

Commercial and Residential Value Changes



Commercial
F1- Real Commercial,
B2- Real Residential Two Families,
C2-Real- Vacant Commerercial

Harris County

Harris County is the largest county in the State of Texas; the City of Houston lies within Harris County. Houston is the fourth largest metropolitan area in the country. The Harris County Appraisal District is the second-largest in the US, with over 1.8 million accounts. Commercial property is defined as “buildings or land intended to generate a profit,” while residential is property used primarily for housing. Another important distinction between commercial and residential is that commercial property, on average, involves larger transactions. Residential property values depend largely on the nature of the property itself: the house or other residential structure as well as the surrounding grounds. The proximity of commercial property to residential also affects residential value, either beneficially or to its detriment.

The charts show the progression of value changes over the past six years. If you look at the map, you will notice very little changes from the years 2009 thru 2011. This could be due to the down turn in the economy. In 2012, you will see both markets starting to turn around but commercial property values are growing at a higher percentage than residential property value. Commercial values are starting to outgrow residential values even though commercial representation in charts appears to be smaller. Most commercial property involves larger, more frequent transactions and residential involves smaller longer term single transactions. The charts on the maps illustrate the above patterns to be true.



Residential
A1-Real Residential Single Family,
A-2 Real Residential Manufactured Homes

Note Houston does not have zoning so you will see in the map that most of the commercial properties follow the road.

