

Completed Date :
Certificate Fee :\$67.00

Customer : Texas National Title
 GF # : CC-138846
 Buyer(s) : tbd tbd
 Owner(s) / Seller(s) : Carolyn Johnson
 Property ID : R076647
 Situs Address : 11604 Tanglebriar Travis Austin TX 78750

Remit Certificate Fee To :
 Capital City Tax Reports

Parcel 1 of 1		Assessment Data		
Geographic ID	: R-16-5713-000Q-0016		2023 Proposed	2022 VALUES
Property ID	: R076647	Land	: \$92,000	\$92,000
Situs Address	: 11604 TANGLEBRIAR TRL AUSTIN Texas 78750	Improvement	: \$307,500	\$410,320
		Agricultural	: \$0	\$0
Assessed Owner(s)	: JOHNSON CAROLYN W (LE) (100%)	Appraised	: \$399,500	\$502,320
Mailing Address(es)	: 11604 TANGLEBRIAR TRL,AUSTIN,TX,78750	10% Cap	: \$12,069	\$0
		Assessed	: \$387,431	\$352,210
Deed Reference	:	Est Taxes w/o Exemptions	: \$8,577.7	\$10,785.35
Subdivision	: S4885	Exemptions	: Hms, Over65, Deferral, Cap	Hms, Over65, Deferral
Acreage	:			

Legal Description

VILLAGE 20 AT ANDERSON MILL PHASE 2, BLOCK Q, LOT 16

Tax Bill Summary: R076647

Collector	Tax Year	Base Tax	Base Due	Due By 08-31-2023	Due By 09-30-2023	Status
Williamson County Tax Assessor	2022	\$4,353.47	\$4,895.15	\$4,498.59	\$4,516.72	Due
Payable To:Williamson County Tax Assessor	Prior Year	\$0.00	\$27,242.09	\$31,764.68	\$31,873.45	Due
Acct #: R076647 904 S Main,Georgetown,Texas,78626 Ph: (512) 943-1601	Collector Total:	\$4,353.47	\$32,137.24	\$36,263.27	\$36,390.17	
Total Taxes :		\$4,353.47	\$32,137.24	\$36,263.27	\$36,390.17	

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

Taxing Jurisdictions - Total Tax Rate:- \$2.147108					
Taxing Jurisdiction	Rate Year	Tax Rate	Est Taxes	Bill Year	Base Amount
Anderson Mill Limited Dist	2022	\$0.130000	\$653.02	2022	\$353.30
Austin Community College	2022	\$0.098700	\$495.79	2022	\$141.68
City of Austin	2022	\$0.462700	\$2,324.23	2022	\$780.89
Round Rock ISD	2022	\$1.062600	\$5,337.65	2022	\$2,225.21
Upper Brushy Creek WC&ID 1A	2022	\$0.017500	\$87.91	2022	\$38.88
Williamson County	2022	\$0.338116	\$1,698.42	2022	\$708.68
Williamson County FM/RD	2022	\$0.037492	\$188.33	2022	\$104.83
Williamson County Tax Assessor		\$2.147108			

Bond Information

Name	Bonds Approved	Bonds Issued	Standby Fees
Anderson Mill Limited Dist	\$11,525,000.00	\$11,525,000.00	\$0.00
Upper Brushy Creek WC&ID 1A	\$51,965,000.00	\$51,965,000.00	\$0.00

Exemptions by Jurisdictions				Disabled Veteran			
Collector	HOM	OV65	DP	10-30%	31-50%	51-70%	71-100%
Anderson Mill Limited Dist	20% \$5,000 min	\$10,000	\$10,000	5K	7.5K	10K	12K
Austin Community College	1% \$5,000 min	\$160,000	\$160,000	5K	7.5K	10K	12K
City of Austin	10% \$5,000 min	\$88,000	\$88,000	5K	7.5K	10K	12K
Round Rock ISD	\$40,000.00			5K	7.5K	10K	12K
Upper Brushy Creek WC&ID 1A	1% \$5,000 min	\$20,000	\$20,000	5K	7.5K	10K	12K
Williamson County		\$15,000	\$15,000	5K	7.5K	10K	12K
Williamson County FM/RD	\$3,000.00			5K	7.5K	10K	12K

IMPORTANT PROPERTY COMMENTS - R076647

Removal of the O65 exemption due to the CAD determining non-qualification or owner Porting ("moving") exemption to another property may result in Supplemental Taxes becoming issued.

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): R076647

Collector	Tax Year	Base Tax	Base Due	Due By 08-31-2023	Due By 09-30-2023
Williamson County Tax Assessor	2022	\$4,353.47	\$4,895.15	\$4,498.59	\$4,516.72
Williamson County Tax Assessor	Prior Total:	\$0.00	\$27,242.09	\$31,764.68	\$31,873.45
Acct #:	Collector Total:	\$4,353.47	\$32,137.24	\$36,263.27	\$36,390.17
904 S Main,Georgetown,Texas,78626					
Ph: (512) 943-1601					
Total Taxes :		\$4,353.47	\$32,137.24	\$36,263.27	\$36,390.17

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: 09-01-2023

Property Address:	11604 TANGLEBRIAR TRL AUSTIN Texas 78750
Owner Name:	JOHNSON CAROLYN W (LE)
Legal Description:	VILLAGE 20 AT ANDERSON MILL PHASE 2, BLOCK Q, LOT 16
Property ID:	R076647
Acreage:	
Subcode:	S4885

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