



# Racehorse Investments LLC

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1817 Saint Beulah Chapel Rd

Montgomery, TX 77316

**Date: 5/5/22**

RE: 504 Caroline St Montgomery, TX 77356 – **Re-Zone Property to Commercial**

To Whom it May Concern,

This is a cover letter requesting that 504 Caroline St. be re-zoned and aligned according to the Montgomery County Appraisal District (MCAD) tax codes. MCAD has stated that the 504 Caroline St. property is deemed “**Best Use**” per MCAD tax code and deemed as “commercial property”. I am now paying commercial property taxes on a property that is zoned by the City of Montgomery as residential property. I respectfully request to expedite this re-zoning application process and that taxpayer dollars are not wasted disputing this request when the Montgomery County Appraisal District has already deemed the 504 Caroline St. property as commercial property. I have included all the requirements necessary to make the decision a reasonable and simple one – to re-zone the 504 Caroline St. property to commercial per the MCAD designation. I also request that the re-zoning application process requirements of two P&Z Public Hearings and one City Council Public Hearing be waived because, as a matter of public record, MCAD has already deemed the 504 Caroline St. property to be “commercial”. I request this be considered and approved at single P&Z Public Hearing. Please see MCAD public record below.

For your convenience and to help expedite this process per my request, I have enclosed the following applicable required documentation:

- Cover letter on company letterhead stating what is being asked.
- Metes and Bounds. All applicable fees and payments.
- Copies of all deeds or a title opinion from a licensed attorney establishing current ownership of the property for which the zoning change is sought.

Regards,

Racehorse Investments LLC

*Damon Haynes & Cindy Haynes*



# Montgomery Central Appraisal District

HOME MCAD-TX.ORG

Property Search

Enter any combination of name, address, or property identifier



Advanced Search

Property: R123965 Owner: RACEHORSE INVESTMENT LLC-504 CAROLINE STREET SERIES Property Address: Tax Year: 2022 2022 Assessed Value: \$523,980

Details

Map



More Resources

### 2022 GENERAL INFORMATION

Property Status: Active  
Property Type: Real  
Legal Description: S728002 - Montgomery Townsite 02, Lot 26 AREA B, ACRES 0.5  
Neighborhood: SMO CMO FRONT FM149 & FM1097  
Account: 7280-02-02610  
Map Number: 1235

### 2022 VALUE INFORMATION

Improvement Homesite Value: \$0  
Improvement Non-Homesite Value: \$262,620  
Total Improvement Market Value: \$262,620  
Land Homesite Value: \$0  
Land Non-Homesite Value: \$261,360  
Total Land Market Value: \$261,360  
Total Market Value: \$523,980  
Agricultural Use: \$0  
Timber Use: \$0  
Total Appraised Value: \$523,980  
Homestead Cap Loss: -\$0  
Total Assessed Value: \$523,980

### 2022 OWNER INFORMATION

Owner Name: RACEHORSE INVESTMENT LLC-504 CAROLINE STREET SERIES  
Owner ID: O0657678  
Exemptions:  
Percent Ownership: 100%  
Mailing Address: 1817 SAINT BEULAH CHAPEL RD MONTGOMERY, TX 77316-4439  
Agent: -

### 2022 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$523,980	0	0
CMO- City of Montgomery		\$0	\$523,980	0.4	0
F02- Emergency Ser Dist #2		\$0	\$523,980	0.1	0
GMO- Montgomery Cnty			\$523,980	0.4083	0
HM1- Mont Co Hospital		\$0	\$523,980	0.0567	0
SMO- Montgomery ISD		\$0	\$523,980	1.26	0
<b>TOTALS</b>				<b>2.2250</b>	

### 2022 IMPROVEMENTS

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	F1 - Commercial (real)	No	-	\$262,620

### 2022 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Primary Site	F1 - Commercial (real)	No	\$261,360	\$0	\$0	21,780 Sq. ft
<b>TOTALS</b>						<b>21,780 Sq. ft / 0.500000 acres</b>

### VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2021	\$25,760	\$174,240	\$200,000	\$0	\$0	\$200,000	\$0	\$200,000
2020	\$63,170	\$32,670	\$95,840	\$0	\$0	\$95,840	\$0	\$95,840
2019	\$51,080	\$32,670	\$83,750	\$0	\$0	\$83,750	\$0	\$83,750
2018	\$51,080	\$32,670	\$83,750	\$0	\$0	\$83,750	\$0	\$83,750
2017	\$51,080	\$32,670	\$83,750	\$0	\$0	\$83,750	\$0	\$83,750

### SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
1/3/2022	HAYNES, DAMON & CINDY	RACEHORSE INVESTMENT LLC-504 CAROLINE STREET SERIES	2022011737	
4/3/2020	MOODY, JAMES H & MARY M	HAYNES, DAMON & CINDY	2020033377	
9/1/1982	MOODY, JAMES	MOODY, JAMES H & MARY M	-	

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