

Completed Date :03-25-2024

Certificate Fee :\$40.00

Customer : Madison Settlement Services

GF # : TX24840

Buyer(s) :

Owner(s) / : Jose Ramos

Seller(s)

Property ID : 437368

Situs Address : 3213 MUNOZ ST, LAREDO TX 78045

Remit Certificate Fee To :

CERTSIMPLE, INC

P.O.BOX 340787

Austin, TX 78734

(800) 806-3639

taxcerts@certsimpleusa.com

Parcel 1 of 1		Assessment Data			
		2023 VALUES		2022 VALUES	
Geographic ID	: 985-15001-020	Land	: \$64,073		\$64,073
Property ID	: 437368	Improvement	: \$191,590		\$175,521
Situs Address	: 3213 MUNOZ ST, LAREDO TX 78045	Agricultural	: \$0		\$0
Assessed Owner(s)	: RAMOS JOSE CARLOS & WF (100%)	Appraised	: \$255,663		\$239,594
Mailing Address(es)	: 3213 Munoz St Laredo TX 78045-5000	10% Cap	: \$11,627		\$17,743
Deed Reference	: 5050/0678/1433219 /// 04/30/2021	Assessed	: \$244,036		\$221,851
Subdivision	: SHILOH CROSSING	Est Taxes w/o Exemptions	: \$5,074		\$4,755
Acreage	: 0.1252	Exemptions	: Disabled Veteran, Over65, Hms, Cap		Disabled Veteran, Over65, Hms, Cap

Legal Description

SHILOH CROSSING, BLOCK 1, LOT 2, PHASE 1

Tax Bill Summary: 437368

Collector	Tax Year	Base Tax	Base Due	Due By 03-31-2024	Due By 04-30-2024	Status
City of Laredo Tax Office	2023	\$0.00	\$0.00	\$0.00	\$0.00	Paid
Payable To:City of Laredo Tax Office	Collector Total:	\$0.00	\$0.00	\$0.00	\$0.00	
Acct #: 437368						
1102 Bob Bullock						
Loop,Laredo,Texas,78042						
Ph: (956) 727-6403						
United ISD Tax Office	2023	\$0.00	\$0.00	\$0.00	\$0.00	Paid
Payable To:United ISD Tax Office	Collector Total:	\$0.00	\$0.00	\$0.00	\$0.00	
Acct #: 437368						
3501 E. Saunders,Laredo,Texas,78041						
Ph: (956) 473-7900						
Webb County Tax Office	2023	\$0.00	\$0.00	\$0.00	\$0.00	Paid
Payable To:Webb County Tax Office	Collector Total:	\$0.00	\$0.00	\$0.00	\$0.00	
Acct #: 437368						
1110 Victoria St. Suite						
107,Laredo,Texas,78040						
Ph: (956) 523-4200						
Total Taxes :		\$0.00	\$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:- \$1.984790					
Taxing Jurisdiction	Rate Year	Tax Rate	Est Taxes	Bill Year	Base Amount
City of Laredo	2023	\$0.533945	\$1,366	2023	\$0.00
City of Laredo Tax Office		\$0.533945			
United ISD	2023	\$0.798170	\$2,041	2023	\$0.00
United ISD Tax Office		\$0.798170			
Laredo College	2023	\$0.267675	\$685	2023	\$0.00
Webb County	2023	\$0.385000	\$985	2023	\$0.00
Webb County Tax Office		\$0.652675			

Exemptions by Jurisdictions				Disabled Veteran			
Collector	HOM	OV65	DP	10-30%	31-50%	51-70%	71-100%
City of Laredo				5K	7.5K	10K	12K
United ISD	\$100,000	\$10,000	\$10,000	5K	7.5K	10K	12K
Laredo College				5K	7.5K	10K	12K
Webb County		\$15,000.00	\$15,000	5K	7.5K	10K	12K

IMPORTANT PROPERTY COMMENTS - 437368

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)

Property Address and Mailing Address do not match. Should the CAD determine this property does not qualify for the exemptions, exemptions may be Removed and supplemental taxes may become due.

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.

Total Taxes Summary for CAD Account(s): 437368

Collector	Tax Year	Base Tax	Base Due	Due By 03-31-2024	Due By 04-30-2024
City of Laredo Tax Office City of Laredo Tax Office Acct #: 437368 1102 Bob Bullock Loop,Laredo,Texas,78042 Ph: (956) 727-6403	2023	\$0.00	\$0.00	\$0.00	\$0.00
	Collector Total:	\$0.00	\$0.00	\$0.00	\$0.00
United ISD Tax Office United ISD Tax Office Acct #: 437368 3501 E. Saunders,Laredo,Texas,78041 Ph: (956) 473-7900	2023	\$0.00	\$0.00	\$0.00	\$0.00
	Collector Total:	\$0.00	\$0.00	\$0.00	\$0.00
Webb County Tax Office Webb County Tax Office Acct #: 437368 1110 Victoria St. Suite 107,Laredo,Texas,78040 Ph: (956) 523-4200	2023	\$0.00	\$0.00	\$0.00	\$0.00
	Collector Total:	\$0.00	\$0.00	\$0.00	\$0.00
Total Taxes :		\$0.00	\$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-ration shortage or overage based on these Proposed Values.

HOA Certificate

HOA Completed:

Property Address:	3213 MUNOZ ST, LAREDO TX 78045
Owner Name:	RAMOS JOSE CARLOS & WF
Legal Description:	SHILOH CROSSING, BLOCK 1, LOT 2, PHASE 1
Property ID:	437368
Acreage:	0.1252
Subcode:	SHILOH CROSSING

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

HOA:	Researching HOA
Date Verified	
Collection Cycle:	
Address:	
Contact:	
Phone:	
Email:	
Website:	
HOA Notes:	THE TAX SERVICE IS CURRENTLY RESEARCHING, THROUGH VARIOUS RESOURCES SUCH AS DEED RESTRICTIONS, ONLINE INFORMATION, ETC... TO DETERMINE IF THIS PROPERTY IS PART OF AND IS ASSESSED MAINTENANCE FEES BY A MANDATORY HOMEOWNERS ASSOCIATION. A COMPLETED HOA CERTIFICATE WILL BE EMAILED DIRECTLY TO YOU ONCE RESEARCH HAS BEEN CONCLUDED

Collector/Management Company:	Researching HOA
Address	
Contact:	
Phone:	
Email:	
Website:	
General Management Company	
Notes:	

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