

Issue Date : 02/28/2025

Certificate Fee : \$93.80

Branch : Accurate Tax Certificate LLC

Remit Certificate Fee To:

Closer : Accurate Tax Certificate LLC

GF # : 8993-25-55547

Version : 1

ACCURATE TAX
CERTIFICATES, LLC

Buyer(s) : T B D

Owner(s) / Seller(s) : Frederick S. Haire, Anna C. Haire

Address : 109 ORYX CV, BLANCO,TX, 78606

Account# : 22626

Total Taxes Summary for CAD Account(s): 22626

Collector	Tax Year	Base Tax	Base Due	Due By 02/28/2025	Due By 03/31/2025
BLANCO COUNTY	2024	\$506.83	\$0.00	\$0.00	\$0.00
BLANCO COUNTY TAX COLLECTOR					
P.O. Box 465 Johnson City, TX 78636-0465	Collector Total :	\$506.83	\$0.00	\$0.00	\$0.00
(830) 868-7178					
Total Taxes :		\$506.83	\$0.00	\$0.00	\$0.00

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.

The property address and Mailing address do not match. Should the CAD determine this property does not qualify for the HMS exemption, the exemption may be removed and supplemental taxes may become due.

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

2024 taxes are paid.

Parcel 1 of 1		Assessment Data	
Geographic ID	: 8810027087109	2024 Values	2023 Values
Property ID	: 22626	Land :	\$779,000 \$688,420
Situs Address	: 109 ORYX CV, BLANCO,TX, 78606	Improvement:	\$0 \$0
Assessed Owner(s)	: Frederick S. Haire, Anna C. Haire	Agricultural:	\$0 \$0
Mailing Address(es)	: 15710 SPRING COURT HOUSTON, TX 77062-7062	Appraised :	\$779,000 \$688,420
Deed Reference	: 443/549	10% Cap :	\$0 \$0
Subdivision	: RANCHES OF BRUSHY	Assessed :	\$39,640 \$35,230
Acreage	: 20.54	Est Taxes w/o:	\$506.83 \$449.80
		Exemptions	
		Exemptions:	Agricultural Agricultural

Legal Description
RANCHES OF BRUSHY TOP , LOT 109R , ACRES 20.54

Tax Bill Summary					
Collector	Tax Year	Base Tax	Base Due	Due By 02/28/2025	Due By 03/31/2025
BLANCO COUNTY	2024	\$506.83	\$0.00	\$0.00	\$0.00
BLANCO COUNTY TAX COLLECTOR					
P.O. Box 465 Johnson City, TX 78636-0465	Collector Total :	\$506.83	\$0.00	\$0.00	\$0.00
(830) 868-7178					
Total Taxes :		\$506.83	\$0.00	\$0.00	\$0.00

Taxing Jurisdictions - Total Tax Rate: 1.278571						
Collector	Taxing Jurisdiction	Rate Year	Tax Rate	Est Taxes	Bill Year	Base Amount
BLANCO COUNTY	ESD #2	2024	0.10000000	\$39.64	2024	\$39.64
BLANCO COUNTY	BLANCO COUNTY	2024	0.37000000	\$146.67	2024	\$146.67
BLANCO COUNTY	BL-PED GROUNDWATER CONS DIST	2024	0.01667100	\$6.61	2024	\$6.61
BLANCO COUNTY	BLANCO ISD	2024	0.79190000	\$313.91	2024	\$313.91

Bond Information			
Name	Bonds Approved	Bonds Issued	Standby Fees
Blanco-Pedernales Ground WCD	\$0	\$0	\$0

Exemptions by Jurisdictions				Disabled Veteran			
Collector	HOM	OV65	DP	10-30%	31-50%	51-70%	71-100%
South Blanco ESD #2		-	-	5K	7.5K	10K	12K
Blanco County	5000	\$5,000	\$5,000	5K	7.5K	10K	12K
Blanco-Pedernales Groundwater District		-	-	5K	7.5K	10K	12K
Blanco ISD	25000	-	-	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: 02/28/2025

Property Address :	109 ORYX CV
Owner Name :	Frederick S. Haire, Anna C. Haire
Mailing Address :	15710 SPRING COURT HOUSTON, TX 77062-7062
Legal Description :	RANCHES OF BRUSHY TOP , LOT 109R , ACRES 20.54
Tax Account Number :	22626
Parcel ID :	22626
Acreage :	20.54
Subcode :	RANCHES OF BRUSHY

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, etcâ, however, Information Not Readily Available to us such as the Sales Contract HOA addendums may need to be forwarded to us for further review.