

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0190920000001

Tax Year: 2017



Owner and Property Information

Owner Name & Mailing Address: CAYDON HOUSTON PROPERTY LP 79 MADISON AVE NEW YORK NY 10016-7802					Legal Description: LTS 1 THRU 10 BLK 4 HOLMAN OUTLOT 21 Property Address: 2850 FANNIN ST HOUSTON TX 77002				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
F1 -- Real, Commercial	8001 -- Land Neighborhood Section 1	E	0	50,000 SF	99,524	0	5958	5356B	493T

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	03/31/2017	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2016 Rate	2017 Rate
None	001	HOUSTON ISD		Not Certified	1.206700	
	040	HARRIS COUNTY		Not Certified	0.416560	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.028290	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.013340	
	043	HARRIS CO HOSP DIST		Not Certified	0.171790	
	044	HARRIS CO EDUC DEPT		Not Certified	0.005200	
	048	HOU COMMUNITY COLLEGE		Not Certified	0.100263	
	061	CITY OF HOUSTON		Not Certified	0.586420	
	285	MIDTOWN TIRZ 1 (040)		Not Certified		
	300	MIDTOWN TIRZ 1 (048)		Not Certified		
	581	MIDTOWN TIRZ 1 (061)		Not Certified		
	953	MIDTOWN MGMT DIST		Not Certified	0.118100	
	958	MIDTOWN TIRZ 1 (001)		Not Certified		

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, 2016			Value as of January 1, 2017		
	Market	Appraised		Market	Appraised
Land	3,250,000		Land	3,250,000	
Improvement	21,802		Improvement	21,848	
Total	3,271,802	3,271,802	Total	3,271,848	3,271,848

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	8001 -- Land Neighborhood Section 1	4353	SF	50,000	1.00	1.00	1.00	--	1.00	65.00	65.00	3,250,000.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1955	Office Bldgs. Low-Rise (1 to 4 Stories)	Office Building	Average	99,524	Displayed

Building Details (1)

Building Data	
Element	Detail
Exterior Wall	Brick / Stone
Construction Type	Fire Resistant Steel
Heating Type	Hot Air
Cooling Type	Central / Forced
Partition Type	Normal
Plumbing Type	Adequate
Physical Condition	Unsound
Functional Utility	None
Economic Obsolescence	Unsound
Element	Units
Interior Finish Percent	100
Wall Height	40

Building Areas	
Description	Area
BASE AREA PRI	20,820
CNPY ROOF W/ SLAB -C	3,264
BASE AREA PRI	8,462
BASE AREA UPR	20,820
BASE AREA UPR	8,462
BASE AREA UPR	20,820
BASE AREA UPR	228
BASE AREA UPR	8,462
BASE AREA UPR	228
BASE AREA UPR	690
BASE AREA UPR	8,462
CNPY ROOF W/ SLAB -C	228
BASE AREA UPR	690
BASE AREA UPR	690
PORCH, ENCLOSED -C	176
BASE AREA PRI	690

Extra Features

Line	Description	Quality	Condition	Units	Year Built
1	CANOPY ROOF AND SLAB	Poor	Poor	228.00	1955
2	Porch, Enclosed	Poor	Poor	176.00	1955
3	CANOPY ROOF AND SLAB	Poor	Poor	3,264.00	1955
4	Paving - Heavy Concrete	Poor	Poor	19,200.00	1955
5	Penthouse, Mechanical Good	Poor	Poor	690.00	1955