

MONTGOMERY CENTRAL APPRAISAL DISTRICT

Property Owner Property Address Tax Year 2024 Market Value
 R242139 NICOLAS, NICOLAS & GALE 84 W SANDALBRANCH CIR, SPRING, TX 77382 2024 N/A

2024 GENERAL INFORMATION

Property Status Active
 Property Type Real
 Legal Description WDLNDS VIL ALDEN BR 18, BLOCK 1, LOT 11
 Neighborhood VOAB 18
 Account 9719-18-01100
 Map Number -

2024 OWNER INFORMATION

Owner Name NICOLAS, NICOLAS & GALE
 Owner ID
 Exemptions Homestead (Active)
 Percent Ownership 100%
 Mailing Address 84 W SANDALBRANCH CIR SPRING, TX 77382-1309
 Agent -

2024 VALUE INFORMATION

MARKET VALUE

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
 Total Land Market Value N/A
 Total Market Value N/A

ASSESSED VALUE

Total Improvement Market Value N/A
 Land Homesite Value N/A
 Land Non-Homesite Value N/A
 Agricultural Use N/A
 Timber Use N/A
 Total Appraised Value N/A
 Homestead Cap Loss ⓘ N/A
 Total Assessed Value N/A

2024 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		N/A	N/A	N/A	N/A
CWT- The Woodlands Township	HS	N/A	N/A	N/A	N/A
GMO- Montgomery Cnty	HS	N/A	N/A	N/A	N/A
HM1- Mont Co Hospital	HS	N/A	N/A	N/A	N/A
JNH- Lone Star College	HS	N/A	N/A	N/A	N/A
M47- Mont Co MUD 47	HS	N/A	N/A	N/A	N/A
SCO- Conroe ISD	HS	N/A	N/A	N/A	N/A

2024 IMPROVEMENTS

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Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value
 - A1 - Residential Single Family Yes 2,800 Sq. Ft N/A

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1996	1,700	N/A	Details
2	Main Area 2nd Flr	1996	1,100	N/A	Details
3	Open Masonry Porch	1996	39	N/A	Details
4	Canopy	1996	64	N/A	Details
5	Detached Frame Garage	1996	572	N/A	Details

2024 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Site Value	A1 - Residential Single Family	Yes	N/A	N/A	N/A	8,680 Sq. ft
TOTALS						8,680 Sq. ft / 0.199265 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2023	\$378,700	\$90,000	\$468,700	\$0	\$0	\$468,700	\$55,890	\$412,810
2022	\$362,350	\$90,000	\$452,350	\$0	\$0	\$452,350	\$77,070	\$375,280
2021	\$302,100	\$39,060	\$341,160	\$0	\$0	\$341,160	\$0	\$341,160
2020	\$315,990	\$39,060	\$355,050	\$0	\$0	\$355,050	\$0	\$355,050
2019	\$312,540	\$39,060	\$351,600	\$0	\$0	\$351,600	\$0	\$351,600

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
11/28/2000	DZBENSKI, ROBERT J & DIANA	NICOLAS, NICOLAS & GALE	-	804.00/1818
1/14/1997	D.R. HORTON - EMERALD BUILDERS LTD	DZBENSKI, ROBERT J & DIANA	-	227.00/0250
8/8/1996	WOODLANDS LAND DEV CO LP	D.R. HORTON - EMERALD BUILDERS LTD	-	182.00/2544

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