

MONTGOMERY CENTRAL APPRAISAL DISTRICT

Property Owner: R61587 ABC INVESTMENT GROUP LLC Property Address: 149 SPRINGS EDGE DR, MONTGOMERY, TX 77356 Tax Year: 2024 Market Value: N/A

2024 GENERAL INFORMATION

Property Status: Active
 Property Type: Real
 Legal Description: S215000 - April Sound 01, BLOCK 3, Lot 27
 Neighborhood: April Sound
 Account: 2150-00-07900
 Map Number: -

2024 OWNER INFORMATION

Owner Name: ABC INVESTMENT GROUP LLC
 Owner ID:
 Exemptions:
 Percent Ownership: 100%
 Mailing Address: 6315 FM 1488 RD #STE B MAGNOLIA, TX 77354-2526
 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

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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
CCO- City Of Conroe		N/A	N/A	N/A	N/A
GMO- Montgomery Cnty		N/A	N/A	N/A	N/A
HM1- Mont Co Hospital		N/A	N/A	N/A	N/A
MU3- Mont Co UD 3		N/A	N/A	N/A	N/A
SMO- Montgomery ISD		N/A	N/A	N/A	N/A

2024 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Primary Site	C1 - All Vac Res Lts & Vac Res Tr < 5 Ac	No	N/A	N/A	N/A	9,600 Sq. ft
2 - Primary Site	C1 - All Vac Res Lts & Vac Res Tr < 5 Ac	No	N/A	N/A	N/A	8,890 Sq. ft
TOTALS						18,490 Sq. ft / 0.424472 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2023	\$0	\$55,470	\$55,470	\$0	\$0	\$55,470	\$0	\$55,470
2022	\$0	\$55,470	\$55,470	\$0	\$0	\$55,470	\$0	\$55,470
2021	\$0	\$55,470	\$55,470	\$0	\$0	\$55,470	\$0	\$55,470
2020	\$0	\$55,470	\$55,470	\$0	\$0	\$55,470	\$0	\$55,470
2019	\$0	\$25,000	\$25,000	\$0	\$0	\$25,000	\$0	\$25,000

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
5/5/2023	BATES, RUSSELL	ABC INVESTMENT GROUP LLC	2023040212	
10/12/2005	JONES, PATRICIA R	BATES, RUSSELL	-	934.10/0388
8/4/2003	PRESBYTERIAN DAY SCHOOL	JONES, PATRICIA R	-	386.10/1252
4/14/2003	HOUSE, PAUL R	PRESBYTERIAN DAY SCHOOL	-	NO REC INFO/IMAGED

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