



Due Diligence Report

Landmen

TX-Montgomery-000000138148

Property Details

State	Texas
County	Montgomery
APN	000000138148
Owner Name	James Anthony Richards
Owner Address	20040 FM 1485 Rd 184, New Caney, TX, 77357-7450
Property Address	25589 Peach Creek Dr, New Caney, TX, 77357
Subdivision	Peach Creek Pines
Legal Description	Peach Creek Pines, Lot 56
Section, Township, Range	N/A
Acreage	0.78 (calculated)
Deed Transfer Date	10-31-1994
Deed Type	Warranty Deed
Deed Location	Doc #: 9460692
Road Type	Dirt Road
Access Road	Peach Dr
Elevation	66 ft
Approximate Dimension	153.60 ft x 205.95 ft x 150.66 ft x 230.80 ft
Property Record Link	PropertySummaryReport-138148-2025

Disclaimer: All information on this report was provided to Parcel Detectives by the County, Town or City that the property is located in. Clients can utilize the information on this report at their own discretion. Parcel Detectives will not be held liable for any information captured or used on this report. We appreciate your business.



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Property GPS Coordinates

Google Map Link	https://maps.app.goo.gl/y9HmWn3Nv6mBYVno8
Center	30°09'02.0"N, 95°10'21.7"W
Northwest	30° 9'2.56"N, 95°10'22.88"W
Northeast	30° 9'2.59"N, 95°10'20.54"W
Southeast	30° 9'1.30"N, 95°10'20.49"W
Southwest	30° 9'1.25"N, 95°10'22.92"W

Property Taxes & Liens

Back Taxes and Year Owed	\$476.32 (2023-2025)
Annual Taxes	\$158.00 (2025)
Land Value	\$8,380.00

Zoning

Zoning Code / Zoning Type	No Zoning
Is this Property Buildable	This property is buildable.
Is there a Structure on the Property? If yes, what type?	There is a structure on the property; please verify with the seller.
What are some of the permitted uses of this Property?	Single-family dwelling, etc.
Are RVs allowed to be lived in permanently? If yes, is a permit required?	RVs are allowed for permanent dwelling.

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Is Camping allowed temporarily in an RV or a tent? If yes, is a permit required?	RV camping is allowed.
Can you live in an RV while building? If yes, is a permit required?	You can live in an RV while building.
Are Manufactured Homes Allowed? If yes, is a permit required?	Manufactured homes are allowed.
What type of homes are allowed?	Stick-built, Manufactured homes, Modular homes.
What is the minimum building size?	No minimum
What is the maximum building height?	No maximum
Is the property within a flood zone? If so, what are the setbacks? Do you need a flood insurance permit?	This lot is within the AE Floodway.
Is the property within the wetlands? If so, what portion?	No wetlands.
Is the property a part of a Homeowner Association (HOA) or Property Owner Association (POA)?	No HOA or POA data was found.
Is there a time limit to build once you receive a permit?	A building permit is valid for 6 months.
Are there any zoning ordinances, restrictions, or covenants?	There is no zoning associated with this parcel.

Property Setbacks

Front	N/A
Sides	N/A
Rear	N/A

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Utilities & Services

Is water already connected to the property? If not, what type of water system is required?	A water well is needed.
Is there electricity on the property or in the area?	Entergy - New Caney Service Center is the service provider for the area.
Is there a sewer or septic installed? If not, what is required?	A septic system is needed.
What type of gas does this area service?	Propane
Does the county or city provide trash services?	A private trash service is needed.
Do you have any details on companies you use to set up utilities in the area?	Entergy - New Caney Service Center 800-968-8243

Overall Review

This lot is located within an AE floodway. Any proposed structures may require elevation measures to comply with applicable floodplain requirements.

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	138148	Name:	RICHARDS, JAMES ANTHONY
Geographic ID:	7830-00-05600	Secondary Name:	
Type:	R		
Zoning:	5	Mailing Address:	
Agent:			
Legal Description:	PEACH CREEK PINES, LOT 56	Owner ID:	89726
Property Use:		% Ownership:	100.000000
		Exemptions:	

LOCATION

Address:	25589 PEACH CREEK DR, NEW CANEY TX 77357
Market Area:	
Market Area CD:	41125.0
Map ID:	
Zoning:	5

PROTEST

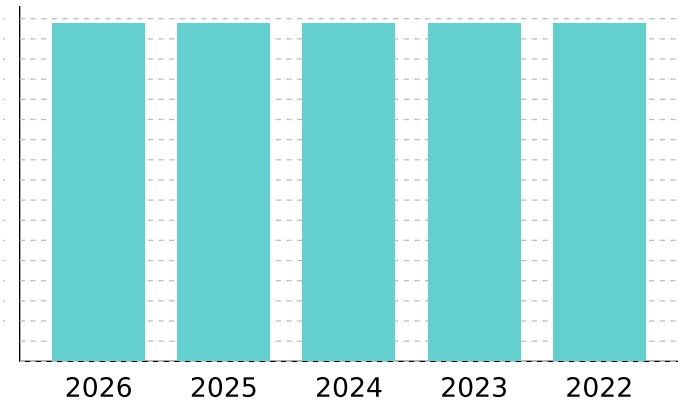
Protest Status:	
Informal Date:	
Formal Date:	

VALUES

CURRENT VALUES

Land Homesite:	\$8,380
Land Non-Homesite:	\$0
Special Use Land Market:	\$0
Total Land:	\$8,380
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$8,380
Special Use Exclusion (-):	\$0
Appraised:	\$8,380
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$8,380

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$8,380	\$0	\$0	\$8,380	\$0	\$8,380
2025	\$8,380	\$0	\$0	\$8,380	\$0	\$8,380
2024	\$8,380	\$0	\$0	\$8,380	\$0	\$8,380
2023	\$8,380	\$0	\$0	\$8,380	\$7,170	\$1,210
2022	\$8,380	\$0	\$0	\$8,380	\$7,280	\$1,100

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
F07	Emergency Ser Dist #7	0.100000	\$8,380	\$8,380
GMO	Montgomery Cnty	0.377000	\$8,380	\$8,380
HM1	Mont Co Hospital	0.047300	\$8,380	\$8,380
JNH	Lone Star College	0.106000	\$8,380	\$8,380
SNC	New Caney ISD	1.255200	\$8,380	\$8,380

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
S1	Primary Site	0.1887	8,220	\$0.94	\$7,706	\$0
S3	Residual Land	0.1651	7,193	\$0.09	\$674	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
10/31/94	GWD	Gen W/deed	WECKTER, LAVADA LOUCILLE	RICHARDS, JAMES ANTHONY	018.00		1141	
9/1/82	Conv	Conversion	BRYANT, BRUCE A	WECKTER, LAVADA LOUCILLE				8926206



ay, August 27, 2026

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Taxes Due Detail by Year

[Return to the Previous Page](#) [Taxes Due by Jurisdiction](#)

Taxes Due as of Thursday August 27, 2026

Account No.: 0078300005600

Appr. Dist. No.: R138148

Year	Base Tax Due	IF PAID BY August 31, 2026		IF PAID BY September 30, 2026		IF PAID BY November 02, 2026	
		Penalty, Interest, ACC*	Total Due	Penalty, Interest, ACC*	Total Due	Penalty, Interest, ACC*	Total Due
2025	\$158.00	\$67.62	\$225.62	\$69.53	\$227.53	\$71.41	\$229.41
2024	\$158.30	\$90.55	\$248.85	\$92.44	\$250.74	\$94.35	\$252.65
2023	\$1.08	\$0.77	\$1.85	\$0.79	\$1.87	\$0.80	\$1.88
Total Amount:	\$317.38	\$158.94	\$476.32	\$162.76	\$480.14	\$166.56	\$483.94

* Additional Collection Costs

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