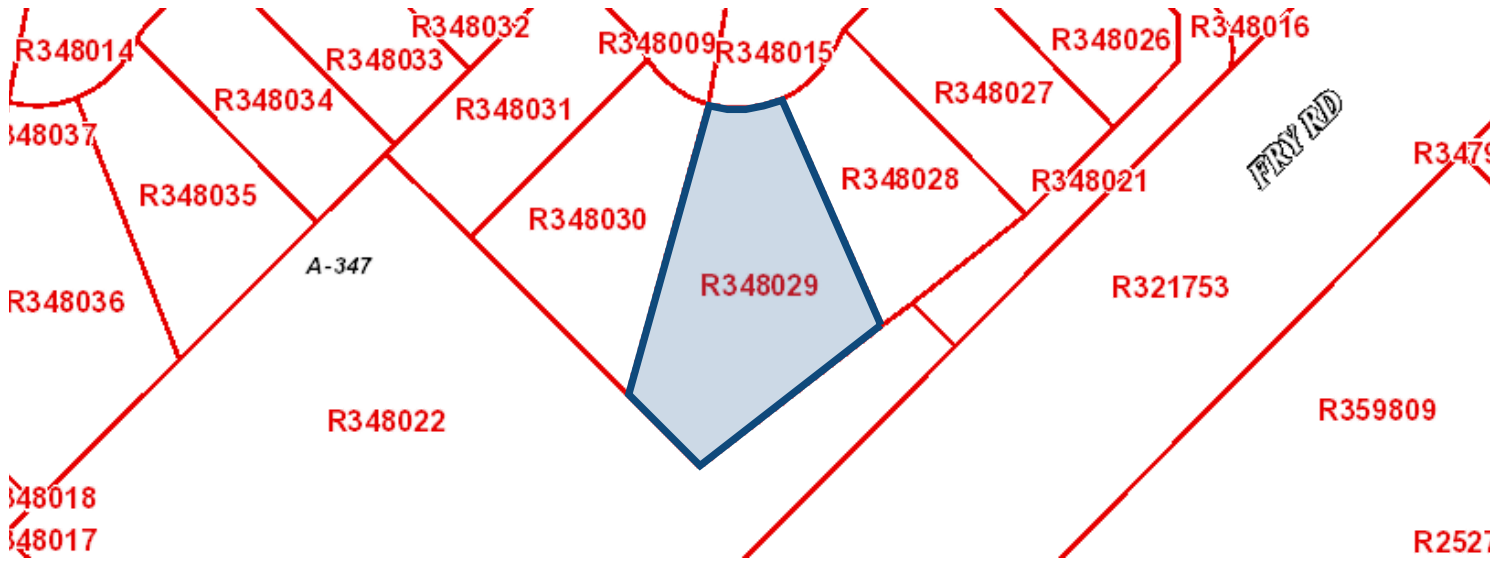


Map



Property Details

ccount

uick Ref ID:	R348029
egal description:	Seven Meadows Sec 18, BLOCK 1, Lot 4
geographic ID:	6780-18-001-0040-914
gent:	
ype:	Real Residential

ocation

ddress:	8915 Flowering Ash XING, Katy, TX 77494
ap ID:	Z-020
ighborhood ID:	9269

wner

[View Linked Properties](#)

wner ID:	O0817650
ame:	Valderrama, Paula Andrea
ailing Address:	8915 Flowering Ash XING Katy, TX 77494-0445
Ownership:	100.0%
xemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$411,29
Improvement Non-Homesite Value:	\$
Total and Homesite Value:	\$72,50
Total and Non-Homesite Value:	\$
Agricultural Market Valuation:	\$
Assessment Method:	COS
Market Value:	\$483,79
Special Use Value:	\$
Appraised Value:	\$483,79
Homestead Cap Loss: ⓘ	\$
Assessed Value:	\$483,79

The 2022 appraisal roll is certified, and most values displayed are certified values. Some values are subject to change.

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Market Value	Taxable Value
01	Fort Bend Drainage	\$483,790	\$483,790
01	Fort Bend General	\$483,790	\$483,790
44	Fort Bend MUD 35	\$483,790	\$483,790
41	Fort Bend ESD 2	\$483,790	\$483,790
13	Katy ISD	\$483,790	\$483,790

Total Tax Rate: 0.000000

Property Improvement - Building

Type: Residential State Code: A1 Living Area: 3,000.00sqft Value: \$411,290

Type	Description	Class CD	Year Built	SQF
A	Main Area Bedrooms: 3.00 Bathrooms: 2.00 Half Bathrooms: 1.000000 Fireplaces: NONE	RG1	2006	2,256.00
AA	Additional MA	RG1	2006	466.00
G	Attached Garage	RG1	2006	420.00
P	Open Porch	RG1	2006	41.00
AA	Additional MA	RG1	2015	170.00
P	Swimming Pools	GRP5	2015	244.00
PA	Spa	SPAG	2015	1.00
C	Patio Covers	ARC3	2015	140.00
D	Wood Deck	RG1	2015	190.00
AA	Additional MA	RG1	2016	108.00
A	Patio concrete slab	RG1	2015	170.00
C	Patio Covers	ARC3	2015	170.00
S	Residential Storage	RS1	2015	64.00
S	Residential Storage	RS1	2015	96.00
P	Open Porch	RG1	2015	169.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
I	Residential Interior		11,597.00			\$72,500	\$

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assesse
2023	N/A	N/A	N/A	N/A	N/A	N/
2022	\$411,290	\$72,500	\$0	\$483,790	\$0	\$483,790
2021	\$309,290	\$72,500	\$0	\$381,790	\$0	\$381,790
2020	\$304,630	\$50,600	\$0	\$355,230	\$0	\$355,230
2019	\$294,590	\$50,600	\$0	\$345,190	\$0	\$345,190
2018	\$326,900	\$50,600	\$0	\$377,500	\$0	\$377,500
2017	\$315,360	\$50,600	\$0	\$365,960	\$0	\$365,960
2016	\$259,320	\$50,600	\$0	\$309,920	\$0	\$309,920
2015	\$246,300	\$50,600	\$0	\$296,900	\$0	\$296,900
2014	\$209,190	\$50,600	\$0	\$259,790	\$0	\$259,790
2013	\$191,470	\$50,600	\$0	\$242,070	\$0	\$242,070

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/10/2021	DSW	Deed, Special Warranty	Escamilla Hector & Paula Valderrama	Valderrama, Paula Andrea			202115457
7/19/2013	DSWVL	Deed, Special Warranty with Vendor Lien	Secretary of Housing & Urban Dvmt	Escamilla Hector & Paula Valderrama			201309332
7/23/2012	DW	Deed, Warranty	Bank of America NA	Secretary of Housing & Urban Dvmt			201301854
7/27/2012	DST	Deed, Substitute Trustee	Weis Ryan & Dawn	Bank of America NA			201208766
3/31/2008	DGWVL	Deed, General Warranty with Vendors Lien		Weis Ryan & Dawn			200811645
3/13/2006	DSW	Deed, Special Warranty		Weekley Homes LLC			200613115