

2024 YEAR TAX STATEMENT



TAMMY J. MCRAE
MONTGOMERY COUNTY TAX ASSESSOR-COLLECTOR
400 N. SAN JACINTO
CONROE, TX 77301-2823
PHONE NO. (936) 539-7897

Mail To:

VALENCIA SANDRA S B
 21316 TIMBER BLUFF CT
 PORTER, TX 77365-5194

Legal Description:

S941203 - VALLEY RANCH 03, BLOCK 4, LOT 26

Legal Acres: .2238

Parcel Address: 21316 TIMBER BLUFF CT

Account No: 0094120307200

CAD No: R358216

As of Date: 07/18/2025

Print Date: 07/18/2025

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	AG/TIM Market Value	Non-Qualifying Value
Land	Improvement						
\$31,387	\$242,099	\$273,486	\$273,486	\$0	\$273,486	\$0	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
MONTGOMERY COUNTY	\$273,486	HOM	\$54,697	\$218,789	0.379000	\$829.21
MONTGOMERY CO HOSPITAL DISTRICT	\$273,486	HOM	\$54,697	\$218,789	0.049700	\$108.74
NEW CANEY ISD	\$273,486	HOM	\$100,000	\$173,486	1.255200	\$2,177.60
MONTGOMERY CO ESD 6	\$273,486	HOM	\$0	\$273,486	0.100000	\$273.49
LONE STAR COLLEGE	\$273,486	HOM	\$21,879	\$251,607	0.107600	\$270.73

Total 2024 Tax: \$3,659.77
Total 2024 Levy Paid To Date: \$3,659.77
2024 Levy Due: \$0.00
Total 2024 Due: \$0.00

Exemptions:

HOM HOMESTEAD

AMOUNT DUE IF PAID BY THE END OF:

07/31/2025 18%	09/01/2025 19%	09/30/2025 20%	10/31/2025 21%	12/01/2025 22%	12/31/2025 23%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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.

School Information :

NEW CANEY ISD 2024 M&O .75520000 I&S .50000000 Total 1.2552000 2023 M&O .75750000 I&S .50000000 Total 1.2575000

TO PAY BY CREDIT CARD PLEASE CALL 1-800-351-7929 AND USE BUREAU CODE 7898505 OR VISIT WWW.MCTOTX.ORG

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

7.1.61



AMOUNT DUE IF PAID BY THE END OF:

Print Date: 07/18/2025

07/31/2025 18%	09/01/2025 19%	09/30/2025 20%	10/31/2025 21%	12/01/2025 22%	12/31/2025 23%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

MONTGOMERY COUNTY TAX OFFICE
 TAMMY J. MCRAE
 400 N San Jacinto
 CONROE, TX 77301-2823



* 0 0 9 4 1 2 0 3 0 7 2 0 0 *

0094120307200

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AMOUNT PAID:

\$ _____.

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