

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
1371960010001

Tax Year: 2022



Owner and Property Information										
Owner Name & Mailing Address: CULLEN GULF FREEWAY LLC 1520 OLIVER ST HOUSTON TX 77007-6035				Legal Description: RES A BLK 1 CULLEN AT 45 RESERVES & PAR R/P AND EXTN Property Address: 4001 GULF FWY HOUSTON TX 77003						
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map ^{1/2}
F2 -- Real, Industrial	8002 -- Land Neighborhood Section 2	E	0	752,922 SF	40,015	0	5915.29	6002 -- Inner Loop Southeast	5456B	494W

Value Status Information	
Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2021 Rate	2022 Rate
None	001	HOUSTON ISD	Pending	Pending	1.094400	
	040	HARRIS COUNTY	Pending	Pending	0.376930	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.033490	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.008720	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.162210	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004990	
	048	HOU COMMUNITY COLLEGE	Pending	Pending	0.099092	
	061	CITY OF HOUSTON	Pending	Pending	0.550830	
	995	EAST DOWNTOWN MNG DST	Pending	Pending	0.125000	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway.](#)

Valuations					
Value as of January 1, 2021			Value as of January 1, 2022		
	Market	Appraised		Market	Appraised
Land	12,705,330		Land		
Improvement	174,698		Improvement		
Total	12,880,028	12,880,028	Total	Pending	Pending

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8002 -- Land Neighborhood Section 2	4427	SF	282,300	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	8001 -- Land Neighborhood Section 1	4427	SF	470,622	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
2	1965	Industrial Warehouse- Light Metallic	Shell, Industrial	Average	40,015	Displayed

Building Data	
Element	Detail
Cooling Type	None
Functional Utility	None
Heating Type	None
Partition Type	Normal
Physical Condition	Unsound
Plumbing Type	Adequate
Sprinkler Type	None
Exterior Wall	Concr Block
Economic Obsolescence	Very Poor
Element	Units
OH Door: Motor W/M	1
Wall Height	36
Interior Finish Percent	100

Building Areas	
Description	Area
BASE AREA PRI	40,015

Extra Features

Line	Description	Quality	Condition	Units	Year Bult
21	Dock Level Floor	Poor	Unsound	40,015.00	1965
22	Paving - Heavy Concrete	Average	Average	40,000.00	2020