

GENERAL INFO

ACCOUNT

Property ID: 516933
 Geographic ID: 9211-23-05900
 Type: R
 Zoning:
 Agent:
 Legal Description: S921123 - Tavola 23, BLOCK 3, Lot 30

OWNER

Name: VILLARREAL, WALDO & VANESSA A
 Secondary Name:
 Mailing Address: 18912 TOSCANA LN NEW CANEY TX USA
 77357-2634
 Owner ID: 683098
 % Ownership: 100.00
 Exemptions: HS - Homestead

Property Use:

LOCATION

Address: 18912 TOSCANA LN, NEW CANEY TX
 77357

Market Area:
 Market Area CD: 41267.0

Map ID:
 Zoning:

VALUES

CURRENT VALUES

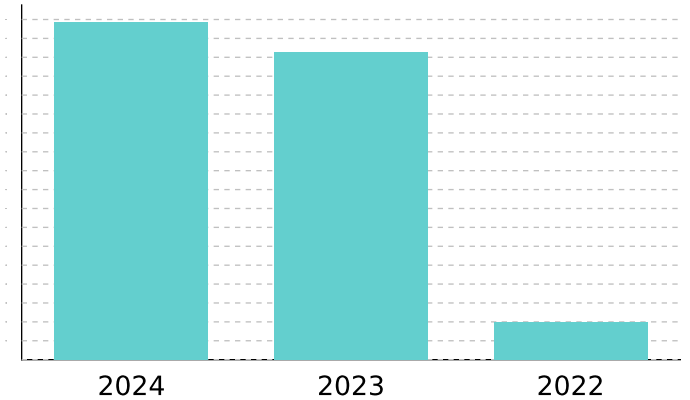
Land Homesite: \$50,000
 Land Non-Homesite: \$0
 Special Use Land Market: \$0
 Total Land: \$50,000

 Improvement Homesite: \$396,854
 Improvement Non-Homesite: \$0
 Total Improvement: \$396,854

 Market: \$446,854
 Special Use Exclusion (-): \$0
 Appraised: \$446,854
 Value Limitation Adjustment (-): \$23

 Net Appraised: \$446,831

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$50,000	\$396,854	\$0	\$446,854	\$23	\$446,831
2023	\$50,000	\$356,210	\$0	\$406,210	\$0	\$406,210
2022	\$50,000	\$0	\$0	\$50,000	\$0	\$50,000

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
F07	Emergency Ser Dist #7	0.089600	\$446,831	\$446,831
GMO	Montgomery Cnty	0.369600	\$446,831	\$357,465
HM1	Mont Co Hospital	0.049800	\$446,831	\$357,465
JNH	Lone Star College	0.107600	\$446,831	\$411,085
ME6	East Mont Co MUD 6	1.170000	\$446,831	\$446,831
SNC	New Caney ISD	1.257500	\$446,831	\$346,831

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **Residential** Improvement Value: **\$396,854** Main Area: **2,588**
 State Code: **A1** Description: **HOUSE** Gross Building Area: **3,308**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Main Area	7-		1	2022	2022	2,588
BG	Attached Brick Garage	7-		1	2022	2022	440
OMP	Open Masonry Porch	7-		1	2022	2022	260
OMP	Open Masonry Porch	7-		1	2022	2022	20

Improvement Features

MA HVAC: RH1-RC1, Flooring: 1, Flooring: 2, Flooring: 4, Foundation: 1, Fireplace: 1P1, Exterior Finish: R1, Interior Finish: 1, Plumbing: 11, Plumbing: 3FB, Roof: 1

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
G2	Site Value	0.1563	6,807	\$7.35	\$50,000	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/1/21	SWD	Spcl W/deed	LENNAR HOMES OF TEXAS LAND &	PERRY HOMES LLC				2021153790
12/30/22	GWD	Gen W/deed	PERRY HOMES LLC	VILLARREAL, WALDO &				2022142781