

**Completed Date :09-22-2023**

**Certificate Fee :\$50.00**

Customer	: Austin Title	Remit Certificate Fee To	:
GF #	: 1706412302538	CERTSIMPLE, INC	
Buyer(s)	: Ryan M. Mead and Grethe M. Ullrich	P.O.BOX 340787	
Owner(s) /	: Nathan Brown LLC	Austin, TX 78734	
Seller(s)		(800) 806-3639	
		taxcerts@certsimpleusa.com	
Property ID	: 245245		
Situs Address	: 10109 Floyd Drive Austin TX 78753 Travis		

Parcel 1 of 1		Assessment Data			
		2023 VALUES		2022 VALUES	
Geographic ID	: 02402403100000	Land	: \$100,000		\$100,000
Property ID	: 245245	Improvement	: \$138,839		\$324,258
Situs Address	: 10109 FLOYD DR AUSTIN Texas 78753	Agricultural	: \$0		\$0
Assessed Owner(s)	: NATHAN BROWN LLC 6662 N INDLEWOOD DR (100%)	Appraised	: \$238,839		\$424,258
Mailing Address(es)	: COEUR DALENE,ID,83815	10% Cap	: \$0		\$162,032
Deed Reference	: 2022139352///08-15-2022	Assessed	: \$238,839		\$262,226
Subdivision	: S15594	Est Taxes w/o Exemptions	: \$4,716.89		\$8,378.77
Acreage	: 0.1841	Exemptions	: No Exemptions		Hms, Cap

Legal Description
LOT 16 BLK M WINDSOR VILLAGE

Tax Bill Summary: 245245						
Collector	Tax Year	Base Tax	Base Due	Due By 09-30-2023	Due By 10-31-2023	Status
<b>Travis County Tax Assessor</b>	2022	\$4,313.86	\$0.00	\$0.00	\$0.00	Paid
Payable To:Travis County Tax Assessor	Collector Total:	\$4,313.86	\$0.00	\$0.00	\$0.00	
Acct #: 245245 2433 Ridgepoint Dr,Austin,Texas,78754 Ph: (512) 854-9473						
<b>Total Taxes :</b>		<b>\$4,313.86</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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

Taxing Jurisdictions - Total Tax Rate:- \$1.974923					
Taxing Jurisdiction	Rate Year	Tax Rate	Est Taxes	Bill Year	Base Amount
Austin ISD	2022	\$0.996600	\$4,228.16	2022	\$2,214.70
City of Austin	2022	\$0.462700	\$1,963.04	2022	\$970.66
Travis County	2022	\$0.318239	\$1,350.15	2022	\$667.60
Travis Central Health	2022	\$0.098684	\$418.67	2022	\$207.02
Austin Community College	2022	\$0.098700	\$418.74	2022	\$253.88
<b>Travis County Tax Assessor</b>		<b>\$1.974923</b>			

Exemptions by Jurisdictions				Disabled Veteran			
Collector	HOM	OV65	DP	10-30%	31-50%	51-70%	71-100%
Austin ISD	\$40,000.00			5K	7.5K	10K	12K
City of Austin	8%	\$85,500	\$85,500	5K	7.5K	10K	12K
Travis County	20% or \$5,000 Min	\$100,000	\$100,000	5K	7.5K	10K	12K

Travis Central Health	20% or \$5,000 Min	\$100,000	\$100,000	5K	7.5K	10K	12K
Austin Community College	1% or \$5,000	\$150,000	\$150,000	5K	7.5K	10K	12K

**IMPORTANT PROPERTY COMMENTS - 245245**

Pursuant to Texas Property Tax Code Section 23.23, this Property carries a 10% Cap (limitation) Value of the appraised value of the property for the preceding tax year.

The cap limitation expires on January 1st of the first tax year that neither the owner of the property, when the limitation took effect, nor the owner's spouse or surviving spouse qualifies for an exemption on the property. (e.g.. if property is Sold, cap limitation will be removed and then be subject to Full Market Total Value the following year)

**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): 245245**

Collector	Tax Year	Base Tax	Base Due	Due By 09-30-2023	Due By 10-31-2023
<b>Travis County Tax Assessor</b>	2022	\$4,313.86	\$0.00	\$0.00	\$0.00
Travis County Tax Assessor	Collector Total:	\$4,313.86	\$0.00	\$0.00	\$0.00
Acct #: 2433 Ridgepoint Dr,Austin,Texas,78754 Ph: (512) 854-9473					
<b>Total Taxes :</b>		<b>\$4,313.86</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**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-ration shortage or overage based on these Proposed Values.

**HOA Certificate**

HOA Completed: 09-25-2023

Property Address:	10109 FLOYD DR AUSTIN Texas 78753
Owner Name:	NATHAN BROWN LLC 6662 N INDLEWOOD DR
Legal Description:	LOT 16 BLK M WINDSOR VILLAGE
Property ID:	245245
Acreage:	0.1841
Subcode:	S15594

HOA:	HOA NOT FOUND - VERIFY HOA ADDENDUM DOCUMENT
Date Verified	
Collection Cycle:	
Address:	Texas
Contact:	
Phone:	
Email:	
HOA Notes:	RESEARCH CONDUCTED THROUGH VARIOUS RESOURCES SUCH AS DEED RESTRICTIONS, ONLINE INFORMATION, ETC.. HAS INDICATED THIS SUBDIVISION MAY NOT BE PART OF A HOMEOWNERS ASSOCIATION  *** 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 *****

**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