

Estimate Number : -23
Parcel Number : PUC 320 - Urgent Care Clinic : Class C
ZIP/Postal Code : 77385

Section 1**Occupancy**

	Class	Height	Rank
100% Urgent Care Clinic	Masonry bearing walls	10.00	2.0
Total Area	: 7,000		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		

Components

	Units/%	Other
Exterior Walls:		
Stud -Brick Veneer	50%	
Stud -Cement Fiber Siding	50%	
Sprinklers:		
Wet Sprinklers	100%	
Cost as of 01/2022		

	Units/%	Cost	Total
Basic Structure			
Base Cost	7,000	78.17	547,190
Exterior Walls	7,000	18.47	129,290
Heating & Cooling	7,000	4.74	33,180
Sprinklers	7,000	4.42	30,940
Basic Structure Cost	7,000	105.80	740,600

Remarks for Section 1:

Marshall & Swift Code : 320

2022 Commercial PUC 320 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
R474256	320	F1	215M	2152.C	CARE NOW URGENT CARE	10422 RESEARCH FOREST DR, MAGNOLIA		155			2017	2017	COST		B+	5,282	\$413	\$2,183,180	\$285	F1	\$16.00	42,253	\$676,050
R419422	320	F1	250B	8132.C	100% VACANT - FIRST CHOICE	10815 KUYKENDAHL RD, THE WOODLANDS		155			2016	2018	COST		B+	8,210	\$362	\$2,975,130	\$283	F1	\$12.00	54,494	\$653,920
R287271	320	F1	252T	8161.C	FIRST CHOICE MEDICAL	621 RAYFORD RD, SPRING, TX 77386		155			2015	2018	COST		B+	6,626	\$342	\$2,263,500	\$282	F1	\$11.00	58,196	\$398,170
R338916	320	F1	215Q	2153.C	AMERICA'S ER	32784 FM 2978 RD, MAGNOLIA, TX 77354		155			2014	2016	COST		B+	7,052	\$419	\$2,956,640	\$279	F1	\$18.00	55,016	\$990,290
R449856	320	F1	157S	7108.C	First Choice Emergency	3840 DAVIS W, CONROE, TX 77304		155			2016	2017	COST		B+	6,076	\$350	\$2,124,050	\$286	F1	\$12.00	32,008	\$384,080
R455494	320	F1	256X	5155.C	NEIGHBORS EMERGENCY	22678 US HIGHWAY 59, PORTER, TX 77365		155			2015	2018	COST		B+	7,980	\$324	\$2,584,530	\$282	F1	\$8.00	41,922	\$335,380
R462886	320	F1	157K	4107.C	NEXT LEVEL URGENT CARE	1246 N FM 3083 RD W, CONROE, TX 77385		155			2016	2018	COST		B+	19,320	\$389	\$7,510,660	\$292	F1	\$4.00	531,519	\$1,874,300
R92760	320	F1	218P	7160.C	DOCTOR URGENT CARE	17002 GLENEAGLE DR, CONROE, TX 77385		155			2018	2018	COST		B+	10,310	\$363	\$3,746,640	\$282	F1	\$6.00	66,777	\$834,430
R383302	320	F1	217Q	8137.C	WOODLANDS PHYSICAL	3275 COLLEGE PARK, THE WOODLANDS, TX 77380		155			2019	2019	COST		B	7,616	\$381	\$2,898,970	\$238	F1	\$18.00	60,548	\$1,089,870
R265599	320	F1	187K	7144.C	FAMILY FIRST URGENT CARE	2101 S LOOP 336 W, CONROE, TX 77304		155			1999	2015	COST		B	8,968	\$327	\$2,931,770	\$247	F1	\$10.00	90,000	\$718,250
R417900	320	F1	157B	4106.C	PHYSICIANS ER	4019 INTERSTATE 45 N, CONROE, TX 77385		155			2011	2015	COST		B	19,980	\$238	\$4,763,700	\$208	F1	\$8.00	75,272	\$602,170
R474068	320	F1	223W	6151.C	Texas Urgent Care & Imaging	17516 HIGHWAY 59, NEW CANEY, TX 77355		155			2018	2020	COST		B	10,870	\$276	\$3,004,350	\$236	F1	\$10.00	43,560	\$435,600
R41035	320	F1	252S	8166.C	Oaks North Houston Family	25312 N INTERSTATE 45, THE WOODLANDS		155			2018	2018	COST		C	5,440	\$259	\$1,411,670	\$162	F1	\$20.00	26,498	\$529,950
R167349	320	F1	296P	5151.C	PORTER FAMILY MEDICAL	24540 FM 1314 RD, PORTER, TX 77365		155			2016	2016	COST		C	6,542	\$180	\$1,176,490	\$157	F1	\$6.00	24,655	\$147,920
R129345	320	F1	252N	8166.C	ST. MICHAELS EMERGENCY	26222 INTERSTATE 45 N, SPRING, TX 77389		155			2018	2018	COST		C	19,204	\$228	\$4,377,970	\$168	F1	\$10.00	59,591	\$1,153,280
R182101	320	F1	215M	2152.C	DAVAM URGENT CARE	6022 FM 1488, MAGNOLIA, TX 77354		155			2014	2014	COST		C	4,420	\$221	\$978,290	\$158	F1	\$14.00	20,081	\$281,190
R49581	320	F1	259T	5159.C	NEXTCARE URGENT CARE	1331 NORTH PARK DR, KINGWOOD, TX 77339		155			2000	2012	COST		C	3,150	\$266	\$837,250	\$162	F1	\$3.00	79,715	\$326,890
R55820	320	F1	218R	7160.C	SPU2019-URGENT CARE	11026 HIGHWAY 242, CONROE, TX 77385		155			2020	2020	COST		C	2,688	\$396	\$1,064,920	\$158	F1	\$8.00	83,069	\$640,550



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2022 Commercial PUC 320 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
R419422	320	F1	250B	8132.C	100% VACA	10815 KUYKENDAH	155				2016	2018	COST		B+	8,210	\$362	\$2,975,130	\$283	F1	\$12.00	54,494	\$653,920	07-Dec-18	\$10,540,492	1,342.56	7.7		\$8,850,000	1,127.24	Conroe ISD SOUTH
R474256	320	F1	215M	2152.C	CARE NOW	10422 RESEARCH F	155				2017	2017	COST		B+	5,282	\$413	\$2,183,180	\$285	F1	\$16.00	42,253	\$676,050	11-Apr-18	\$4,049,454	809.89	7.7		\$3,400,000	680.00	Magnolia ISD
R265599	320	F1	187K	7144.C	FAMILY FIR	2101 S LOOP 336 W	155				1999	2015	COST		B	8,968	\$327	\$2,931,770	\$247	F1	\$10.00	90,000	\$718,250	15-Jan-21	\$2,300,000	256.47	7.7		\$2,300,000	256.47	Conroe ISD NORTH
R383302	320	F1	217Q	8137.C	WOODLAN	3275 COLLEGE PAR	155				2019	2019	COST		B	7,616	\$381	\$2,898,970	\$238	F1	\$18.00	60,548	\$1,089,870	03-Apr-18	\$1,837,567	491.33	7.8		\$1,542,857	412.53	Conroe ISD SOUTH
R167349	320	F1	296P	5151.C	PORTER FA	24540 FM 1314 RD	155				2016	2016	COST		C	6,542	\$180	\$1,176,490	\$157	F1	\$6.00	24,655	\$147,920	17-Jul-20	\$2,818,964	430.90	7.7		\$2,659,400	406.51	New Caney ISD



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

Primary Valuation Method: COST

Properties are also valued with a market value percentage adjustment.

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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Estimate Number : -23
 Parcel Number : PUC 320 - Urgent Care Clinic : Class B
 ZIP/Postal Code : 77385

Section 1

Occupancy

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Urgent Care Clinic	Masonry bearing walls	12.00	3.0
Total Area	: 7,000		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		

Components

	<u>Units/%</u>	<u>Other</u>
Exterior Walls:		
Stud -Brick Veneer	100%	
Sprinklers:		
Wet Sprinklers	100%	

Cost as of 01/2022

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	7,000	105.46	738,220
Exterior Walls	7,000	25.80	180,600
Heating & Cooling	7,000	7.02	49,140
Sprinklers	7,000	5.18	36,260
Basic Structure Cost	7,000	143.46	1,004,220

Remarks for Section 1:

Marshall & Swift Code : 320

Estimate Number : -23
Parcel Number : PUC 320 - Urgent Care Clinic : Class B+
ZIP/Postal Code : 77385

Section 1

Occupancy

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
100% Urgent Care Clinic	Masonry bearing walls	14.00	3.5
Total Area	: 7,000		
Number of Stories (Section)	: 1.00		
Shape	: 2.00		

Components

	<u>Units/%</u>	<u>Other</u>
Exterior Walls:		
Concrete, Tilt-up	100%	
Sprinklers:		
Wet Sprinklers	100%	
Cost as of 01/2022		

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	7,000	126.37	884,590
Exterior Walls	7,000	25.83	180,810
Heating & Cooling	7,000	7.34	51,380
Sprinklers	7,000	5.64	39,480
Basic Structure Cost	7,000	165.18	1,156,260

Remarks for Section 1:

Marshall & Swift Code : 320