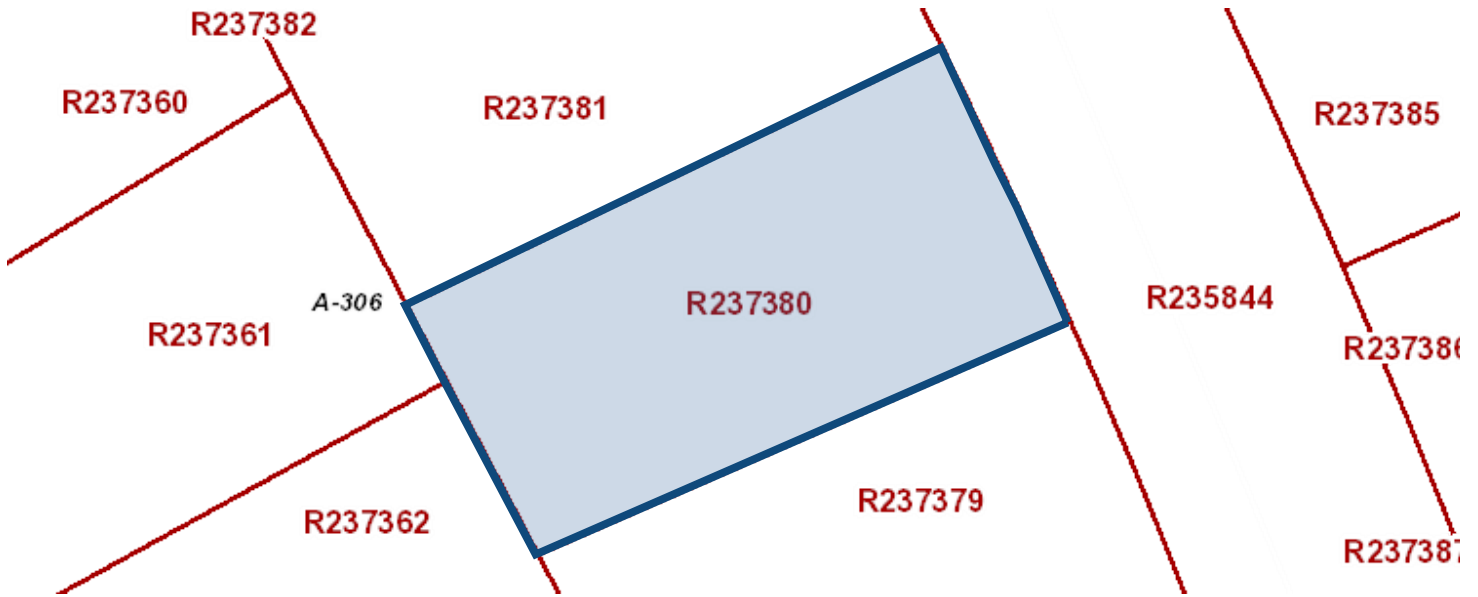


Map



Property Details

Account		
Quick Ref ID:	R237380	Geographic ID: 3519-05-002-0740-914
Type:	Real Residential	Zoning:
Property Use:		Condo:
Location		
Situs Address:	5710 Ashley Spring CT, Katy, TX 77494	
Map ID:	Z-021	Mapsc0:
Legal Description:	GRAND LAKES SEC 5, BLOCK 2, LOT 74	
Abstract/Subdivision:	3519-05 - GRAND LAKES SEC 5	
Neighborhood:	9162	
January 1 Owner ?		
Owner ID:	O0439978	
Name:	Ruiz, Irene	
Agent:		
Mailing Address:	1860 Fm 359 RD # 248 Richmond, TX 77406-1296	
% Ownership:	100.0%	

Exemptions:	HS - Homestead For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$452,079 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$114,400 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Value Method:	COST
Market Value:	\$566,479 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Homestead Cap Loss: ⓘ	\$74,820 (-)
Appraised Value:	\$491,659
Ag Use Value:	\$0

The deadline to protest this property is May 15, 2024

VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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: Ruiz, Irene **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
D01	Fort Bend Drainage	\$566,479	\$393,327
G01	Fort Bend General	\$566,479	\$393,327
M123	Grand Lakes MUD 4	\$566,479	\$491,659
R33	Harris-Fort Bend ESD 100	\$566,479	\$393,327
S13	Katy ISD	\$566,479	\$391,659
W18	Grand Lakes WCID	\$566,479	\$491,659

Total Tax Rate: 0.000000

Property Improvement - Building

Type: Residential **State Code:** A1 **Living Area:** 3,110.00 sqft **Value:** \$452,079

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	RG2+	1999	1,938.00
MA2	Main Area 2nd Story	RG2+	1999	1,172.00
OP	Open Porch	RG2+	1999	48.00
OP	Open Porch	RG2+	1999	108.00
DG	Detached Garage	RG2+	1999	676.00
RP	Swimming Pools	GRP5	2006	524.00
SPA	Spa	SPAG	2006	1.00
PA	Patio concrete slab	RG2+	2006	150.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RX	Residential Cul-de-sac		8,127.00			\$114,400	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2024	\$452,079	\$114,400	\$0	\$74,820	\$491,659
2023	\$472,481	\$88,000	\$0	\$113,518	\$446,963
2022	\$403,510	\$88,000	\$0	\$85,180	\$406,330
2021	\$281,390	\$88,000	\$0	\$0	\$369,390
2020	\$271,230	\$80,000	\$0	\$0	\$351,230
2019	\$286,130	\$80,000	\$0	\$0	\$366,130
2018	\$313,190	\$80,000	\$0	\$0	\$393,190

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/20/2006	DSWVL	Deed, Special Warranty with Vendor Lien	Federal Home Loan Mortgage	Ruiz, Irene			2006120715
6/6/2006	DST	Deed, Substitute Trustee		Federal Home Loan Mortgage			2006067581
	Conv	Conversion		RICHARDSON TOM & RAINEY			2000015218