

# TEXAS PROPERTY TAX

**IT'S BAD!**

# REWARDS

*those who should be punished*

# PUNISHES

*those who should be rewarded*

# Residential Property Survey Information

If the below information has not previously been provided, please complete the items listed. **Note: a complete survey is required for each property (copy this form as needed).** Attach any indicated documentation to this form and return it as soon as possible. Pictures can be emailed to [proptax@poconnor.com](mailto:proptax@poconnor.com). Please include the property address and/or account number with the photos for reference.

Account Number: R254897 Property Address: 2603 E Blue Lake Dr

What do you think the current tax year value should be? \$ \_\_\_\_\_

This is the land and building square footage we show for your property: Land: 54,189 Building: 2,883

If these are incorrect, please list here: Land: \_\_\_\_\_ Building: \_\_\_\_\_

Was there anything wrong with the property on January 1? yes / no ( if yes, please explain)

Price: \$ \_\_\_\_\_ Date sold: \_\_\_\_\_

Current asking price (if listed for sale)? \$ \_\_\_\_\_

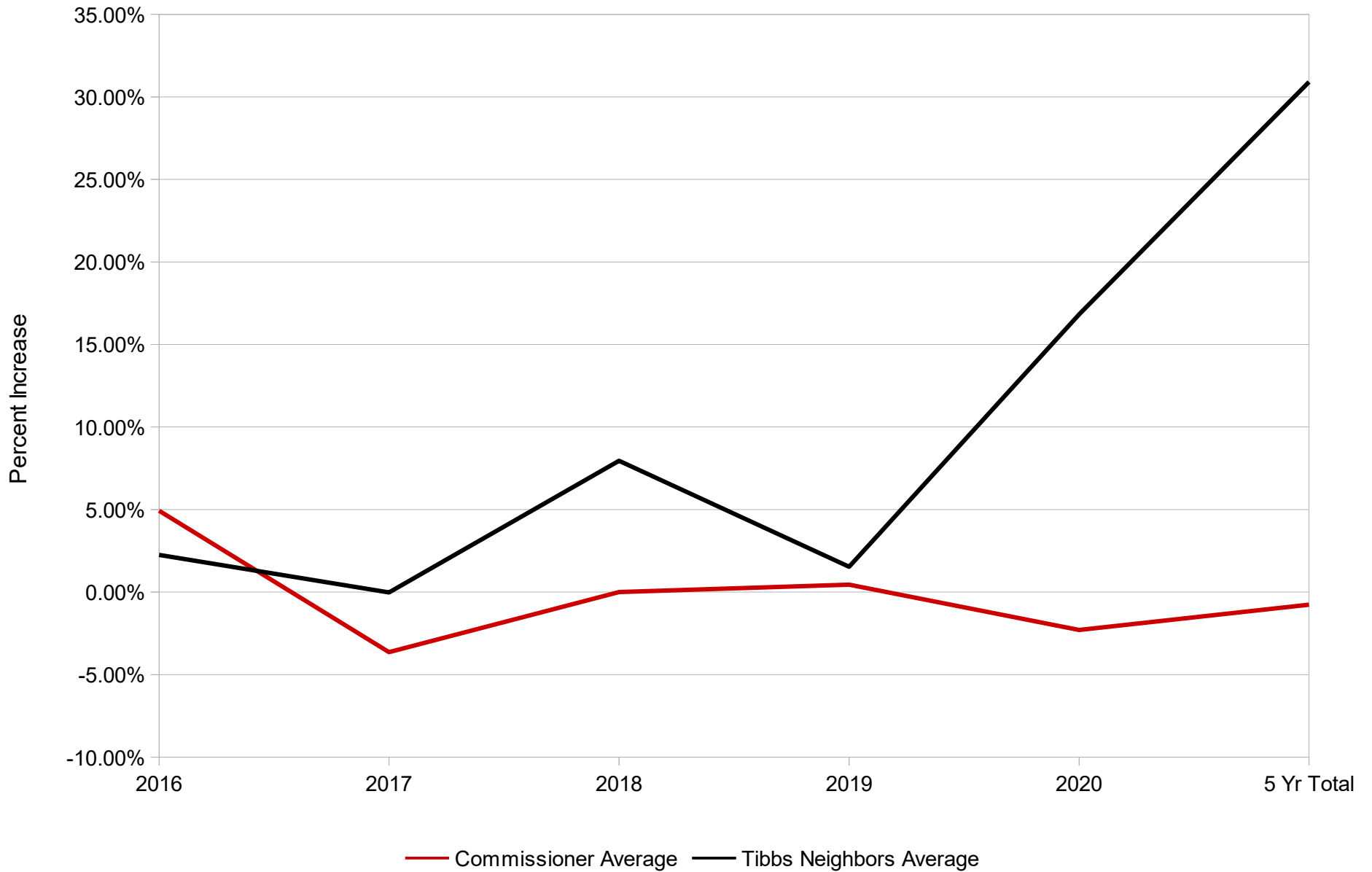
## Interior Items

- |                                                 |                              |                             |
|-------------------------------------------------|------------------------------|-----------------------------|
| 1. Pet odors                                    | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Smoke odors                                  | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Cracks in sheetrock                          | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Walls need paint                             | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 5. Carpet needs to be replaced                  | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 6. Wood floors need to be refinished            | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 7. Tile needs to be replaced                    | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 8. Tile color is outdated/atypical              | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 9. Window coverings need to be replaced         | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 10. Doors need to be repaired                   | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 11. Cabinets need to be repaired                | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 12. Drawers need to be repaired                 | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 13. Windows painted shut                        | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 14. Chimney needs to be cleaned                 | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 15. Electrical/<br>Wiring problems              | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 16. Plumbing<br>Repair leaking faucets          | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 17. Bathroom<br>Countertops need to be replaced | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Light fixtures are outdated                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Faucets need to be replaced                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Mirrors need to be replaced                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

## Exterior Items

- |                                                  |                                         |                             |
|--------------------------------------------------|-----------------------------------------|-----------------------------|
| 1. Landscaping is not well maintained            | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| 2. Landscaping is below typical for neighborhood | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| 3. Exterior needs paint                          | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| 4. Exterior wood needs repair/replacement        | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| 5. Roof needs repair                             | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| 6. Roof needs to be replaced                     | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| 7. Foundation<br>Minor settling                  | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| Major settling                                   | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| Already repaired                                 | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| 8. Driveway<br>Minor cracks                      | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Major cracks                                     | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| Oil spots that need cleaning                     | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 9. Fence<br>Needs to be painted                  | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| Needs to be replaced                             | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| Mailbox is rusted/vern needs to be replaced      | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| 10. Front door<br>Needs fresh paint              | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Needs to be replaced                             | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| Light fixture needs repair/replacement           | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| 12. Windows need to be cleaned                   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Shutters need to be repaired/replaced            | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |
| 13. Gutters need to be cleaned/repared           | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 14. Siding needs to be replaced                  | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |

## Average Commissioner Increases vs DT Neighbors





# Montgomery Central Appraisal District

Select Language ▼

HOME MCAD-TX.ORG

Property Search

Enter any combination of name, address, or property identifier



[Advanced Search](#)

Property	Owner	Property Address	Tax Year	2023 Market Value
R360504	UNKNOWN	2 DANCING BREEZE PL, SPRING, TX 77382	2023 ▼	N/A

Details

Map

Notice of Appraised Value

Print

More Resources ▼

## 2023 GENERAL INFORMATION

Property Status	Active
Property Type	Real
Legal Description	S969972 - Wdlns Vil Sterling Ridge 72, BLOCK 1, Lot 15
Neighborhood	VOSR 44, 45 & 72
Account	9699-72-01500
Map Number	920-C

## 2023 VALUE INFORMATION

Improvement Homesite Value	N/A
Improvement Non-Homesite Value	N/A
Total Improvement Market Value	N/A
Land Homesite Value	N/A
Land Non-Homesite Value	N/A
Land Agricultural Market Value	N/A

## Texas Government Code

Sec. 552.117 Exception: Confidentiality of Certain Addresses, Telephone Numbers, Social Security Numbers, and Personal Family Information. (a) Information is excepted from the requirements of Section 552.021 (Availability of Public Information) if it is information that relates to the **home address, home telephone number, emergency contact information, or social security number** of the following person or that reveals whether the person has family members:

## EXEMPTIONS: (mandated or optional)

- Homestead
- Over 65/Disabled
- Freeze
- Re-Freeze

HB3/SB12/SB3/HB5046



MoCo Homestead

Adopted by Commissioner's Court in 2017

**2020 GENERAL INFORMATION**

Property Status Active  
 Property Type Real  
 Legal Description S969972 - Wdlns Vil Sterling Ridge 72, BLOCK 1, Lot 15  
 Neighborhood VOSR 72  
 Account 9699-72-01500  
 Map Number 920-C

**2020 OWNER INFORMATION**

Owner Name NOACK, JAMES LEE  
 Owner ID O0081820  
 Exemptions Homestead  
 Percent Ownership 100%  
 Mailing Address 2 DANCING BREEZE PL SPRING, TX 77382  
 Agent -

**2020 VALUE INFORMATION**

Improvement Homesite Value \$504,950  
 Improvement Non-Homesite Value \$0  


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 Total Improvement Market Value \$504,950  
  
 Land Homesite Value \$89,640  
 Land Non-Homesite Value \$0  
 Land Agricultural Market Value \$0  


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 Total Land Market Value \$89,640  
  
 Total Market Value \$594,590  
 Agricultural Use \$0  
 Total Appraised Value \$594,590  


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 Homestead Cap Loss -\$0  


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 Total Assessed Value \$594,590

**2020 ENTITIES & EXEMPTIONS**

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$594,590	0	0
CWT- The Woodlands Township		\$0	\$594,590	0.2273	0
GMO- Montgomery Cnty	HS	\$118,918	\$475,672	0.4475	0
HM1- Mont Co Hospital	HS	\$118,918	\$475,672	0.0589	0
JNH- Lone Star College	HS	\$5,946	\$588,644	0.1078	0
M46- Mont Co Mud 46	HS	\$118,918	\$475,672	0.245	0
SCO- Conroe ISD	HS	\$25,000	\$569,590	1.23	0

**2020 GENERAL INFORMATION**

Property Status Active  
 Property Type Real  
 Legal Description MONTGOMERY TRACE 02, BLOCK 1, LOT 49  
 Neighborhood Montgomery Trace (waterfront)  
 Account 7281-02-04900  
 Map Number -

**2020 OWNER INFORMATION**

Owner Name TIBBS, DENNIS W  
 Owner ID O0352999  
 Exemptions Homestead  
 Percent Ownership 100%  
 Mailing Address 2603 E BLUE LAKE DR MAGNOLIA, TX 77354-4385  
 Agent -

**2020 VALUE INFORMATION**

Improvement Homesite Value \$409,780  
 Improvement Non-Homesite Value \$0  


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 Total Improvement Market Value \$409,780  
  
 Land Homesite Value \$62,200  
 Land Non-Homesite Value \$0  
 Land Agricultural Market Value \$0  


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 Total Land Market Value \$62,200  
  
 Total Market Value \$471,980  
 Agricultural Use \$0  
 Total Appraised Value \$471,980  
 Homestead Cap Loss -\$27,840  


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 Total Assessed Value \$444,140

**2020 ENTITIES & EXEMPTIONS**

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$444,140	0	0
F10- Emergency Ser Dist #10		\$50,000	\$394,140	0.1	0
GMO- Montgomery Cnty	HS	\$123,828	\$320,312	0.4475	1217
HM1- Mont Co Hospital	HS	\$113,828	\$330,312	0.0589	0
SMO- Montgomery ISD	HS	\$35,000	\$409,140	1.3075	3372
<b>TOTALS</b>				<b>1.9139</b>	

# The Freeze

A school district may not increase the total annual amount of ad valorem tax it imposes on the residence homestead of an individual 65 years of age or older or on the residence homestead of an individual who is disabled, as defined by Section 11.13, above the amount of the tax it imposed in the first tax year in which the individual qualified that residence homestead for the applicable exemption provided by Section 11.13(c) for an individual who is 65 years of age or older or is disabled.

## School Tax Re-Freeze

If the first tax year the individual qualified the residence homestead for the exemption provided by Section 11.13(c) for individuals 65 years of age or older or disabled was a tax year before the 2015 tax year, the amount of the limitation provided by this section is the amount of tax the school district imposed for the 2014 tax year less an amount equal to the amount determined by multiplying \$10,000 times the tax rate of the school district for the 2015 tax

Tax Year	Land Value	Improvement Value	New Improvement Value (Included in Imp. Value)	Appraised Value	School Taxable Value	Tax Rate	Calculated Levy	School Ceiling	Amount Paid	Refund/Adjustment
2011	34,830	249,160	-	283,990	258,990	1.3400	\$3,470.47	\$-	\$3,470.47	
2012	34,830	249,160	-	283,990	258,990	1.3400	\$3,470.47	\$-	\$3,470.47	
2013	34,830	249,160	-	283,990	258,990	1.3400	\$3,470.47	\$3,470.47	\$3,470.47	
2014	34,830	278,500	-	313,330	287,390	1.3400	\$3,851.03	\$3,470.47	\$3,470.47	
2015	43,540	306,460	-	350,000	318,630	1.3400	\$4,269.64	\$3,336.47	\$3,336.47	

\*SB 1  
 Refreeze -  
 10,000 \*  
 1.34 = \$134.  
 \$3,470.47 -  
 \$134 =  
 \$3,336.47

Sec. 11.13. RESIDENCE HOMESTEAD. (a) A family or single adult is entitled to an exemption from taxation for the county purposes authorized in Article VIII, Section 1-a, of the Texas Constitution of \$3,000 of the assessed value of his residence homestead.

(b) An adult is entitled to exemption from taxation by a school district of \$40,000 of the appraised value of the adult's residence homestead, except that only \$5,000 of the exemption applies to an entity operating under former Chapter 17, 18, 25, 26, 27, or 28, Education Code, as those chapters existed on May 1, 1995, as permitted by Section 11.301, Education Code.

## SB 3 Re-Freeze for 2021 & Beyond

purposes applicable to the residence homestead. For a residence homestead subject to the limitation provided by this subsection in the 2021 tax year or an earlier tax year, the legislature shall provide for a reduction in the amount of the limitation for the 2023 tax year and subsequent tax years in an amount equal to **\$15,000 multiplied by the 2022 tax rate** for general elementary and secondary public school purposes applicable to the residence homestead. Beginning with the 2023 tax year, for any tax year in which the amount of the exemption provided by Subsection (c) of this section applicable to the residence homestead of a married or unmarried adult, including one living alone, or the amount of the exemption provided by Subsection (c) of this section applicable to the residence homestead of a person who is disabled as defined by Subsection (b) of this section and of a person 65 years of age or older is increased.

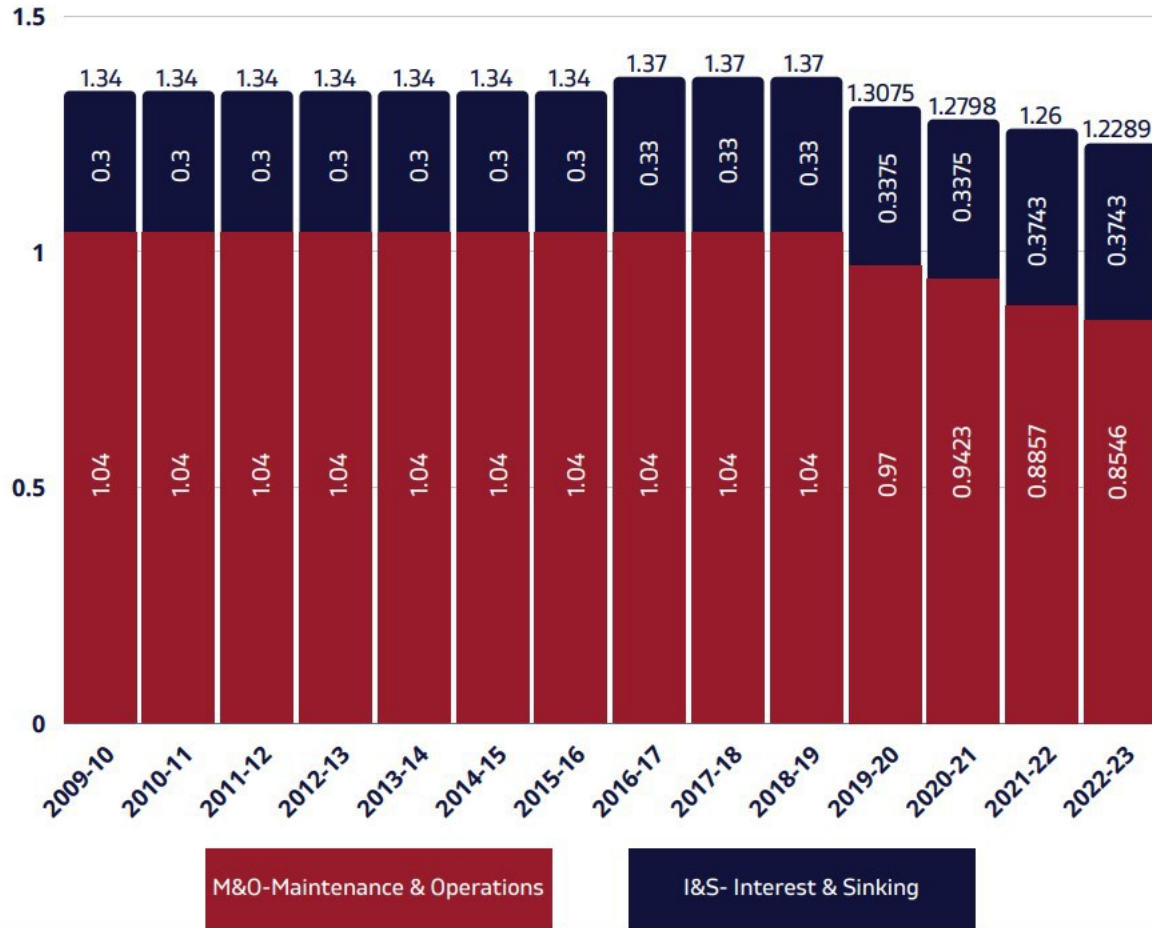


## SB 12

(a-5) Notwithstanding the other provisions of this section, if in the 2023 tax year an individual qualifies for a limitation on tax increases provided by this section on the individual's residence homestead and the first tax year the individual or the individual's spouse qualified for an exemption under Section 11.13(c) for the same homestead was a tax year before the 2019 tax year, the amount of the limitation provided by this section on the homestead in the 2023 tax year is equal to the amount computed by:

- (1) multiplying the taxable value of the homestead in the 2018 tax year by a tax rate equal to the difference between the school district's tier one maintenance and operations rate for the 2018 tax year and the district's maximum compressed rate for the 2019 tax year;
- (2) subtracting the greater of zero or the amount computed under Subdivision (1) from the amount of tax the district imposed on the homestead in the 2018 tax year;
- (3) adding any tax imposed in the 2019 tax year attributable to improvements made in the 2018 tax year as provided by Subsection (b) to the amount computed under Subdivision (2);
- (4) multiplying the taxable value of the homestead in the 2019 tax year by a tax rate equal to the difference between the district's maximum compressed rate for the 2019 tax year and the district's maximum compressed rate for the 2020 tax year;

# Montgomery ISD Tax Rate History



## SB 3

12           (b) An adult is entitled to exemption from taxation by a  
13 school district of \$70,000 [~~\$40,000~~] of the appraised value of the  
14 adult's residence homestead, except that only \$5,000 of the  
15 exemption applies to an entity operating under former Chapter 17,  
16 18, 25, 26, 27, or 28, Education Code, as those chapters existed on  
17 May 1, 1995, as permitted by Section 11.301, Education Code.

18           (c) In addition to the exemption provided by Subsection (b)  
19 [~~of this section~~], an adult who is disabled or is 65 or older is  
20 entitled to an exemption from taxation by a school district of  
21 \$30,000 [~~\$10,000~~] of the appraised value of the person's [~~his~~]  
22 residence homestead.