

2024 TAX STATEMENT

Valley Ranch M.U.D. #1  
Michael H. Arterburn, Tax A/C  
1750 West 43rd Street  
Houston, TX 77018

Hours: Monday - Thursday 8:30 a.m. - 5:00 p.m. Phone: (713) 688-3855  
Web: www.utilitytaxservice.com

Owner Name and Address
VALENCIA SANDRA S B 21316 TIMBER BLUFF CT PORTER, TX 77365-5194
**RETURN SERVICE REQUESTED**
If your mortgage company escrows funds for payment of taxes, please forward this statement with your loan number to them for payment.

Jur No	Stmt Date	Delinquent Date	Receipt No
MV1	7/29/2025	2/1/2025	244
Account No	35821600		
TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER January 31, 2025. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.			
Taxes that remain delinquent on July 01, 2025 will incur an additional penalty to defray costs of collection per Section 33.07,33.08 and/or 33.11 of the Texas Property Tax Code.			
IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR VALLEY RANCH M.U.D. #1 REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR VALLEY RANCH M.U.D. #1 FOR THE PAYMENT OF THESE TAXES.			
Please contact the Appraisal District concerning any corrections in appraised value, ownership, address changes or any application for exemptions.			
Montgomery County CAD www.mcad-tx.org 936-539-7897			

Appraised Values		Property Information	Comparisons of the last six (6) years					
Improvement HS	242,099	S941203 - VALLEY RANCH 03, BLOCK 4, LOT 26  A1  Service Address TIMBER BLUFF CT PORTER 77365 77365	Year	Appraised	Taxable	Rate	Taxes	% Change
Land HS	31,387		2024	273,486	273,486	1.000000	2,734.86	N/A
			N/A	N/A	N/A	N/A	N/A	N/A
			N/A	N/A	N/A	N/A	N/A	N/A
			N/A	N/A	N/A	N/A	N/A	N/A
			N/A	N/A	N/A	N/A	N/A	N/A
100% Assessed Value	273,486		% Change between 2024 and 2024					
			N/A	N/A	N/A	N/A	N/A	
Taxing Unit		Less Exemptions	Taxable Value		Tax Rate		Tax Levy	
Valley Ranch M.U.D. #1			273,486		1.000000 per \$100		2,734.86	
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.			Current Taxes Due					2,734.86
			Payment(s) applied					2,734.86
			Total Due by 7/31/2025					0.00

----- PLEASE DETACH BOTTOM PORTION AND RETURN WITH YOUR PAYMENT TO ENSURE PROPER CREDIT -----

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PORTER, TX 77365-5194

MAKE CHECKS PAYABLE TO:

Valley Ranch M.U.D. #1  
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Houston, TX 77018

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If Paid	P&I	Total Due
		0.00

Pay your taxes by Credit,Debit,eCheck online at  
www.utilitytaxservice.com

Amount Paid	No Payment Required
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☐ Check if receipt needed  
NO PARTIAL PAYMENTS ACCEPTED  
WITHOUT PRIOR APPROVAL