

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
1192590010003

Tax Year: 2020



Owner and Property Information										
Owner Name & Mailing Address: SHERMAN WAY MIDTOWN LLC ET AL 501 S BEVERLY DR STE 100 BEVERLY HILLS CA 90212-4520					Legal Description: RES A1 BLK 1 ALL BLK 28 HADLEY & FRANKLIN & TRS 2 & 3 PARKER HOME FAIRGROUNDS APT R/P					
					Property Address: 2 OAK CT # 243 HOUSTON TX 77006					
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	8002 -- Land Neighborhood Section 2	A	243	248,880 SF	293,038	218,977	5958.01	1701 -- Montrose/ Museum/ Midtown	5357D	493P

Value Status Information

Value Status	Notice Date	Hearing Status	Shared CAD
Noticed	4/3/2020	Informal : 6/1/2020 8:00:00 AM	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	
	286	MIDTOWN TIRZ 2 (040)		Not Certified		
	302	MIDTOWN TIRZ 2 (048)		Not Certified		
	582	MIDTOWN TIRZ 2 (061)		Not Certified		
	953	MIDTOWN MGMT DIST		Not Certified	0.118100	
	959	MIDTOWN TIRZ 2 (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, 2019			Value as of January 1, 2020		
	Market	Appraised		Market	Appraised
Land	18,666,000		Land	18,666,000	
Improvement	21,750,304		Improvement	24,476,102	
Total	40,416,304	40,416,304	Total	43,142,102	43,142,102

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	4211	SF	248,880	1.00	1.00	1.00	--	1.00	75.00	75.00	18,666,000.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
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1	1998	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Excellent	9,756	Displayed
2	1998	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Excellent	32,640	View
3	1998	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Excellent	18,486	View
4	1998	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Excellent	22,512	View
5	1998	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Excellent	21,723	View
6	1998	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Excellent	33,543	View
7	1998	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Excellent	51,762	View
8	1998	Apartment Garden (1 to 3 Stories)	Clubhouse	Excellent	3,318	View
9	1998	Apartment Garden (1 to 3 Stories)	Parking Structure	Excellent	63,930	View
10	1998	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Excellent	4,768	View
11	1998	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Excellent	15,096	View
12	1998	Apartment Garden (1 to 3 Stories)	Multiple Res (Low Rise)	Excellent	15,504	View

Building Details (1)

Building Data	
Element	Detail
Cooling Type	Central / Forced
Functional Utility	Avg/Normal
Heating Type	Hot Air
Partition Type	Normal
Physical Condition	Avg/Normal
Plumbing Type	Adequate
Sprinkler Type	Wet
Exterior Wall	Frame / Stucco
Economic Obsolescence	Normal
Market Index Adjustment	100% No Mkt Index Adjustment
Element	Units
Apt: 2-Bedroom Unit	83
Apt: 1-Bedroom Unit	160
# Stories	3
Wall Height	9
Interior Finish Percent	100

Building Areas	
Description	Area
BASE AREA PRI	9,756

Extra Features

Line	Description	Quality	Condition	Units	Year Bult
1	Swimming Pool	Average	Average	1,050.00	1998
2	Attached Appartment Garage	Average	Average	1,700.00	1998
3	Attached Appartment Garage	Average	Average	4,744.00	1998
4	Attached Appartment Garage	Average	Average	3,140.00	1998