

40 QUADDICK RD

Location 40 QUADDICK RD

Mblu 105/ 32/ 34/ /

Acct# 000370

Owner HALL BRUCE G + BETH A

PBN DM2

Assessment \$272,400

Appraisal \$389,100

PID 2693

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$310,100	\$79,000	\$389,100
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$217,100	\$55,300	\$272,400

Owner of Record

Owner HALL BRUCE G + BETH A
Co-Owner
Address 20 VICTORS CHASE DR
 SUGAR LAND, TX 77479

Sale Price \$349,000
Certificate
Book & Page 0833/0217
Sale Date 09/18/2014
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HALL BRUCE G + BETH A	\$349,000		0833/0217	00	09/18/2014
CIPOLLA JEFFREY L + SEBRELL CINDY	\$0		0737/0299	01	03/17/2010
CIPOLLA JEFFREY L	\$665,000		0583/0322	00	12/23/2004
WASKIEWICZ ROBERT J + PETER J	\$270,000		0537/0296	07	11/21/2003
BENNETT HALLIE D EST OF	\$0		0506/0065		05/19/2003

Building Information

Building 1 : Section 1

Year Built: 1800
Living Area: 3,646
Replacement Cost: \$488,949
Building Percent Good: 55
Replacement Cost
Less Depreciation: \$268,900

Building Attributes	
Field	Description
Style:	Colonial
Model	Residential

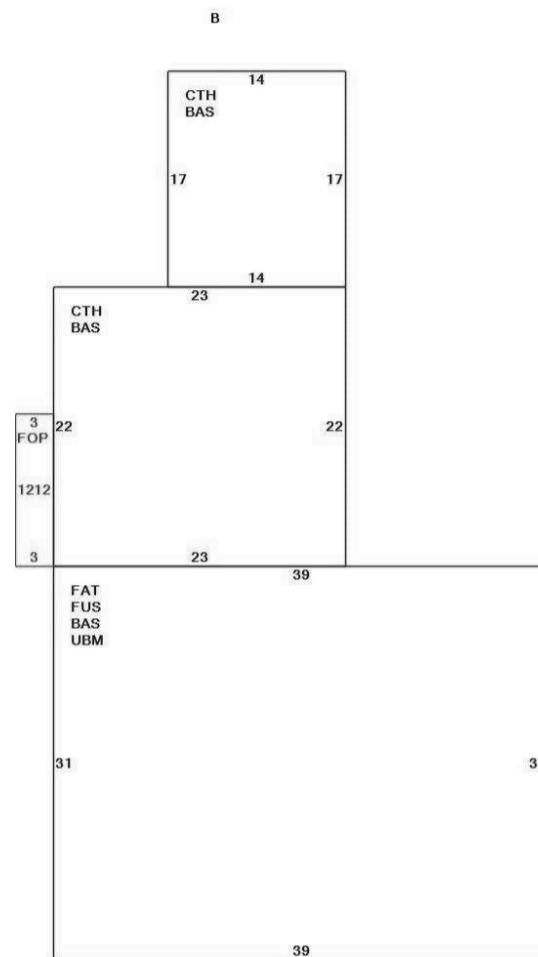
Grade:	B+
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plaster
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Ceram Clay Til
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	1
Total Rooms:	12
Bath Style:	Average
Kitchen Style:	Good
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/thompsonctPhotos/\A00\00\18\42.jpg>)

Building Layout



(<ParcelSketch.ashx?pid=2693&bid=2693>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,953	1,953
FUS	Upper Story, Finished	1,209	1,209
FAT	Attic, Finished	1,209	484
CTH	Cathedral Ceiling	744	0
FOP	Porch, Open, Finished	36	0
UBM	Basement, Unfinished	1,209	0
		6,360	3,646

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	3.00 UNITS	\$6,600	1
FPO	EXTRA FPL OPEN	2.00 UNITS	\$600	1
FPN	NON-FUNCTIONING FP	1.00 UNITS	\$0	1

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Sqr Feet)	171626
Description	SINGLE FAM MDL-01	Frontage	367
Zone	TC80	Depth	0
Neighborhood		Assessed Value	\$55,300
Alt Land Appr	No	Appraised Value	\$79,000
Category			IblIndfront

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN3	1 STORY W/LOFT			1500.00 S.F.	\$22,500	1
SPL2	VINYL/PLASTIC			512.00 S.F.	\$11,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$310,100	\$79,000	\$389,100
2019	\$310,100	\$79,000	\$389,100
2018	\$245,300	\$87,100	\$332,400

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$217,100	\$55,300	\$272,400
2019	\$217,100	\$55,300	\$272,400
2018	\$171,700	\$61,000	\$232,700