



5627 Winsome Ln
Houston TX 77057

Overview

Per HCAD/Tax Appraisal (attached)

Two adjacent lots totaling **24,752 sq ft**

Tax ID # 0741370000052

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Total Tax for both lots in 2024 at **\$24,325.66**

5 dwellings totaling 8,134 sq ft of livable space:

4 townhomes and 1 single family home



Rentals

- 5625 - \$3150 Month-Month Rental
 - Fully Furnished, Includes All Bills Started 10/01/2024
- 5627 - \$1,975 Lease Agreement (12 months)
 - Lease Currently Expires 6/30/2025
 - \$20/mo for yard maintenance
- 5627A - Currently Vacant
 - Owner occupied and has since moved out (moved out 9/1/2024)
 - Can be leased or left vacant for new buyer
- 5629 - \$1825 Lease Agreement + \$50 Pet Rent.
 - Lease Currently Expires 4/30/2024
 - \$25/mo for yard maintenance
- 5631 – \$2500 Month to Month Rental

Tenant pays All Utilities Started 5/01/2024

Water/Sewer -Owner receives two bills and each tenant pays their percentage (excluding 5625)



2014-2024 Improvements

2014 Renovation & Upgrades – All Units:

Water Heaters (Duplex /4 Units)

Tile & Wood Laminate Flooring

Full Restroom Renovation

Recessed Lighting

Seamless Gutters to All Structures

Preventive Treatment for Termite and WDI

Majority of Driveway Replaced (2024)

New Roof on 5625/5627 Building (2024)

- Unit 5631 – 2017 Upgrades
 - Pex Plumbing
 - New Flooring
 - Double Pane Windows
 - Kitchen
Cabinets/Counters/Appliances
 - Stone Flooring Throughout
 - HVAC Ductwork
 - Rear Exterior Siding (2022)

- Unit 5627 –
 - AC (2018)
 - Kitchen (2022)
Cabinetry/Counters/Appliances
 - Pex Plumbing (Kitchen)
 - Double Pane Windows (2022)
 - Rear Exterior Siding (2021-2022)

- Unit 5629 – (2018)
 - Partial Rewiring
 - Recessed Lights
 - Flooring Throughout
 - Updated Bathrooms

- Unit 5625 –
 - Replaced Patio Door for French Doors (2020)
 - Front Windows (2024)
 - Interior Paint (2024)

- Home 5627-A (Built In 1982)

Renovated (2024)

- Upstairs AC
- Water Heater
- Interior Paint
- Bathroom -Countertops / Fixtures
- Flooring - Second Level (Laminate)
- Light Fixtures/ Ceiling Fans



HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
074137000052

Tax Year: 2024



Owner and Property Information								
Owner Name & Mailing Address: CURRENT OWNER 5627 WINSOME HOUSTON TX 77057-5729				Legal Description: LT 52 WESTHEIMER ESTATES				
				Property Address: 5627 WINSOME HOUSTON TX 77057				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^A
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	12,376 SF	6,026 SF	7953.06	1155	101 -- 1A Westheimer to Westpark, Loop 610 to Gessner	5156C	491T

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/19/2024	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2023 Rate	2024 Rate
Residential Homestead (Multiple)	001	HOUSTON ISD	269,159	Certified: 08/16/2024	0.868300	0.868300
	040	HARRIS COUNTY	474,159	Certified: 08/16/2024	0.350070	0.385290
	041	HARRIS CO FLOOD CNTRL	474,159	Certified: 08/16/2024	0.031050	0.048970
	042	PORT OF HOUSTON AUTHY	474,159	Certified: 08/16/2024	0.005740	0.006150
	043	HARRIS CO HOSP DIST	474,159	Certified: 08/16/2024	0.143430	0.163480
	044	HARRIS CO EDUC DEPT	474,159	Certified: 08/16/2024	0.004800	0.004799
	048	HOU COMMUNITY COLLEGE	266,035	Certified: 08/16/2024	0.092231	0.096183
	061	CITY OF HOUSTON	414,159	Certified: 08/16/2024	0.519190	0.519190
	800	TIRZ 1- ST GEORGE PLACE ANNEX (061)	414,159	Certified: 08/16/2024		
	A55	TIRZ 1 LAMAR TRCE ST GEORGE PLACE EXPN (040)	474,159	Supplemental: 11/01/2024		

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, 2023	Value as of January 1, 2024

	Market	Appraised		Market	Appraised
Land	705,432		Land	705,432	
Improvement	65,364		Improvement	65,364	
Total	770,796	770,796	Total	770,796	770,796

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	1001 -- Res Improved Table Value	SF1	SF	12,376	1.00	1.00	1.00	--	1.00	57.00	57.00	705,432.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1960	Residential Single Family	Residential 1 Family	Average	4,972 *	Displayed
2	1960	Residential Single Family	Residential 1 Family	Average	1,054 *	View

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cond / Desir / Util	Poor
Foundation Type	Slab
Grade Adjustment	C+
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Frame / Concrete Blk
Exterior Wall	Brick / Masonry
Cost and Design	Econ Misimprovement
Element	Units
Room: Total	5
Room: Half Bath	1
Room: Full Bath	1
Room: Bedroom	2

Building Areas	
Description	Area
ONE STORY FRAME PRI	3,887
OPEN FRAME PORCH PRI	300
MAS/BRK GARAGE PRI	1,240
BASE AREA PRI	1,085

HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
074137000053

Tax Year: 2024



Owner and Property Information								
Owner Name & Mailing Address: CURRENT OWNER 5653 PINE FOREST RD HOUSTON TX 77056-1207				Legal Description: LT 53 WESTHEIMER ESTATES				
				Property Address: 5631 WINSOME HOUSTON TX 77057				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^A
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Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2023 Rate	2024 Rate
None	001	HOUSTON ISD		Certified: 08/16/2024	0.868300	0.868300
	040	HARRIS COUNTY		Certified: 08/16/2024	0.350070	0.385290
	041	HARRIS CO FLOOD CNTRL		Certified: 08/16/2024	0.031050	0.048970
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Land	705,432		Land	705,432	
Improvement	50,998		Improvement	50,998	
Total	756,430	756,430	Total	756,430	756,430

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	1001 -- Res Improved Table Value	SF1	SF	12,376	1.00	1.00	1.00	--	1.00	57.00	57.00	705,432.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1960	Residential Single Family	Residential 1 Family	Average	1,054 *	Displayed
2	1960	Residential Duplex	Residential 2 Family	Average	1,054 *	View

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Grade Adjustment	C+
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Physical Condition	Average
Exterior Wall	Frame / Concrete Blk
Exterior Wall	Brick / Masonry
Cost and Design	Econ Misimprovement
Element	Units
Room: Total	5
Room: Half Bath	1
Room: Full Bath	2
Room: Bedroom	2

Building Areas	
Description	Area
BASE AREA PRI	1,054
OPEN FRAME PORCH PRI	224
MAS/BRK GARAGE PRI	682

ANN HARRIS BENNETT
 TAX ASSESSOR-COLLECTOR & VOTER REGISTRAR
 P.O. BOX 3547
 HOUSTON, TEXAS 77253-3547
 TEL: 713-274-8000



2024 Property Tax Statement
 Web Statement

Statement Date:	November 20, 2024
Account Number	074-137-000-0052



DARGAHI MEHRI & RAHIM DADJOO
 5627 WINSOME
 HOUSTON TX 77057-5729

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Houston ISD	269,159	501,637	0.868300	\$4,355.71
Harris County	474,159	296,637	0.385290	\$1,142.91
Harris County Flood Control Dist	474,159	296,637	0.048970	\$145.26
Port of Houston Authority	474,159	296,637	0.006150	\$18.24
Harris County Hospital District	474,159	296,637	0.163480	\$484.94
Harris County Dept. of Education	474,159	296,637	0.004799	\$14.24
Houston Community College System	266,035	504,761	0.096183	\$485.49
City of Houston	414,159	356,637	0.519190	\$1,851.62

Property Description	
5627 WINSOME 77057 LT S2 WESTHEIMER ESTATES .2841 AC	
Appraised Values	
Land - Market Value	705,432
Impr - Market Value	65,364
Total Market Value	770,796
Less Capped Mkt Value	0
Appraised Value	770,796
Exemptions/Deferrals	
Residential Homestead (Multiple)	

<i>Page: 1 of 1</i>	
Total 2024 Taxes Due By January 31, 2025:	\$8,498.41
Payments Applied To 2024 Taxes	\$0.00
Total Current Taxes Due (Including Penalties)	\$8,498.41
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For January 2025	\$8,498.41



Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2025	7%	\$9,093.30	\$0.00	\$9,093.30
By March 31, 2025	9%	\$9,263.25	\$0.00	\$9,263.25
By April 30, 2025	11%	\$9,433.24	\$0.00	\$9,433.24
By May 31, 2025	13%	\$9,603.19	\$0.00	\$9,603.19
By June 30, 2025	15%	\$9,773.18	\$0.00	\$9,773.18

Tax Bill Increase (Decrease) from 2019 to 2024: Appraised Value 13%, Taxable Value -26%, Tax Rate -14%, Tax Bill -49%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



DARGAHI MEHRI & RAHIM DADJOO
 5627 WINSOME
 HOUSTON TX 77057-5729

PAYMENT COUPON

Account Number	074-137-000-0052
Amount Enclosed	\$ _____ . _____

Make check payable to:

Web Statement - Date Printed: 11-20-2024

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
 TAX ASSESSOR-COLLECTOR
 P.O. BOX 4622
 HOUSTON, TEXAS 77210-4622

07413700000522 2024 000849841 000909330 000926325 000943324

ANN HARRIS BENNETT
 TAX ASSESSOR-COLLECTOR & VOTER REGISTRAR
 P.O. BOX 3547
 HOUSTON, TEXAS 77253-3547
 TEL: 713-274-8000



2024 Property Tax Statement
 Web Statement

Statement Date:	November 20, 2024
Account Number	074-137-000-0053



DARGAHI MEHRI
 5653 PINE FOREST RD
 HOUSTON TX 77056-1207

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Houston ISD	0	756,430	0.868300	\$6,568.08
Harris County	0	756,430	0.385290	\$2,914.45
Harris County Flood Control Dist	0	756,430	0.048970	\$370.42
Port of Houston Authority	0	756,430	0.006150	\$46.52
Harris County Hospital District	0	756,430	0.163480	\$1,236.61
Harris County Dept. of Education	0	756,430	0.004799	\$36.30
Houston Community College System	0	756,430	0.096183	\$727.56
City of Houston	0	756,430	0.519190	\$3,927.31

Property Description	
5631 WINSOME 77057 LT 53 WESTHEIMER ESTATES .2841 AC	
Appraised Values	
Land - Market Value	705,432
Impr - Market Value	50,998
Total Market Value	756,430
Less Capped Mkt Value	0
Appraised Value	756,430
Exemptions/Deferrals	

Page: 1 of 1

Total 2024 Taxes Due By January 31, 2025:	\$15,827.25
Payments Applied To 2024 Taxes	\$0.00
Total Current Taxes Due (Including Penalties)	\$15,827.25
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For January 2025	\$15,827.25



Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2025	7%	\$16,935.16	\$0.00	\$16,935.16
By March 31, 2025	9%	\$17,251.71	\$0.00	\$17,251.71
By April 30, 2025	11%	\$17,568.25	\$0.00	\$17,568.25
By May 31, 2025	13%	\$17,884.79	\$0.00	\$17,884.79
By June 30, 2025	15%	\$18,201.34	\$0.00	\$18,201.34

Tax Bill Increase (Decrease) from 2019 to 2024: Appraised Value 25%, Taxable Value 25%, Tax Rate -14%, Tax Bill 8%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



DARGAHI MEHRI
 5653 PINE FOREST RD
 HOUSTON TX 77056-1207

PAYMENT COUPON

Account Number	074-137-000-0053
Amount Enclosed	\$ _____ . _____

Make check payable to:

Web Statement - Date Printed: 11-20-2024

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ANN HARRIS BENNETT
 TAX ASSESSOR-COLLECTOR
 P.O. BOX 4622
 HOUSTON, TEXAS 77210-4622

07413700000530 2024 001582725 001693516 001725171 001756825

WINSOME ROAD (60' R.O.W.)

CHIMNEY ROCK ROAD (80' R.O.W.)

S 89°28'00" E - 68.00'

S 89°28'00" E - 68.00'

TRACT B
9,260 Sq. Ft.

TRACT C
9,251 Sq. Ft.

LOT 53

LOT 52

LOT 51

TRACT A
6,307 Sq. Ft.

LOT 54

LOT 71

LOT 72

LOT 73

LOT 74

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on September 4, 1993, and that said survey conforms to the current Texas Surveyors Association standards and specifications for a Category 1B, Residential Survey.

Tom Lyons
Tom Lyons
Registered Professional Land Surveyor
No. 4116

NOTES:

0' Wood Fence.
This Survey was performed without the benefit of a title report or commitment for title insurance.
All of this property lies in the
ZONE "X" - Areas determined to be outside
500-year flood plain.
As per F.E.M.A. Flood Insurance Rate Map No.
48201C280C, Community No. 48036, Panel No.
0280, Suffix "C", dated September 28, 1990.

LOTS: 52&53		WESTHEIMER ESTATES	
BLOCK: -		VOL. 25, PG. 29, H.C.M.R.	
SECTION: -		HARRIS COUNTY, TEXAS	
STREET ADDRESS: 5627 Winsome Houston		TITLE CO.	
SURVEYED FOR TOM LYONS		OF NO.	
		MLS Job. No. 93056-07 A	

metron
LAND SURVEYS
802 West 17th Street, Suite 7700B Houston, Texas 77008 Office (713) 620-1118 Fax (713) 620-5199

DATE: 9/4/93 SCALE: 1"=10'
DRAWN: DGF CHECK: DGF
LENDER
TITLE CO.
OF NO.
MLS Job. No. 93056-07 A













