

PUC 361 FUNERAL HOME 2022 COMMERCIAL SALES EVIDENCE

R#	Imp State Code	Map ID	NB Hood	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
R143609	F1	158W	7121.C	PSALMS FUNERAL HOME	309 MURRAY ST, CONROE, TX 77301					2000	2010	COST		D	2,788	\$59	\$165,420	\$54	F1	\$1.00	15,015	\$15,020	10-May-21	\$175,000	62.77	7.7		\$175,000	62.77



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

Primary Valuation Method: COST

Properties are also valued with a market value percentage adjustment.

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 They can be metallic structures or outdated wood or brick buildings and are generally sub-standard construction quality.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 HOME 2022 EQUITY EVIDENCE

R#	Imp State Code	Map ID	NBHood	DBA	Situs Address	% Comp	Eco %	Func. %	Phys. %	Actual Year	Eff Year	Income Table	Class	NRA	Total Value PSF (Inc.)	2022 Notice Value	Imps PSF (Cost)	Land State Code	Land PSF	TOTAL Land Size	Land Value
R122266	F1	212P	2102.C	MAGNOLIA FUNERAL HOME	811 S MAGNOLIA BLVD, MAGNOLIA, TX 77355					2011	2011		C	6,764	\$122	\$822,660	\$90	F1	\$2.00	127,413	\$216,430
R143609	F1	158W	7121.C	PSALMS FUNERAL HOME	309 MURRAY ST, CONROE, TX 77301					2000	2010		D	2,788	\$59	\$165,420	\$54	F1	\$1.00	15,015	\$15,020
R164695	F1	188A	7121.C	COLLINS-JOHNSON FUNERAL HOME	612 AVENUE E, CONROE, TX 77301					2005	2015		D	2,205	\$65	\$143,910	\$62	F1	\$2.00	3,355	\$6,710
R233631	F1	336A	5157.C	KINGWOOD FUNERAL HOME	22800 US HIGHWAY 59, KINGWOOD, TX 77339					1995	2010		B	12,397	\$227	\$2,819,220	\$107	F1	\$10.00	148,714	\$1,487,130
R236395	F1	218W	8168.C	FOREST PARK THE WOODLANDS	18000 S INTERSTATE 45, CONROE, TX 77384					2010	2010		B	16,472	\$150	\$2,465,650	\$108	F1	\$8.00	85,378	\$683,020
R243596	F1	217A	7108.C	METCALF FUNERAL DIRECTORS	1801 WHITE OAK TERRACE, CONROE, TX 77304					1999	2010		B	13,267	\$158	\$2,095,880	\$103	F1	\$6.00	121,646	\$729,880
R274399	F1XV	217V	7125.C	IMP ONLY-FOREST PARK THE WOODLANDS	18000 S INTERSTATE 45, THE WOODLANDS, TX 77384					2012	2013		B	8,400	\$120	\$1,008,040	\$120			0	\$0
R297306	F1	127J	4154.C	ADDISON-SMITH FUNERAL HOME	10129 W FM 1097 RD, WILLIS, TX 77318					2002	2012		C	6,757	\$121	\$817,560	\$88	F1	\$2.00	130,680	\$224,660
R317454	F1	123T	1101.C	SAM HOUSTON MEMORIAL FUNERAL HOME	20850 EVA ST, MONTGOMERY, TX 77356					2004	2009		C	7,431	\$199	\$1,475,120	\$82	F1	\$10.00	86,467	\$864,660
R40368	F1XV	188G	7119.C	EXEMPT-CONROE MEMORIAL PARK	1600 PORTER RD, CONROE, TX 77301					1994	2015		C	729	\$2,893	\$2,109,060	\$96	F1XV	\$1.00	1,385,644	\$2,039,040
R40978	F1XV	157L	4108.C	EXEMPT-GARDEN PARK CEMETERY	801 TEAS RD, CONROE, TX 77304					2010	2014		B	4,755	\$1,455	\$6,918,310	\$122	F1XV	\$3.20	1,065,565	\$6,337,040
R40979	F1	157L	4108.C	CASHNER FUNERAL HOME	801 TEAS NURSERY RD, CONROE, TX 77304					1997	2018		C	13,429	\$114	\$1,525,910	\$85	F1	\$7.00	55,757	\$390,290
R44016	F1	296U	5164.C	SPU2021 - DARST FUNERAL HOME	796 RUSSELL PALMER RD, KINGWOOD, TX 77339					2014	2016		D	6,296	\$83	\$520,360	\$69	F1	\$2.00	43,560	\$87,120
R455481	F1	188G	7119.C	IMP ONLY-McNUTT FUNERAL HOME CEMETERY & CREMATORY	1703 PORTER RD, CONROE, TX 77301					2015	2017		C	4,100	\$114	\$465,700	\$114			0	\$0
R48670	F1	256X	5155.C	ROSEWOOD FUNERAL HOME	22271 N US HIGHWAY 59, PORTER, TX 77365					1993	2021		B	16,944	\$119	\$2,018,290	\$113	F1	\$6.00	65,340	\$98,010
R48966	F1	256Q	5163.C	RIO'S FUNERAL DIRECTORS	21036 LOOP 494, NEW CANEY, TX 77357					2005	2005		D	3,960	\$72	\$286,860	\$50	F1	\$2.00	43,560	\$87,120
R51104	F1	213E	2151.C	KLEIN FUNERAL HOME	14711 FM 1488, MAGNOLIA, TX 77354					2004	2010		C	8,181	\$261	\$2,136,850	\$80	F1	\$8.00	185,029	\$1,480,230
R52187	F1	188B	7121.C	FOND MEMORIES	1102 S 7TH ST, CONROE, TX 77301					2012	2010		D	4,076	\$129	\$524,840	\$60	F1	\$1.00	430,373	\$278,260
R66300	F1	188A	7121.C	NON-COMP-CLARENCE LEWIS & SON MORTUARY	500 S 5TH ST, CONROE, TX 77301					1950	2005		E	2,800	\$41	\$113,780	\$35	F1	\$1.00	16,801	\$16,800
R89286	F1	157Z	7115.C	NON-COMP CONROE FUNERAL DIRECTORS & CHAPEL	1500 N THOMPSON ST, CONROE, TX 77301					1980	2010		D	11,605	\$23	\$272,310	\$16	F1	\$1.50	56,280	\$84,420
R89286	F1	157Z	7115.C	NON-COMP CONROE FUNERAL DIRECTORS & CHAPEL	1500 N THOMPSON ST, CONROE, TX 77301				30	1935	2010		D	11,605	\$23	\$272,310	\$16	F1	\$1.50	56,280	\$84,420



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