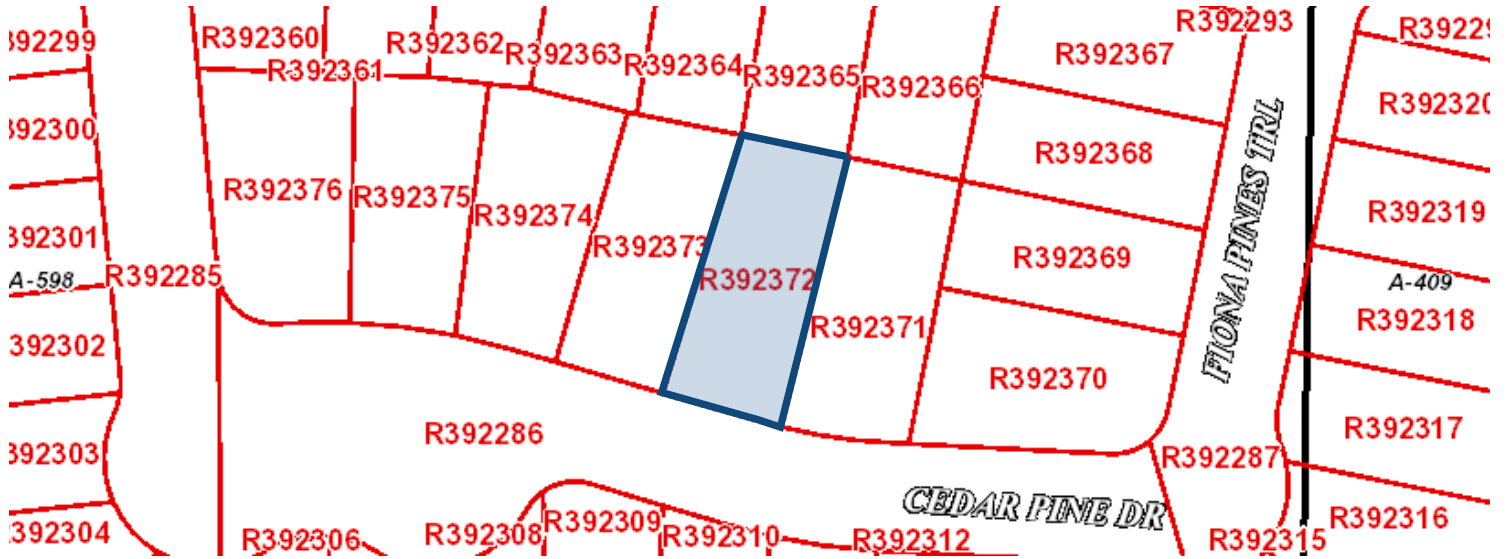


### Map



### Property Details

#### ccount

<b>Quick Ref ID:</b>	R392372
<b>Legal Description:</b>	Cinco Ranch Southwest Sec 42, BLOCK 4, Lot 13
<b>Geographic ID:</b>	2278-42-004-0130-914
<b>Agent:</b>	
<b>Type:</b>	Real Residential

#### ocation

<b>Address:</b>	26318 Cedar Pine DR, Katy, TX 77494
<b>Map ID:</b>	Z-028
<b>Neighborhood ID:</b>	9097

#### wner

[View Linked Properties](#)

<b>Owner ID:</b>	O0823653
<b>Name:</b>	Li & Zheng Family Trust
<b>Mailing Address:</b>	26318 Cedar Pine DR Katy, TX 77494-5780
<b>Ownership:</b>	100.0%
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$366,13
<b>Improvement Non-Homesite Value:</b>	\$
<b>Total and Homesite Value:</b>	\$40,70
<b>Total and Non-Homesite Value:</b>	\$
<b>Agricultural Market Valuation:</b>	\$
<b>Assessment Method:</b>	COS
<b>Market Value:</b>	\$406,83
<b>Special Use Value:</b>	\$
<b>Appraised Value:</b>	\$406,83
<b>Homestead Cap Loss: ⓘ</b>	\$
<b>Assessed Value:</b>	\$406,83

**The 2022 appraisal roll is certified, and most values displayed are certified values. Some values are subject to change.**

**DISCLAIMER** Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

### Property Taxing Jurisdiction

Entity	Description	Market Value	Taxable Value
01	Fort Bend Drainage	\$406,830	\$406,830
01	Fort Bend General	\$406,830	\$406,830
223	Cinco Southwest MUD 3	\$406,830	\$406,830
05	Fort Bend ESD 4	\$406,830	\$406,830
13	Katy ISD	\$406,830	\$406,830

Total Tax Rate: 0.000000

### Property Improvement - Building

Type: Residential State Code: A1 Living Area: 2,753.00sqft Value: \$366,130

Type	Description	Class CD	Year Built	SQF
A	Main Area Bedrooms: 5.00 Bathrooms: 3.00 Fireplaces: ASG	RA2+	2010	1,430.0
A2	Main Area 2nd Story	RA2+	2010	1,323.0
G	Attached Garage	RA2+	2010	540.0
P	Open Porch	RA2+	2010	150.0
P	Open Porch	RA2+	2010	98.0
A	Patio concrete slab	RA2+	2015	108.0
A	Patio concrete slab	RA2+	2015	48.0

### Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
I	Residential Interior		6,822.00			\$40,700	\$

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assesse
2023	N/A	N/A	N/A	N/A	N/A	N/
2022	\$366,130	\$40,700	\$0	\$406,830	\$0	\$406,83
2021	\$249,490	\$40,700	\$0	\$290,190	\$0	\$290,19
2020	\$254,310	\$37,000	\$0	\$291,310	\$0	\$291,31
2019	\$248,990	\$37,000	\$0	\$285,990	\$0	\$285,99
2018	\$239,230	\$37,000	\$0	\$276,230	\$0	\$276,23
2017	\$241,310	\$45,000	\$0	\$286,310	\$0	\$286,31
2016	\$250,680	\$45,000	\$0	\$295,680	\$4,000	\$291,68
2015	\$226,980	\$45,000	\$0	\$271,980	\$6,820	\$265,16
2014	\$196,050	\$45,000	\$0	\$241,050	\$0	\$241,05
2013	\$178,770	\$45,000	\$0	\$223,770	\$0	\$223,77

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/9/2021	DSW	Deed, Special Warranty	Zheng Tiffany & Xianchao Li	Li & Zheng Family Trust			202119247
1/27/2020	DGWVL	Deed, General Warranty with Vendors Lien	Nguyen Thanh G & Tuan M Tran	Zheng Tiffany & Xianchao Li			202003640
1/31/2018	DGWVL	Deed, General Warranty with Vendors Lien	Bodecott, Richard H	Nguyen Thanh G & Tuan M Tran			201808659
2/8/2010	DSWVL	Deed, Special Warranty with Vendor Lien		Bodecott, Richard H			201011967
7/2/2010	DSW	Deed, Special Warranty		Pulte Homes Of Texas LP			201006707