

Payment Report

Lender:	The Mint National Bank	Date:	01/17/2025
Address:	1215 Kingwood Dr, Kingwood	State, Zip:	TX, 77339

Agency Code:	TX101 7225	Discount Date:	
Agency Name:	ALIEF ISD	Economic Loss Date:	01/31/2025
Payee:	ALIEF ISD TAX COLLECTOR	Preferred Due Date:	
Mailing Address:	PO Box 368, Alief, TX 77411-0368	Installment:	1

Mail Service	Tracking No	Check No	Parcel Count	Check Amount
USPS		1565	1	\$39,831.22

Borrower Name	Address	Parcel	Bill Number	Base Tax
YANGGUANG ONE LLC	8205 W SAM HOUSTON PARKWAY S	1296280010003		\$39,831.22
			Total	\$39,831.22

ALIEF I.S.D.

Iris Marshall, Tax Assessor/Collector

P.O. Box 368

Alief, TX 77411-0368

PAY ONLINE AT: (FEES APPLY, SEE BACK)

WEBSITE: WWW.ALIEFISD.NET/PAYTAX

14051 BELLAIRE BLVD #100

HOUSTON, TX 77083

**2024 ONLINE TAX STATEMENT**

01/14/2025

RETAIN THIS PORTION FOR YOUR RECORDS

ACCOUNT: 02100003713

CAD ACCOUNT: 1296280010003

PROPERTY OWNER

KPAA LLC
800 WILCREST DR STE 105
HOUSTON, TX 77042-1369

PROPERTY DESCRIPTION

8205 W SAM HOUSTON PKY S
RES A2 BLK 1
KUN-PENG PLAZA

ACRES: 1.3770

Market Value - Cap Adj = Total Appraised/Assessed

ASSESSED/APPAISED VALUE		EXEMPTED OR ADJUSTED VALUE		2024 PROPERTY TAX ASSESSMENT	
LAND	899,730	HOMESTEAD	-	TAXABLE VALUE	3,802,140
IMPROVEMENT	2,902,410	OVER 65/DISABLED	-	TAX ASSESSMENT RATIO	100%
MINERAL	-	DISABLED VETERAN	-	TAX RATE PER \$100 VALUE	1.047600
PERSONAL PROPERTY	-	CAP ADJ/AG DEFERRED	-	BASE TAX DUE	\$39,831.22
		EXEMPT/NOMINAL VALUE	-		
TOTAL MARKET VALUE	3,802,140	TOTAL EXEMPTED OR ADJUSTED VALUE	0	TOTAL TAX DUE (if paid by January 31, 2025)	\$39,831.22

TAX YEAR COMPARISON INFORMATION

TAX YEAR	TAX ENTITY	APPRAISED		TAXABLE						PREV. YEAR	
		VALUE		VALUE	TAX RATE	LEVY AMOUNT					
2024	008	3,802,140		3,802,140	1.047600	39,831.22				21.461%	
2023	008	3,323,537		3,323,537	0.986700	32,793.34				0.024%-	
2022	008	2,825,000		2,825,000	1.161100	32,801.08				30.790%	
2021	008	2,081,603		2,081,603	1.204800	25,079.15				4.085%	
2020	008	1,999,902		1,999,902	1.204800	24,094.82				10.578%	
2019	008	1,751,450		1,751,450	1.244100	21,789.79				N/A	
5 Year		117.085%		117.085%	15.795%-	82.798%					
Rate Breakdown		2024	M&O	0.842600	I&S	0.205000	2023	M&O	0.781700	I&S	0.205000

TOTAL DUE IF PAID BY:

JANUARY 31, 2025	\$39,831.22
FEBRUARY 28, 2025	\$42,619.40
MARCH 31, 2025	\$43,416.03
APRIL 30, 2025	\$44,212.66
MAY 31, 2025	\$45,009.28
JUNE 30, 2025	\$45,805.90
TAXES ARE DUE UPON RECEIPT AND BECOME DELINQUENT FEBRUARY 01, 2025	

SIGN UP FOR E-STATEMENTS AT <https://texaspayments.com/101903> USING SECURE #3285288000

RETURN THIS PORTION WITH PAYMENT

**MAKE PAYABLE TO:**

Alief ISD Tax Office

MAIL PAYMENTS TO:

P.O. Box 368

Alief, TX 77411-0368

PAY ONLINE AT: (FEES APPLY, SEE BACK)

WEBSITE: WWW.ALIEFISD.NET/PAYTAX

FULL PAYMENT IS REQUIRED

2024 ONLINE TAX STATEMENT**ACCOUNT #: 02100003713**

CAD #: 1296280010003

MTG CODE: OWNER -

PROPERTY OWNER

KPAA LLC
800 WILCREST DR STE 105
HOUSTON, TX 77042-1369

TOTAL DUE IF PAID BY:

JANUARY 31, 2025	\$39,831.22
FEBRUARY 28, 2025	\$42,619.40
MARCH 31, 2025	\$43,416.03
APRIL 30, 2025	\$44,212.66
MAY 31, 2025	\$45,009.28
JUNE 30, 2025	\$45,805.90
TAXES ARE DUE UPON RECEIPT AND BECOME DELINQUENT FEBRUARY 01, 2025	

02100003713735

20240039831220042619408