

Completed Date : 03-11-2024

Certificate Fee : \$95.26

Customer : Patten Title Company	Remit Certificate Fee To :
GF # : 8993-24-44581	CERTSIMPLE, INC
Buyer(s) : T B D	P.O.BOX 340787
Owner(s) / Seller(s) : BELLA NIDO, LLC	Austin, TX 78734
Property ID : R105740	(800) 806-3639
Situs Address : 23351 Ranch to Market Road 150 Driftwood TX Hays	taxcerts@certsimpleusa.com

Parcel 1 of 1		Assessment Data		
			2024 Proposed	2023 VALUES
Geographic ID	: 11-4219-0000-00100-4	Land	: \$814,920	\$814,920
Property ID	: R105740	Improvement	: \$458,880	\$458,880
Situs Address	: 23351 W FM 150 DRIFTWOOD Texas 78619	Agricultural	: \$0	\$0
Assessed Owner(s)	: BELLA NIDO LLC (100%)	Appraised	: \$1,273,800	\$1,273,800
Mailing Address(es)	: 1601 SPRINGLAKE DR, DRIPPING SPRINGS, TX, 78620-4146	10% Cap	: \$0	\$0
Deed Reference	: 6/3/19941079/703	Assessed	: \$1,273,800	\$1,273,800
Subdivision	: S4219	Est Taxes w/o Exemptions	: \$19,234	\$19,234
Acreage	: 2.003	Exemptions	: No Exemptions	No Exemptions

Legal Description
HOWARD SUBD, BLOCK A, LOT 1, ACRES 2.003

Tax Bill Summary: R105740						
Collector	Tax Year	Base Tax	Base Due	Due By 03-31-2024	Due By 04-30-2024	Status
Hays County Tax Assessor	2023	\$19,234.63	\$0.00	\$0.00	\$0.00	Paid
Payable To: Hays County Tax Assessor	Collector Total:	\$19,234.63	\$0.00	\$0.00	\$0.00	
Acct #: R105740						
712 S. Stagecoach Trail, San Marcos, Texas, 78666						
Ph: (512) 393-5545						
Total Taxes :		\$19,234.63	\$0.00	\$0.00	\$0.00	

This Section is for Information Purposes Only - Tax Bill Payment Status is Not reflected Below

Taxing Jurisdictions - Total Tax Rate:- \$1.510020					
Taxing Jurisdiction	Rate Year	Tax Rate	Est Taxes	Bill Year	Base Amount
Dripping Springs ISD	2023	\$1.107500	\$14,108	2023	\$14,107.34
Hays County	2023	\$0.287500	\$3,663	2023	\$3,662.17
Hays County ESD #6	2023	\$0.064920	\$827	2023	\$826.95
North Hays County ESD #1	2023	\$0.030100	\$384	2023	\$383.41
Special Road	2023	\$0.020000	\$255	2023	\$254.76
Hays County Tax Assessor		\$1.510020			

Exemptions by Jurisdictions				Disabled Veteran			
Collector	HOM	OV65	DP	10-30%	31-50%	51-70%	71-100%
Dripping Springs ISD	\$100,000	\$10,000	\$10,000	5K	7.5K	10K	12K
Hays County	1%OR \$5,000 min	\$45,000	\$45,000	5K	7.5K	10K	12K
Hays County ESD #6				5K	7.5K	10K	12K
North Hays County ESD #1				5K	7.5K	10K	12K
Special Road	1%OR \$5,000 min (O65) or \$3,000 Hms Only	\$45,000	\$45,000	5K	7.5K	10K	12K

IMPORTANT PROPERTY COMMENTS - R105740

This acreage tract does not have any 1-D-1 Agricultural Exemption/Use/Valuation history for the past 3 years. Property is not subject to any Agricultural Rollback taxes.

IMPORTANT CERTIFICATE COMMENTS

Please Verify Legal Description(s) being reported on the Tax Cert matches the Legal Description(s) reported on the Title Commitment. If any discrepancies are found, please request an update for validation prior to closing.

Total Taxes Summary for CAD Account(s): R105740					
Collector	Tax Year	Base Tax	Base Due	Due By 03-31-2024	Due By 04-30-2024
Hays County Tax Assessor	2023	\$19234.63	\$0.00	\$0.00	\$0.00
Payable To: Hays County Tax Assessor	Collector Total:	\$19234.63	\$0.00	\$0.00	\$0.00
Acct #: 712 S. Stagecoach Trail, San Marcos, Texas, 78666 Ph: (512) 393-5545					
	Total Taxes:	\$19,234.63	\$0.00	\$0.00	\$0.00

Tax Certificate Disclaimer :

All applicable ad valorem taxes on the above referenced property have been checked and are found to have the status provided except: Status does not cover any changes made to the tax records of the agencies listed after the Order Completed date hereof. Does not include and is not a certification of any mineral taxes, personal property taxes(including mobile homes), or any other non-ad valorem taxes.

In the event a parcel or tract of real property covered in a request had been previously re-subdivided, split out, our deleted(killed), whereas previous tax account was assigned, and/or is to be or was split, or was an undivided interest account, or creating a new tax account, and specific parcel or tract information is not readily available on the county appraisal district records; the Property Tax Service shall only be required to, and claims limited to, furnish Appraisal and Tax Information for the parcel or tract as shown on the Current Records of the Appraisal District.

Proposed Values are strictly preliminary and may change. Proposed Values are obtained directly from the appraisal districts and are provided for information purposes only. The Property Tax Service is not liable for any pro-ratio shortage or overage based on these Proposed Values.

HOA Certificate

HOA Completed: 03-18-2024

Property Address:	23351 W FM 150 DRIFTWOOD Texas 78619
Owner Name:	BELLA NIDO LLC
Legal Description:	HOWARD SUBD, BLOCK A, LOT 1, ACRES 2.003
Property ID:	R105740
Acreage:	2.003
Subcode:	S4219

IF INFORMATION IN THE HOA ADDENDUM, OWNER OR SELLERS AGENT, INDICATES THERE MAY BE AN ADDITIONAL MASTER OR SUB-ASSOCIATION FOR THIS SUBDIVISPLEASE CONTACT THE TAX SERVICE FOR REVIEW AND UPDATE

HOA:	HOA NOT FOUND - VERIFY HOA ADDENDUM DOCUMENT
Date Verified:	03-18-2024
Collection Cycle:	
Address:	Texas
Contact:	
Phone:	
Email:	
Website:	
HOA Notes:	<p>RESEARCH CONDUCTED THROUGH VARIOUS RESOURCES SUCH AS DEED RESTRICTIONS, ONLINE INFORMATION, ETC.. HAS INDICATED THIS SUBDIVISION MAY NOT BE PART OF A HOMEOWNERS ASSOCIATION</p> <p>*** IF ADDITIONAL INFORMATION IS AVAILABLE IN THE HOA ADDENDUM, OR FROM THE SELLER OR REALTOR/AGENT, PLEASE CONTACT US SO WE MAY REVIEW AND UPDATE OUR DATABASE ****</p>

HOA Certificate Disclaimer :

HOA Assessments being reported are good for 30 days OR through the end of HOA Billing Cycle. Please Request an Update Prior to Closing. Please Review All Comments and Statements furnished on this Certificate.
Research is conducted through various resources such as Deed Restrictions, online information, etc.. however, Information Not Readily Available to the Property Tax Service, such as Sales Contract HOA addendums, may need to be forwarded to the Property Tax Service for further review