

2025 PROPERTY TAX STATEMENT

ACCOUNT IS PAID

Account Number 109-855-000-0048	Current As Of: April 16, 2026	Assessed Owner 2119 WOODSTREAM DRIVE KINGWOOD LLC 26940 MERLOT RIVER DR KINGWOOD TX 77339-1448
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Property Description	Appraised Values		Notes/Exemptions
2119 WOODSTREAM DR 77339 LT 48 BLK 31 TRAILWOOD VILLAGE SEC 5 .2727 AC	Land - Market Value:	78,624	CAP, HOMESTEAD Our records indicate that your statement has been requested by a mortgage company.
	Impr - Market Value:	323,376	
	Total Market Value:	402,000	
	Less Capped Mkt Value:	50,110	
	Appraised Value:	351,890	

Taxing Jurisdiction	Exemption	Taxable Value	Tax Rate	Taxes
Harris County	70,378	281,512	0.380960	\$1,072.45
Harris County Flood Control Dist	70,378	281,512	0.049660	\$139.80
Port of Houston Authority	70,378	281,512	0.005900	\$16.61
Harris County Hospital District	70,378	281,512	0.187610	\$528.14
Harris County Dept. of Education	70,378	281,512	0.004798	\$13.51
Lone Star College System	28,151	323,739	0.106000	\$343.16
City of Houston	70,378	281,512	0.519190	\$1,461.58

Total 2025 Taxes Due by January 31, 2026:	\$3,575.25
Payments applied to 2025 taxes:	\$3,575.25
Total Current Taxes Due:	\$0.00
Prior year(s) taxes due (if any):	\$0.00
Total Amount Due For April 2026:	\$0.00

Penalties for Late Payments	Rate	Current	Delinquent	Total
By February 28, 2026	7%	\$0.00	\$0.00	\$0.00
By March 31, 2026	9%	\$0.00	\$0.00	\$0.00
By April 30, 2026	11%	\$0.00	\$0.00	\$0.00
By May 31, 2026	13%	\$0.00	\$0.00	\$0.00
By June 30, 2026	15%	\$0.00	\$0.00	\$0.00

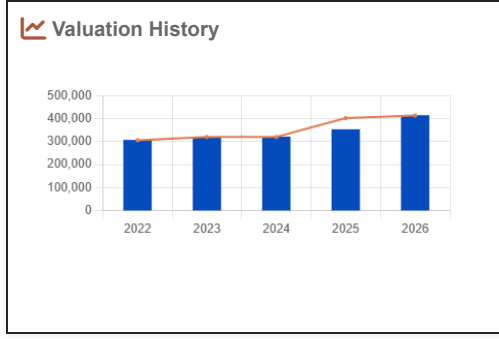
Totals due may contain an additional section 33.07 collection penalty of 20%

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.



2119 WOODSTREAM DR 2026
 KINGWOOD, TX 77339
 Residential

Account: 1098550000048
Name: 2119 WOODSTREAM DRIVE
 KINGWOOD LLC
Mailing Address: 26940 MERLOT RIVER DR
 KINGWOOD, TX 77339-1448



Valuations

Land:	\$78,624
Improvement:	\$334,464
Market:	\$413,088
Appraised:	\$413,088

[iFile a protest](#)
[Value Notice](#)
[Values on Same Street](#)

[Compare Valuations](#)

Jurisdictions/Exemptions

District	Jurisdictions	Exemption Value	2025 Rate	2026 Rate
018	HUMBLE ISD		1.105200	0.000000
040	HARRIS COUNTY		0.380960	0.000000
041	HARRIS CO FLOOD CNTRL		0.049660	0.000000
042	PORT OF HOUSTON AUTHY		0.005900	0.000000
043	HARRIS CO HOSP DIST		0.187610	0.000000
044	HARRIS CO EDUC DEPT		0.004798	0.000000
045	LONE STAR COLLEGE SYS		0.106000	0.000000
061	CITY OF HOUSTON		0.519190	0.000000

Exemption Type : None

Property Details

Legal Description	LT 48 BLK 31 TRAILWOOD VILLAGE SEC 5
Land	11,880 SF
Living Area	2,940 SF

Fiduciary

O'CONNOR & ASSOCIATES - 00463

Status

Value Notice Date: Apr 17, 2026
 Deadline to file a protest: May 18, 2026
 ARB Status: Not Certified - Mar 13, 2026

Location

State Class Code	Neighborhood	Neighborhood Name	Market Area	Map Facet	Key Map	Neighborhood Group
A1 -- Real, Residential, Single-Family	2413	TRAILWOOD VILLAGE 1 TO 6	330 -- ISD 18 - Kingwood Area	5769C	336G	18009

- ### Additional Links
- [Appraisal Review Board \(ARB\) Status](#)
 - [Property Owners Website](#)
 - [Property Tax Database](#)

Land Details

Line	Land Use	Unit type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
Market Value Land											
1	1001 -- Res Improved Table Value SF1 -- Primary SF	SF	9,600	1.00	1.00	1.00	--	1.00	08	8.00	76,800
2	1001 -- Res Improved Table Value SF3 -- Residual SF	SF	2,280	1.00	0.10	1.00	--	0.10	08	0.80	1,824

Ownership History

Owner	Effective Date
2119 WOODSTREAM DRIVE KINGWOOD LLC	06/30/2025
GREER KENNETH E & KENDA L	04/03/2023
VM MASTER ISSUER LLC	08/01/2022
ARVM 5 LLC	10/19/2021
BULLARD LESLIE A	11/08/2018
HORUS HOMES LLC	11/17/2017
TAYLOR JONATHAN K	01/01/1988

Building Summary

Expand All	Building	Year Built	Remodeled	Type	Style	Quality	Impr Sq Ft	i
Expand	1	1978	2018	Residential Single Family	101 Residential 1 Family	Good	2,940	

Extra Features

Line	Description	Quality	Condition	Units	Year Built
1	Frame Detached Garage	Fair	Average	529	1978

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