

DAVID PIWONKA RTA
 CYPRESS-FAIRBANKS ISD
 TAX ASSESSOR - COLLECTOR
 10494 JONES RD, SUITE 106
 HOUSTON TEXAS 77065
 PHONE: 281-664-6300



2023 TAX STATEMENT

Certified Owner:

SOUTHERLAND ROAD INVESTMENT LLC
 327 LAKESIDE BLVD
 SUGAR LAND TX 77478-3959

110524



SOUTHERLAND ROAD INVESTMENT LLC
 327 LAKESIDE BLVD
 SUGAR LAND TX 77478-3959

61355

Parcel Address: 4134 SOUTHERLAND RD 77092
 Legal Acres: 4.4456

Account No: 030-228-014-0001

Print Date: 12/07/2023

0302280140001

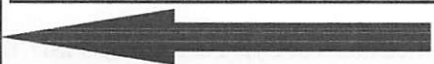
Tax Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
CYPRESS-FAIRBANKS ISD	\$0	\$1,964,275	1.0811000	\$21,235.78

Property Description	
RES A BLK 1 ROSSLYN GARDENS 2ND PAR R/P	
Appraised Values	
Land - Market Value	\$942,938
Impr - Market Value	\$1,021,337
Total Market Value	\$1,964,275
Less Capped Mkt Value	\$0
Appraised Value	
Exemptions/Deferrals	

Page 1 of 1

Total 2023 Taxes Due By January 31, 2024	\$21,235.78
Payments Applied to 2023 Taxes	\$0.00
Total Current Taxes Due (Including Penalties)	\$21,235.78
Prior Year(s) Delinquent Taxes Due (if any)	0000-0000 If Paid in January 2024 \$0.00
Total Amount Due For January 2024	\$21,235.78

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2024	7%	\$22,722.28	\$0.00	\$22,722.28
By March 31, 2024	9%	\$23,147.00	\$0.00	\$23,147.00
By April 30, 2024	11%	\$23,571.72	\$0.00	\$23,571.72
By May 31, 2024	13%	\$23,996.43	\$0.00	\$23,996.43
By June 30, 2024	15%	\$24,421.15	\$0.00	\$24,421.15



NOTES: Keep for your records

If Paying Delinquent Taxes Prior to January 2024, Contact the Tax Office.

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - DO NOT STAPLE

DAVID PIWONKA RTA
 CYPRESS-FAIRBANKS ISD
 TAX ASSESSOR - COLLECTOR
 10494 JONES RD, SUITE 106
 HOUSTON TEXAS 77065
 PHONE: 281-664-6300



PRINT DATE: 12/07/2023
 PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK
 AND MAKE CHECKS PAYABLE TO:

DAVID PIWONKA RTA
 CYPRESS-FAIRBANKS ISD

Certified Owner:
 SOUTHERLAND ROAD INVESTMENT LLC
 327 LAKESIDE BLVD
 SUGAR LAND TX 77478-3959

FORWARDING SERVICE REQUESTED

110524



SOUTHERLAND ROAD INVESTMENT LLC
 327 LAKESIDE BLVD
 SUGAR LAND TX 77478-3959

61355

SEE PAYMENT OPTIONS ON REVERSE SIDE
 0302280140001

AMOUNT PAID
\$ _____ . _____

4000030228014000142023

0002123578



IMPORTANT 2023 TAX YEAR COMPARISON INFORMATION

In accordance with Senate Bill #18 passed during the 2005 Legislative Session, the 2023 tax comparison information is furnished below. The 2023 assessed value, taxable value, tax rate, and the tax amount due is compared to the 2018 tax year information. The percentage increase/decrease in the taxes calculated is also compared to each prior year since the 2018 tax year.

TAXING JURISDICTION		2023	2022	2021	2020	2019	2018	5th Year Difference
	MARKET	\$1,964,275						
CYFAIR	Tax Value	\$1,964,275						
I.S.D.	Tax Rate	1.0811000						
	Levy	\$21,235.78						
	%Difference							
	Tax Value							
	Tax Rate							
	Levy							
	%Difference							
	Tax Value							
	Tax Rate							
	Levy							
	%Difference							

NOTE: Blank means information is not available for the year.

School District Tax Rate breakdown for Current year and previous year.

	TAX RATE	2023	2022
CYFAIR	M & O RATE	.68110000	.89480000
I.S.D.	I & S RATE	.40000000	.40000000
	TOTAL TAX RATE	1.0811000	1.2948000

PAYMENT OPTIONS

CREDIT CARD or ECHECK - www.cfsdtx.com or call our new number 1-855-795-3096 (fees apply)

PAYMENT ONLY: (Check and Coupon or statement) PO BOX 203908, HOUSTON, TX 77216-3908

PAYMENT with ADDITIONAL CORRESPONDENCE or CHECK ONLY: 10494 JONES RD, SUITE 106, HOUSTON, TX 77065

PLEASE NOTE: Failure to receive a statement does not relieve you of the liability.

Office hours at Cypress-Fairbanks ISD Tax Office are 7:30 AM - 4:30 PM, Monday thru Thursday, and 7:30 AM to 4:00 PM on Friday. A drop box is located on the southeast corner of our building for after hour payment convenience. Please call 281-664-6300 should you have questions.

Any questions or applications regarding exemptions, values, and/or ownership must be addressed to the Harris Central Appraisal District. Please call 713-957-7800 or www.hcad.org.

Should your check be returned insufficient, your account will be unpaid and a return charge of \$30.00 will be added to your account. Should this cause your account to become delinquent, additional penalties and interest will be charged if the return causes payment to occur in the following month.

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

An individual who is at least 65 years of age, disabled or a disabled veteran and who has qualified for the over 65, disabled or disabled veteran exemption may pay at least one fourth of a taxing unit's taxes by January 31st.. The person shall pay the remaining taxes timely without penalty or interest in three equal payments by March 31st, May 31st and July 31st. Please contact the office for more information. School District Tax Rate breakdown for Current year and previous year.

If the Texas Legislature had not enacted property tax relief legislation during the 2023 legislative session, your tax bill would have been \$23,337.55. Because of action by the Texas Legislature, your tax bill has been lowered by \$2,101.77, resulting in a lower tax bill of \$21,235.78, contingent on the approval by the voters at an election to be held November 7, 2023, of the constitutional amendment proposed by H.J.R. 2, 88th Legislature, 2nd Called Session, 2023.