

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	364035	Name:	SHANNONHOUSE, HUGH P
Geographic ID:	9014-12-06100	Secondary Name:	
Type:	R		
Zoning:		Mailing Address:	
Agent:			
Legal Description:	S901412 - Spring Trails 12, BLOCK 2, Lot 2	Owner ID:	312939
Property Use:		% Ownership:	100.000000
		Exemptions:	HS - Homestead,OTHER

LOCATION

Address: 2706 ANDREW SPRINGS LN, SPRING TX 77386

Market Area:
Market Area CD: 14391.0
Map ID:
Zoning:

PROTEST

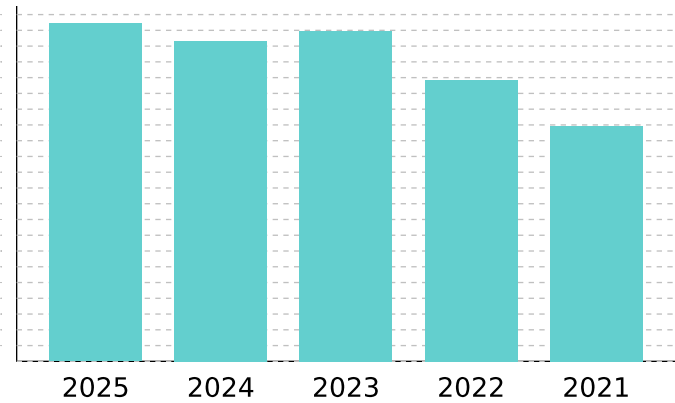
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$30,000
Land Non-Homesite:	\$0
Special Use Land Market:	\$0
Total Land:	\$30,000
Improvement Homesite:	\$505,789
Improvement Non-Homesite:	\$0
Total Improvement:	\$505,789
Market:	\$535,789
Special Use Exclusion (-):	\$0
Appraised:	\$535,789
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$535,789

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$30,000	\$505,789	\$0	\$535,789	\$0	\$535,789
2024	\$30,000	\$477,613	\$0	\$507,613	\$0	\$507,613
2023	\$30,000	\$493,820	\$0	\$523,820	\$0	\$523,820
2022	\$30,000	\$416,370	\$0	\$446,370	\$0	\$446,370
2021	\$30,000	\$343,650	\$0	\$373,650	\$0	\$373,650

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
F08	Emergency Ser Dist #8	0.093600	\$535,789	\$432,210
GMO	Montgomery Cnty	0.379000	\$535,789	\$378,631
HM1	Mont Co Hospital	0.049700	\$535,789	\$403,631
JNH	Lone Star College	0.107600	\$535,789	\$417,926
M94	Mont Co MUD 94	0.675000	\$535,789	\$525,789
SCO	Conroe ISD	0.949600	\$535,789	\$420,789

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1:	Residential	Improvement Value:	\$503,789	Main Area:	3,446
State Code:	A1	Description:	HOUSE	Gross Building Area:	4,401

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Main Area	6+		1	2007	2007	2,275
MA2.0	Main Area 2nd Flr	6+		1	2007	2007	1,171
BG	Attached Brick Garage	6+		1	2007	2007	440
OMP	Open Masonry Porch	6+		1	2007	2007	234
OMP	Open Masonry Porch	6+		1	2007	2007	149
MP	Masonry Patio	6+		1	2007	2007	132

Improvement Features

MA Plumbing: 1HB, Foundation: 1, Flooring: 4, Plumbing: 16, HVAC: RH1-RC1, Plumbing: 3FB, Interior Finish: 1, Flooring: 1, Plumbing: 3AF, Roof: 1, Fireplace: 1P1, Exterior Finish: R14, Flooring: 2

Improvement #2:	Residential	Improvement Value:	\$2,000	Main Area:	0
State Code:	A1	Description:	OUTDOOR FIREPLACE-EV	Gross Building Area:	1

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
EV	ESTIMATED VALUE			1	2008	0	1

Improvement Features

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
S1	Primary Site	0.1722	7,500	\$4.00	\$30,000	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
7/16/07	WDV	W/d & V/in	DARLING HOMES OF HOUSTON LTD	SHANNONHOUSE, HUGH P	393.11		2003	
2/9/07	SWD	Spcl W/deed	MIDWAY SPRING TRAILS	DARLING HOMES OF HOUSTON LTD	279.11		0833	