

Tax Certificate

Remit certificate fee to :

Customer : Qualia Labs, Inc. (Branch 1)

Certificate Number : 12152184

National TaxNet

User : Paula Hutchinson

Print Date : 12/12/2023

P.O. Box 848123

GF Number : BKI-2023-538

Dallas, Texas 75284-8123

Closer :

Fee : \$45.00 (includes sales tax)

Buyer(s) : REAL ESTATE PROSPECTIVE SOLUTIONS LLC

Certificate Current Year Tax Summary		
Jurisdiction	Tax Year	Base Tax
KATY ISD (FT. BEND)	2023	\$3,270.89
WALLER COUNTY	2023	\$1,704.59
WALLER-HARRIS ESD #200	2023	\$252.17
Current Year Total (as available)		\$5,227.65

Certificate Totals of Taxes Due by Collector			
PAYABLE TO:	Balance Due w/o Penalties	Amount Due 12/2023	Amount Due 01/2024
FORT BEND COUNTY	\$3,270.89	\$3,270.89	\$3,270.89
WALLER COUNTY	\$1,956.76	\$1,956.76	\$1,956.76

IMPORTANT CERTIFICATE COMMENTS
REPORTED PER LEGAL DESCRIPTION PROVIDED

CAD Account Number(s)
320200005004100

Assessment Information

Account Number: 320200005004100 (Parcel 1 of 1)

2023 Assessed Values

Owner Name(s): HLUCHAN, NICHOLAS
HLUCHAN, PANAGIOTA

Land: 292,200

Mailing Address: 6911 MONTCLAIR COLONY TRL
KATY, TX 77493

Imprv: 0

Property Address: BARTLETT RD
KATY , TX 77493

Total: 292,200

Legal Description: ABS A320200 A-202 H & T C R R CO TRACT 5-4 ACRES 2.4229

Geo Id: 000000188053

Property Class: VACANT COMMERCIAL LOTS IN CITY UNDER 5AC

Land Use: C3

Acreage: 2.42290

2023 Exemptions: None

Total Est. Taxes w/o Exempt: \$5,227.65

Warnings: Property is assessed as land only. Please verify no improvements prior to closing or additional taxes may be due.
Total Tax Rate: 1.789064

IMPORTANT ACCOUNT COMMENTS

NO ACTIVE TAX SUIT FILED FOR WALLER COUNTY PER TAX OFFICE AS OF 12-12-23 (NH)

REALTIME TAX INFORMATION DETAIL

WALLER-HARRIS ESD #200
COLLECTED BY
WALLER COUNTY
(979) 826-7620Payments as of : 12/12/2023 Current Year Taxes
12/12/2023 Prior Year Taxes2023 Tax Rate: 0.086301
Est. Taxes w/o Exempt: \$252.17

Tax Year	Base Tax	Amount Due 12/2023	Amount Due 01/2024
2023	\$252.17	\$252.17	\$252.17
SUBTOTAL	\$252.17	\$252.17	\$252.17

• Suit #LAW SUIT FILED Filed. Manual Research Required.

REALTIME TAX INFORMATION DETAIL

WALLER COUNTY
730 9TH STREET
HEMPSTEAD, TX 77445
(979) 826-7620Payments as of : 12/12/2023 Current Year Taxes
12/12/2023 Prior Year Taxes2023 Tax Rate: 0.583363
Est. Taxes w/o Exempt: \$1,704.59

Tax Year	Base Tax	Amount Due 12/2023	Amount Due 01/2024
2023	\$1,704.59	\$1,704.59	\$1,704.59
SUBTOTAL	\$1,704.59	\$1,704.59	\$1,704.59

• Suit #LAW SUIT FILED Filed. Manual Research Required.

Tax Information Detail - CAD Account 320200005004100

KATY ISD (FT. BEND)
COLLECTED BY
FORT BEND COUNTY
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TX 77469
(281) 341-3710

Payments as of : 11/07/2023 Current Year Taxes
11/07/2023 Prior Year Taxes

2023 Tax Rate: 1.119400
Est. Taxes w/o Exempt: \$3,270.89

Bill Ref: WC188053

Tax Year	Base Tax	Amount Due 12/2023	Amount Due 01/2024
2023	\$3,270.89	\$3,270.89	\$3,270.89
SUBTOTAL	\$3,270.89	\$3,270.89	\$3,270.89

Account Summary of Taxes Due

Payable to:	Balance Due w/o Penalties	Amount Due 12/2023	Amount Due 01/2024
FORT BEND COUNTY	\$3,270.89	\$3,270.89	\$3,270.89
WALLER COUNTY	\$1,956.76	\$1,956.76	\$1,956.76

Exclusions and Conditions of Tax Certificates

ALL APPLICABLE AD VALOREM TAXES ON THE ABOVE REFERENCED PROPERTY(S) ARE FOUND TO HAVE THE STATUS PROVIDED EXCEPT:

- a. THE STATUS DOES NOT COVER ANY CHANGES MADE TO THE TAX RECORDS OF THE AGENCIES LISTED AFTER THE "PAYMENTS AS OF" DATE
- b. DOES NOT INCLUDE OR IS NOT A CERTIFICATION OF ANY
 1. MINERAL TAXES
 2. PERSONAL PROPERTY TAXES (INCLUDING MOBILE HOMES)
 3. ANY OTHER NON AD VALOREM TAXES

Texas Tax Information

- 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

National TaxNet
P.O. Box 848123
Dallas, Texas 75284-8123

Buyer(s) : REAL ESTATE PROSPECTIVE SOLUTIONS LLC

HOMEOWNER'S ASSOCIATION INFORMATION			
HOA Name:	RESEARCH INCONCLUSIVE		
Collection Cycle:	Unknown		
Collector:	RESEARCH INCONCLUSIVE	Phone:	
		Fax:	
		Contact:	
Comments:	<p>**HOA/POA HAS NOT BEEN IDENTIFIED AT THIS TIME.**</p> <p>**PLEASE PROVIDE AN HOA ADDENDUM TO HOANTNHOU@BKFS.COM IF YOU BELIEVE AN HOA/POA EXISTS.**</p> <p>**NATIONAL TAXNET MAY NOT BE HELD LIABLE FOR ANY UNPAID HOA FEES OR DUES IF HOA ADDENDUM IS NOT PROVIDED.**</p>		

ASSESSMENT INFORMATION						
Billing Cycle	Assessment Type	Base Amount	Balance Due	Payoff	Payoff	Payoff
			Total Due:	\$0.00	\$0.00	\$0.00
Comments:						
HOA Bill Status: Ready						