

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0451470010001

Tax Year: 2020



Owner and Property Information										
Owner Name & Mailing Address: SILVER KNIGHT HOLDINGS LP 2132 DEEP WATER LN STE 232 NAPERVILLE IL 60564-8571					Legal Description: TRS 1 2 3 & 5D & ABANDON ROW (ARDENNES ST) ABST 843 S D WALTMAN					
					Property Address: 4520 HOLMES RD HOUSTON TX 77033					
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}
C2 -- Real, Vacant Commercial	8004 -- Land Neighborhood Section 4	E	0	362,449 SF	0	0	5942	132 -- 1C South of Old Spanish Trail btwn SH 288 and I-45	5454C	533R

Value Status Information

Value Status	Notice Date	Hearing Status	Shared CAD
Noticed	4/3/2020	Protest Received	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	

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	924,245		Land	1,087,347	
Improvement	0		Improvement	0	
Total	924,245	924,245	Total	1,087,347	1,087,347

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	8004 -- Land Neighborhood Section 4	4300	SF	362,449	1.00	1.00	1.00	Corner or Alley	1.00	3.00	3.00	1,087,347.00

Building

Vacant (No Building Data)

2286 369

THE STATE OF TEXAS
COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appears W. M. Boyd, President of E. B. REALTY COMPANY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed as the act and deed of said corporation and in the capacity therein stated.

Under my hand and seal of office, this, the 23 day of May, 1951.



Clara Fankhauser
Notary Public in and for Harris County, Texas.

Filed for Record May 23, 1951 at 10:00 o'clock AM
Recorded May 23, 1951 at 10:32 o'clock AM
By W. M. Boyd Deputy

THE STATE OF TEXAS: 883736
COUNTY OF HARRIS:

WHEREAS, C. E. KING, is the owner of the following described tract of land, to-wit:

6.8 acres, more or less, in the Samuel D. Waltman Survey, in Harris County, Texas, more particularly described as follows:

BEGINNING at the intersection of the East line of Chocolate Bayou Road, 80 feet wide, with the South line of Holmes Road, 100 feet wide;

THENCE South 0 deg. 27' West with the West line of Chocolate Bayou Road, 291.38 feet to a point at the intersection of the East line of said Chocolate Bayou Road, with the North line of Ardennes Road, 84 feet wide;

THENCE South 70 deg. 20' East with the North line of Ardennes Road, 631.81 feet to a point for corner;

THENCE North 8 deg. 08' West, 586.91 feet to a point in the South line of Holmes Road;

THENCE following the South line of Holmes Road in a Westerly direction, 690.36 feet to the PLACE OF BEGINNING; and

WHEREAS, the said C. E. KING is desirous of dedicating an easement to be used for the purpose of installation of sanitary sewer and other utilities across the above described property:

300
370

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That in consideration of the premises and the benefits to accrue to the said C. E. KING, by reason of such action taken hereunder, does hereby dedicate an easement Ten (10) feet wide, center line of which is described as follows:

BEGINNING at an iron pipe in the South line of Holmes Road, 100 feet wide, said beginning point being located 559.76 feet from an iron pipe at the intersection of the South line of Holmes Road with the East line of Chocolate Bayou Road, 80 feet wide, the said distance between said intersection and the beginning point of this tract being measured along the South line of Holmes Road;

THENCE South 8 deg. 08' West, 140 feet to a point;

THENCE South 81 deg. 47' 59" East, 108 feet to a point;

THENCE South 8 deg. 08' West, 140 feet to a point in the North line of Ardennes Road for the termination of this easement.

Said easement is to be used for the purpose of construction, installation and maintenance of a sewer line and any other necessary utilities, and is hereby dedicated for the use and benefit of the said C. E. KING, his heirs and assigns and any public utility company or its agents.

EXECUTED this, the 14 day of MAY, A. D. 1951.


C. E. KING

THE STATE OF TEXAS:

COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared C. E. KING, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this, the 14 day of MAY, A.D. 1951.


NOTARY PUBLIC, IN AND FOR
HARRIS COUNTY, TEXAS



Filed for Record May 24, 1951, at 1:55 o'clock P.M.

Recorded June 20, 1951, at 8:34 o'clock A.M.

W. D. MILLER, Clerk County Court, Harris County, Texas.

BY William Austin Deputy