT.HR.A1	A+	353,713	\$239	\$84,367,640	\$214	B1	\$30.00	291,808	\$8,754,240
R505029	212	B1		8139.C	% COMP / MODE	8900 SIX PINES DR, SPRING, TX 77380	70				2020	2020	COST		A+	263,160	\$140	\$36,819,440	\$117	B1	\$30.00	196,935	\$5,908,050
R455329	212	B1	251C	8133.C	ONE LAKE'S EDGE	1950 HUGHES LANDING BLVD, THE WOODLANDS, TX 77380					2014	2014	INCOME	APT.HR.A1	A+	385,280	\$260	\$100,344,210	\$247	B1	\$40.00	132,422	\$5,296,880
R455329	212	B1	251C	8133.C	ONE LAKE'S EDGE	1950 HUGHES LANDING BLVD, THE WOODLANDS, TX 77380					2014	2014	INCOME	RTL.IL.A1	A+	22,755	\$4,410	\$100,344,210	\$4,177	B1	\$40.00	132,422	\$5,296,880
R445158	212	B1	251Y	8162.C	BROADSTONE WO	1835 Woodland Field XING, SPRING, TX 77380					2015	2015	INCOME	APT.HR.A4	A	325,568	\$209	\$67,930,230	\$197	B1	\$15.00	261,360	\$3,920,400
R437857	212	B1	217B	7129.C	THE TOWERS WO	366 FM 1488, CONROE, TX 77384					2014	2014	INCOME	APT.HR.A8	A	392,144	\$184	\$72,286,710	\$167	B1	\$12.00	692,060	\$6,942,960
R496920	212	B1		2157.C	ALDERS MAGNOL	33118 MAGNOLIA CIR, MAGNOLIA, TX 77354					2020	2020	INCOME	APT.HR.A6	A	222,187	\$189	\$41,956,530	\$184	B1	\$4.00		\$1,119,820
R496939	212	B1	251V	8162.C	SPU2020/THE MII	780 SAWDUST RD, SPRING, TX 77380					2020	2020	INCOME	APT.HR.A4	A	176,712	\$209	\$36,871,210	\$195	B1	\$10.00	232,571	\$2,325,710
R437787	212	B1	215X	2153.C	THE GRAND ESTA	30000 FM 2978 RD, MAGNOLIA, TX 77354					2014	2014	INCOME	APT.HR.A10	A-	363,338	\$174	\$63,264,430	\$159	B1	\$8.00	702,022	\$5,616,180
R448272	212	B1	293B	8166.C	SYNC AT HARMON	3530 DISCOVERY CREEK BLVD, SPRING, TX 77386					2014	2014	INCOME	APT.HR.B1	B+	322,952	\$164	\$52,938,300	\$146	B1	\$10.00	562,699	\$5,626,990
R51900	212	B1	217E	7129.C	SPU2020-BERKSH	2477 FM 1488 RD, CONROE, TX 77384					2015	2015	INCOME	APT.HR.B1	B+	361,568	\$164	\$59,268,240	\$145	B1	\$10.00	671,730	\$6,717,300
R433780	212	B1	215T	2153.C	THE ESTATES WO	30685 FM 2978 RD, MAGNOLIA, TX 77354					2013	2013	INCOME	APT.HR.B1	B+	360,506	\$164	\$59,094,160	\$149	B1	\$8.00	727,979	\$5,301,390
R475120	212	B1	216F	2152.C	ENCLAVE AT WOD	300 Enclave DR, conroe, TX 77384					2018	2018	INCOME	APT.HR.B2	B+	379,132	\$159	\$60,269,000	\$151	B1	\$8.00	380,886	\$3,047,100
R67212	212	B1	157R	7104.C	NON-COMP/% CC	2305 N FRAZIER ST, CONROE, TX 77303					2019	2019	COST		B	77,144	\$127	\$9,777,540	\$114	B1	\$1.50	426,888	\$950,830
R67212	212	B1	157R	7104.C	NON-COMP/% CC	2305 N FRAZIER ST, CONROE, TX 77303	95				2019	2019	COST		B	77,144	\$127	\$9,777,540	\$114	B1	\$1.50	426,888	\$950,830
R497160	212	B1		8162.C	SPU2022 - THE M	25120 PANTHER BEND CT, SPRING, TX 77380					2020	2020	INCOME	APT.HR.A4	B	368,000	\$209	\$76,783,710	\$201	B1	\$8.00	376,916	\$2,795,330
R144770	212	B1	157Z	7105.C	SPU2022-THE LOF	701 N FRAZIER ST, CONROE, TX 77301					2020	2020	INCOME	APT.HR.B4	B	16,335	\$149	\$2,434,840	\$144	B1	\$6.00	14,854	\$89,120
R144771	212	B1	157Z	7105.C	THE LOFT APARTM	715 N FRAZIER ST, CONROE, TX 77301					2016	2016	INCOME	APT.HR.B4	B	16,335	\$149	\$2,434,840	\$144	B1	\$6.00	7,188	\$86,250
R525658	212	B1		2152.C	WATERMERE AT V	450 WOODLAND SQUARE BLVD, CONROE, TX 77384					2018	2018	COST	APT.HR.B6	B	362,392	\$129	\$46,882,060	\$122	B1	\$8.00	337,590	\$2,709,430



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