

Issue Date : 03/25/2026

Certificate Fee : \$93.80

Branch : Accurate Tax Certificates - Dripping Spring - Longhorn  
 Closer : Accurate Tax Certificates - Dripping Spring - Longhorn  
 GF # : 8993-26-68304  
 Version : 1

Remit Certificate Fee To:



ACCURATE TAX CERTIFICATES, LLC

Buyer(s) : T B D

Owner(s) / Seller(s) : Robert Keen,Debra Keen

Address : 15425 Fitzhugh Road, Dripping Springs,TX, 78620

Account# : R13196

**Total Taxes Summary for CAD Account(s): R13196**

Collector	Tax Year	Base Tax	Base Due	Due By 03/31/2026	Due By 04/30/2026
HAYS COUNTY HAYS COUNTY TAX COLLECTOR 712 S. STAGE COACH TRAIL SAN MARCOS, TX 78666 (512) 393-5545	2025	\$8,249.94	\$0.00	\$0.00	\$0.00
	Collector Total :	\$8,249.94	\$0.00	\$0.00	\$0.00
<b>Total Taxes :</b>		<b>\$8,249.94</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**IMPORTANT CERTIFICATE COMMENTS**

Texas taxes are usually billed for the calendar year on or around October 1st. Taxes are delinquent on February 1st. Additional penalties apply to current-year delinquencies on July 1st.

Removal of Homestead Over65 and Agriculture exemption due to the CAD determining non-qualification or owner Porting ("moving") exemption to another property may result in supplemental taxes becoming issued..

2025 taxes are Paid.

Parcel 1 of 1	
Geographic ID	: 10-0070-0048-00000-4
Property ID	: R13196
Situs Address	: 15425 Fitzhugh Road, Dripping Springs, TX, 78620
Assessed Owner(s)	: KEEN ROBERT G & DEBRA
Mailing Address(es)	: 15425 FITZHUGH RD DRIPPING SPRINGS, TX 78620
Deed Reference	: 1180/053
Subdivision	: JOHN BARTON
Acreage	: 41.06

Assessment Data		
	2025 Values	2024 Values
Land :	\$2,154,600	\$2,154,600
Improvement:	\$856,110	\$873,180
Agricultural:	\$0	\$0
Appraised :	\$3,010,710	\$3,027,780
10% Cap :		\$0
Assessed :	\$915,130	\$931,620
Est Taxes w/o:	\$49,235.34	\$47,356.59
Exemptions		
Exemptions:	Homestead Over65 and agriculture	Homestead Over65 and agriculture

Legal Description
A0070 JOHN BARTON SURVEY, ACRES 41.06 (1.00 AC HS)

Tax Bill Summary					
Collector	Tax Year	Base Tax	Base Due	Due By 03/31/2026	Due By 04/30/2026
HAYS COUNTY HAYS COUNTY TAX COLLECTOR 712 S. STAGE COACH TRAIL SAN MARCOS, TX 78666 (512) 393-5545	2025	\$8,249.94	\$0.00	\$0.00	\$0.00
	Collector Total :	\$8,249.94	\$0.00	\$0.00	\$0.00
<b>Total Taxes :</b>		<b>\$8,249.94</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Taxing Jurisdictions - Total Tax Rate: 1.63534						
Collector	Taxing Jurisdiction	Rate Year	Tax Rate	Est Taxes	Bill Year	Base Amount
HAYS COUNTY	Dripping Springs ISD	2025	1.10520000	\$33,274.36	2025	\$4,563.44
HAYS COUNTY	Hays County	2025	0.35730000	\$10,757.26	2025	\$2,282.93
HAYS COUNTY	Special Road Dist	2025	0.04260000	\$1,282.56	2025	\$211.71
HAYS COUNTY	Hays County ESD #6-FIRE	2025	0.08024000	\$2,415.79	2025	\$734.30
HAYS COUNTY	North Hays County ESD #1-EMS	2025	0.05000000	\$1,505.35	2025	\$457.56

Bond Information			
Name	Bonds Approved	Bonds Issued	Standby Fees
	\$0	\$0	\$0

Exemptions by Jurisdictions				Disabled Veteran			
Collector	HOM	OV65	DP	10-30%	31-50%	51-70%	71-100%
Dripping Springs ISD		-	-	5K	7.5K	10K	12K
Hays County	1%+5000	\$45,000	\$45,000	5K	7.5K	10K	12K
Hays County ESD #6-FIRE		-	-	5K	7.5K	10K	12K
Northeast Hays County ESD #2		-	-	5K	7.5K	10K	12K
Hays County Special Road District	1%+5000	\$45,000	\$45,000	5K	7.5K	10K	12K

**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, whereas previous tax account was assigned, and/or is to be split, creating a new tax account, and specific tax information is not readily available, 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 and Taxing Authority. Proposed Values are strictly preliminary and may change. Proposed Values are obtained directly from the appraisal districts and are provided for informational purposes only. The Property Tax Services is not liable for any pro-ratio shortage or overages based on these Proposed Values.

**HOA Certificate**

HOA Completed: 03/25/2026

Property Address :	15425 Fitzhugh Road
Owner Name :	Robert Keen,Debra Keen
Mailing Address :	15425 FITZHUGH RD DRIPPING SPRINGS, TX 78620
Legal Description :	A0070 JOHN BARTON SURVEY, ACRES 41.06 (1.00 AC HS)
Tax Account Number :	R13196
Parcel ID :	R13196
Acreage :	41.06
Subcode :	JOHN BARTON

**General Management Company Notes :**

No Mandatory HOA found in our research for this property. Please verify with your listing agent about no mandatory HOA.

**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 us such as the Sales Contract HOA addendums may need to be forwarded to us for further review.