

## Property Details

<b>Account</b>		
<b>Property ID:</b>	693582	<b>Geographic ID:</b> 3285-3004-006
<b>Type:</b>	Real	<b>Zoning:</b> 10/20/2020 CH
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	6111 CADDO BEND LN MANVEL, TX 77578	
<b>Map ID:</b>		<b>Mapsco:</b> SAL59
<b>Legal Description:</b>	DEL BELLO LAKES SEC 3 (A0460 HT&BRR) (MANVEL) BLK 4 LOT 6	
<b>Abstract/Subdivision:</b>	S3285-3 - DEL BELLO LAKES SEC 3 (A0460 HT&BRR) (MANVEL)	
<b>Neighborhood:</b>	S3285	
<b>Owner</b>		
<b>Owner ID:</b>	1192178	
<b>Name:</b>	MATTHEWS TORRI NAIKI	
<b>Agent:</b>	OWNWELL INC	
<b>Mailing Address:</b>	6111 CADDO BEND LN MANVEL, TX 77578-2143	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	HS - Homestead For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>		\$485,499 (+)
<b>Improvement Non-Homesite Value:</b>		\$0 (+)
<b>Land Homesite Value:</b>		\$118,160 (+)
<b>Land Non-Homesite Value:</b>		\$0 (+)
<b>Agricultural Market Valuation:</b>		\$0 (+)

<b>Market Value:</b>	\$603,659 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b>	\$603,659 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$603,659
<b>Ag Use Value:</b>	\$0

**Information relating to 2023 should be considered a "work in progress". Prior year data is informational only and does not necessarily replicate the values certified to the tax office.**

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

**Owner:** MATTHEWS TORRI NAIKI **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$603,659	\$503,659	\$0.00	
CMV	CITY OF MANVEL	0.560000	\$603,659	\$603,659	\$3,380.49	
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.114786	\$603,659	\$482,927	\$554.33	
EM3	BRAZORIA COUNTY EMERGENCY DISTRICT #3	0.077385	\$603,659	\$603,659	\$467.14	
GBC	BRAZORIA COUNTY	0.270664	\$603,659	\$482,927	\$1,307.11	
JAL	ALVIN COMMUNITY COLLEGE	0.151264	\$603,659	\$603,659	\$913.12	
M43	BRAZORIA COUNTY MUD #43	0.950000	\$603,659	\$603,659	\$5,734.76	
RDB	ROAD & BRIDGE FUND	0.043284	\$603,659	\$479,927	\$207.73	

SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	1.192300	\$603,659	\$503,659	\$6,005.13	
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**Total Tax Rate:** 3.359683

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**Estimated Taxes With Exemptions:** \$18,569.81

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**Estimated Taxes Without Exemptions:** \$20,281.04