

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0250200000004

Tax Year: 2019



Owner and Property Information										
Owner Name & Mailing Address: CLOUDBREAK HOUSTON LLC 414 S MARENGO AVE PASADENA CA 91101-3113					Legal Description: TRS 1A 7 8 9 10 12 & 13 BLK 12 & TRS 1 13 & 14 BLK 15 MACGREGOR BLODGETT SEC 2					
					Property Address: 4640 MAIN ST HOUSTON TX 77002					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
C2 -- Real, Vacant Commercial	8002 -- Land Neighborhood Section 2		0	41,940 SF	0	0	5958.06	130 -- 1C Midtown, Riverside Terrace, University Areas	5356D	493X

Value Status Information

Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate
None	001	HOUSTON ISD	Pending	Pending	1.206700	
	040	HARRIS COUNTY	Pending	Pending	0.418580	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.028770	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.011550	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.171080	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.005190	
	048	HOU COMMUNITY COLLEGE	Pending	Pending	0.100263	
	061	CITY OF HOUSTON	Pending	Pending	0.588310	
	286	MIDTOWN TIRZ 2 (040)	Pending	Pending		
	302	MIDTOWN TIRZ 2 (048)	Pending	Pending		
	582	MIDTOWN TIRZ 2 (061)	Pending	Pending		
	953	MIDTOWN MGMT DIST	Pending	Pending	0.118100	
	959	MIDTOWN TIRZ 2 (001)	Pending	Pending		

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, 2018			Value as of January 1, 2019		
	Market	Appraised		Market	Appraised
Land	1,509,840		Land		
Improvement	0		Improvement		
Total	1,509,840	1,509,840	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	4300	SF	41,940	1.00	1.00	0.60	Restr or Non-Conf	0.60	Pending	Pending	Pending

Building

Vacant (No Building Data)

Ownership History (1988-present): 0250200000004**4640 MAIN ST
HOUSTON TX 77002**

Owner	Effective Date
CLOUDBREAK HOUSTON LLC	4/23/2003
ANAND HOSPITALITY INC	8/6/1998
HOUSTON COLONY LTD	6/27/1994
DOTSON INC-FRISCIA INN INC	1/1/1991

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HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0250100000001

Tax Year: 2019



Owner and Property Information										
Owner Name & Mailing Address: CLOUDBREAK HOUSTON LLC 414 S MARENGO AVE PASADENA CA 91101-3113					Legal Description: LT 1 & RES A & TR 8 BLK 1 & LTS 1 THRU 10 BLK 2 MACGREGOR BLODGETT SEC 1 Property Address: 4640 MAIN ST # 286 HOUSTON TX 77002					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
B1 -- Real, Residential, Multi-Family	8002 -- Land Neighborhood Section 2	E	286	62,563 SF	111,329	99,236	5958.06	1901 -- Montrose/Museum/Midtown	5356D	493W

Value Status Information

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All Values Pending	No

Exemptions and Jurisdictions

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None	001	HOUSTON ISD	Pending	Pending	1.206700	
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	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.028770	
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	043	HARRIS CO HOSP DIST	Pending	Pending	0.171080	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.005190	
	048	HOU COMMUNITY COLLEGE	Pending	Pending	0.100263	
	061	CITY OF HOUSTON	Pending	Pending	0.588310	
	286	MIDTOWN TIRZ 2 (040)	Pending	Pending		
	302	MIDTOWN TIRZ 2 (048)	Pending	Pending		
	582	MIDTOWN TIRZ 2 (061)	Pending	Pending		
	953	MIDTOWN MGMT DIST	Pending	Pending	0.118100	
	959	MIDTOWN TIRZ 2 (001)	Pending	Pending		

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Valuations

Value as of January 1, 2018			Value as of January 1, 2019		
	Market	Appraised		Market	Appraised
Land	2,252,268		Land		
Improvement	293,034		Improvement		
Total	2,545,302	2,545,302	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	4221	SF	62,563	1.00	1.00	0.60	Restr or Non-Conf	0.60	Pending	Pending	Pending

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1965	Subsidized Housing	Multiple Res (Low Rise)	Average	111,329	Displayed

Building Details (1)

Building Data	
Element	Detail
Cooling Type	Central / Forced
Functional Utility	Poor
Heating Type	Hot Air
Partition Type	Normal
Physical Condition	Avg/Normal
Plumbing Type	Adequate
Sprinkler Type	None
Exterior Wall	Brick / Stone
Economic Obsolescence	Unsound
Element	Units
# Stories	4
Wall Height	10
Interior Finish Percent	100
Elev: Elect / Pass	4

Building Areas	
Description	Area
BASE AREA UPR	4,235
BASE AREA UPR	5,640
BASE AREA UPR	6,714
BASE AREA UPR	1,388
BASE AREA UPR	6,936
BASE AREA UPR	8,976
BASE AREA UPR	5,640
BASE AREA UPR	6,714
BASE AREA UPR	1,388
BASE AREA UPR	6,714
PARKING GARAGE -C	8,976
BASE AREA UPR	8,976
BASE AREA UPR	5,640
BASE AREA UPR	6,936
BASE AREA UPR	1,388
BASE AREA UPR	4,235
BASE AREA PRI	6,936
PARKING GARAGE -C	4,235
BASE AREA PRI	3,600
BASE AREA UPR	6,714
PARKING GARAGE -C	5,640
BASE AREA UPR	6,936
BASE AREA UPR	4,235
PARKING GARAGE -C	6,714
BASE AREA PRI	1,388

Extra Features

Line	Description	Quality	Condition	Units	Year Bult
1	Parking Levels Low Quality (A,B Class)	Poor	Average	6,016.00	1965
2	Parking Levels Low Quality (A,B Class)	Poor	Average	4,235.00	1965
3	Parking Levels Low Quality (A,B Class)	Poor	Average	5,665.00	1965
4	Parking Levels Low Quality (A,B Class)	Poor	Average	7,371.00	1965
5	Porch,Open Upper	Poor	Average	576.00	1965
6	Porch,Open Upper	Poor	Average	7,133.00	1965
7	Porch,Open Upper	Poor	Average	9,334.00	1965
8	Porch,Open Upper	Poor	Average	9,334.00	1965
9	Paving - Asphalt	Poor	Average	68,350.00	2000
10	Paving - Light Concrete	Poor	Average	3,110.00	2000
11	Swimming Pool	Poor	Average	1,404.00	1996



Ownership History (1988-present): 0250100000001

**4640 MAIN ST 286
HOUSTON TX 77002**

Owner	Effective Date
CLOUDBREAK HOUSTON LLC	4/23/2003
ANAND HOSPITALITY INC	8/6/1998
HOUSTON COLONY LTD	6/27/1994
DOTSON INC-FRISCIA INN INC	4/1/1987

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