


Fort Bend CAD Property Search

This website only contains information about values. For information on estimated taxes, tax rates, and tax rate adoption, visit www.fortbendtax.org (<http://www.fortbendtax.org>).
By clicking the link above, you will be leaving the Fort Bend Central Appraisal District's website.

Quick Ref ID: R280255 For Year 2025

Property Details

Account		
Quick Ref ID:	R280255	Geographic ID: 2960-06-003-0110-914
Type:	Real Residential	Zoning:
Property Use:		Condo:
Location		
Situs Address:	2507 Blue Water Bay DR, Katy, TX 77494	
Map ID:	Z-005	Mapsco:
Legal Description:	FALCON POINT SEC 6, BLOCK 3, LOT 11	
Abstract/Subdivision:	2960-06 - FALCON POINT SEC 6	
Neighborhood:	9111	
January 1 Owner 		
Owner ID:	O0635311	
Name:	Mehr Alireza Alavian & Fahimeh Moltaji	
Agent:		
Mailing Address:	2507 Blue Water Bay DR Katy, TX 77494-6214	
% Ownership:	100.00%	
Exemptions:	HS - Homestead For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)

Agricultural Market Valuation:	N/A (+)
Value Method:	N/A
Market Value:	N/A (=)
Agricultural Value Loss: ⓘ	N/A (-)
HS Cap Loss: ⓘ	N/A (-)
CB Cap Loss: ⓘ	N/A (-)
Appraised Value:	N/A
Ag Use Value:	N/A

The 2024 appraisal roll is certified, and most values displayed are certified values. Some values are subject to change.

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: Mehr Alireza Alavian & Fahimeh Moltaji **%Ownership:** 100.00%

Entity	Description	Market Value	Taxable Value
D01	Fort Bend Drainage	N/A	N/A
G01	Fort Bend General	N/A	N/A
M89	Harris-Fort Bend MUD 1	N/A	N/A
R41	Fort Bend ESD 2	N/A	N/A
S13	Katy ISD	N/A	N/A

Total Tax Rate: N/A

📌 Property Improvement - Building

Type: Residential **State Code:** A1 **Living Area:** 3,320.00 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	RG2	2003	2,115.00

MA2	Main Area 2nd Story	RG2	2003	1,205.00
AG	Attached Garage	RG2	2003	467.00
OP	Open Porch	RG2	2003	49.00
PA	Patio concrete slab	RG2	2003	177.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RG	Residential Golf Course	NaN	9,721.00			N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	N/A	N/A	N/A	N/A	N/A
2024	\$432,093	\$85,800	\$0	\$57,960	\$459,933
2023	\$421,870	\$66,000	\$0	\$69,749	\$418,121
2022	\$374,050	\$66,000	\$0	\$59,940	\$380,110
2021	\$279,550	\$66,000	\$0	\$0	\$345,550
2020	\$266,520	\$66,000	\$0	\$0	\$332,520
2019	\$259,160	\$66,000	\$0	\$0	\$325,160
2018	\$271,270	\$66,000	\$0	\$0	\$337,270

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/6/2015	DG	Deed, General Warranty	Tarahhom Farhad & Ghazal Dashti	Mehr Alireza Alavian & Fahimeh Moltaji			2015093068
9/20/2010	DGWVL	Deed, General Warranty with Vendors Lien		Tarahhom Farhad & Ghazal Dashti			2010092111
	DGWVL	Deed, General Warranty with Vendors Lien	Imperial Homes Texas LTD	Lundy Michael E & Frances			2003063821

	DSW	Deed, Special Warranty	HOUSTON AREA DEVELOPMENT CORP	Imperial Homes Texas LTD			2002128868
	Conv	Conversion		HOUSTON AREA DEVELOPMENT CORP			

ARB Data

Final Value may be reflective of post-ARB appeal results. All ARB determinations are available at [\(https://www.fbcad.org/arb/\)](https://www.fbcad.org/arb/)**www.fbcad.org/arb/** [\(https://www.fbcad.org/arb/\)](https://www.fbcad.org/arb/). Notice Value for each account reflects the percentage of value within the appraisal district.

Hearing Date And Time	Category	Board Members	Owner's Opinion Of Value	Notice Value	Board's Determination Of Value	ARB Determination
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