

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0010790000001

Tax Year: 2020



Owner and Property Information										
Owner Name & Mailing Address: RUSK AT SAN JACINTO PARTNERS LP 10210 N CENTRAL EXPY STE 300 DALLAS TX 75231-3470					Legal Description: LTS 1 THRU 12 & TRS 13 14 15 16 18 19 22 23 & 24 BLK 79 SSBB					
					Property Address: 1111 RUSK ST # 309 HOUSTON TX 77002					

Historical Designation										
This property is located in a City of Houston Historic District or is a designated Historic Landmark. Please email historicpreservation@houstontx.gov or click this link for more information.										

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}
B1 -- Real, Residential, Multi-Family	8001 -- Land Neighborhood Section 1	A	309	65,118 SF	601,190	297,920	5900.12	1611 -- Downtown	5457A	493Q

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/03/2020	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2019 Rate	2020 Rate
None	001	HOUSTON ISD		Not Certified	1.136700	
	040	HARRIS COUNTY		Not Certified	0.407130	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.027920	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.010740	
	043	HARRIS CO HOSP DIST		Not Certified	0.165910	
	044	HARRIS CO EDUC DEPT		Not Certified	0.005000	
	048	HOU COMMUNITY COLLEGE		Not Certified	0.100263	
	061	CITY OF HOUSTON		Not Certified	0.567920	
	265	HOUSTON D'TOWN MGMT D		Not Certified	0.117500	
	268	MARKET SQUARE ADDITN (001)		Not Certified		
	576	MARKET SQUARE ADDITN (061)		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, 2019			Value as of January 1, 2020		
	Market	Appraised		Market	Appraised
Land	19,535,400		Land	19,535,400	
Improvement	73,184,738		Improvement	77,372,719	
Total	92,720,138	92,720,138	Total	96,908,119	96,908,119

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	4214	SF	65,118	1.00	1.00	1.00	--	1.00	300.00	300.00	19,535,400.00

Building

Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	Building Details
1	1915	2016	Apartment High Rise (12 stories and above)	Luxury Apartment	Good	321,384	Displayed
2	2015	--	Parking Garage	Parking Structure	Average	264,927	View
6	1915	2016	Club House	Clubhouse	Good	10,537	View
7	1915	2016	Apartment High Rise (12 stories and above)	Luxury Apartment	Good	4,342	View

Building Details (1)

Building Data	
Element	Detail
Cooling Type	Central / Forced
Economic Obsolescence	Normal
Functional Utility	Avg/Normal
Heating Type	Hot Air
Partition Type	Normal
Physical Condition	Rehab
Plumbing Type	Adequate
Sprinkler Type	Wet
Exterior Wall	Brick / Stone
Market Index Adjustment	100% No Mkt Index Adjustment
Element	Units
# Stories	16
Wall Height	14
Number of Apartment Units	309
Interior Finish Percent	100
Elev: Elect / Pass	4

Building Areas	
Description	Area
BASEMENT -C	35,650
BASE AREA PRI	5,068
PORCH, ENCLOSED -C	1,740
BASE AREA PRI	3,976
BASE AREA PRI	1,530
BASE AREA PRI	1,050
PORCH, ENCL UPR -C	1,684
BASE AREA UPR	4,604
BASE AREA UPR	2,774
BASE AREA UPR	54,516
BASE AREA UPR	194,480
PORCH, ENCL UPR -C	56,452
BASE AREA UPR	17,212
PORCH, ENCL UPR -C	5,132
BASE AREA UPR	4,956
BASE AREA UPR	28,872
BASE AREA UPR	2,346
PORCH, ENCL UPR -C	11,040
	0

Extra Features

Line	Description	Quality	Condition	Units	Year Bulit
8	Penthouse, Mechanical Average	Average	Average	1,440.00	1960
9	Porch, Enclosed	Good	Average	1,740.00	2015
10	Porch, Enclosed Upper	Good	Average	74,308.00	2015
11	Basement, Commercial Storage Fire Proofed	Average	Average	32,325.00	1915
12	Wet Sprinkler	Average	Average	433,802.00	2015
13	Wet Sprinkler	Average	Average	296,696.00	2017
14	Basement, Retail Fireproofed	Excellent	Average	3,325.00	2018
15	Wet Sprinkler	Average	Average	10,537.00	2019
16	Wet Sprinkler	Average	Average	4,342.00	2019