

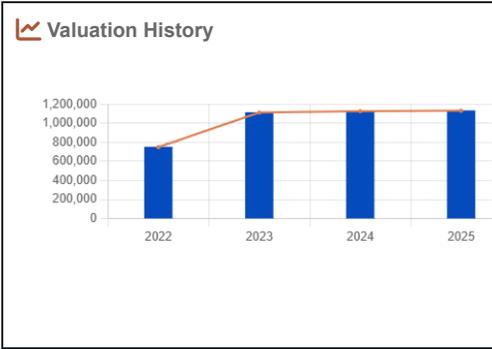


7115 SATSUMA DR
HOUSTON, TX 77041

Commercial

2026

Account: 0691010020005
Name: CONSTANTIN REAL ESTATE HOLDINGS LLC
Mailing Address: 16385 BISCAYNE BLVD STE 801 NORTH MIAMI BEACH, FL 33160-5460



Valuations

Land: Pending
Improvement: Pending
Market: Pending
Appraised: Pending

[Values on Same Street](#)

Jurisdictions/Exemptions

District	Jurisdictions	Exemption Value	2025 Rate	2026 Rate
004	CYPRESS-FAIRBANKS ISD	Pending	1.066900	--
040	HARRIS COUNTY	Pending	0.380960	--
041	HARRIS CO FLOOD CNTRL	Pending	0.049660	--
042	PORT OF HOUSTON AUTHY	Pending	0.005900	--
043	HARRIS CO HOSP DIST	Pending	0.187610	--
044	HARRIS CO EDUC DEPT	Pending	0.004798	--
045	LONE STAR COLLEGE SYS	Pending	0.106000	--
633	HC EMERG SRV DIST 9	Pending	0.038831	--

Exemption Type : None

Property Details

Legal Description	LT 5 BLK 2 SATSUMA ESTATES SEC 1
Land	94,499 SF
Building Area	12,748 SF
Building Class	E
Units	0
Net Rentable Area	0

Fiduciary
O'CONNOR & ASSOCIATES - 46335

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
F1 -- Real, Commercial	9128.3	FAIRVIEW GDNS - SATSUMA ESTS	5016 -- West	4862A	408R

- 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	8001 -- Land Neighborhood Section 1 4301 -- Converted to Commercial Use	SF	94,499	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Ownership History

Owner	Effective Date
CONSTANTIN REAL ESTATE HOLDINGS LLC	02/12/2020
CONSTANTIN PROPERTIES LLC	08/08/2017
CONSTANTIN DAN P	04/30/2009
CONSTANTIN MICHELLE A	04/30/2009
CONSTANTIN ALEXANDRU V	07/18/1995
CONSTANTIN ALEXANDRU V &	07/18/1995
CONSTANTIN SERBAN DAN &	06/06/1988

Building Summary

Expand All	Building	Year Build	Remodeled	Type	Style	Quality	Impr Sq Ft
Expand	1	1975	--	Converted to Commercial Use	8351 Single-Family Residence	Low	1,772
Expand	2	1975	--	Warehouse - Metallic	8454 Shell, Industrial	Average	1,500
Expand	3	1975	2020	Warehouse - Metallic	8454 Shell, Industrial	Average	2,000
Expand	4	1988	--	Warehouse - Metallic	8454 Shell, Industrial	Average	3,000
Expand	5	1989	2021	Retail Single-Occupancy	8353 Retail Store	Low	1,976
Expand	6	1990	--	Warehouse - Metallic	8454 Shell, Industrial	Average	2,500

Extra Features

Line	Description	Quality	Condition	Units	Year Built
1	Paving - Light Concrete	Average	Average	6,000	1988
2	Enclosure, Office	Fair	Average	80	1975
4	Enclosure, Retail	Fair	Average	200	1975
5	Porch, Open	Average	Average	96	1975
6	CANOPY ROOF AND SLAB	Average	Average	24	1989
7	CANOPY ROOF AND SLAB	Average	Average	490	2000
8	Stabilized Gravel Paving	Average	Average	45,000	2022

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