

# Tax Certificate Update

Remit certificate fee to :

Customer : Alamo Title - Clear Lake (Branch 101332)

Certificate Number : 12256693

National TaxNet

User : Glennie Hefner

Print Date : 03/28/2024

P.O. Box 848123

GF Number : ATCH24135319

Dallas, Texas 75284-8123

Closer : Alamo Title Company

Fee : \$71.00 (includes sales tax)

Buyer(s) : T B D

## Certificate Current Year Tax Summary

Jurisdiction	Tax Year	Base Tax
FORT BEND COUNTY	2023	\$811.18
FORT BEND ISD	2023	\$0.00
FORT BEND CO LID # 2	2023	\$426.28
SUGAR LAND CITY	2023	\$814.18
Current Year Total (as available)		\$2,051.64

## Certificate Totals of Taxes Due by Collector

PAYABLE TO:	Balance Due w/o Penalties	Amount Due 03/2024	Amount Due 04/2024
FORT BEND COUNTY	\$0.00	\$0.00	\$0.00

## CAD Account Number(s)

2610010020010907

**Assessment Information**

**Account Number:** 2610010020010907 **(Parcel 1 of 1)**

**Owner Name(s):** CRONIN DENNIS J REVOCABLE TRUST

**Mailing Address:** 2662 WILLIAMS GRANT ST  
SUGAR LAND, TX 77479

**Property Address:** 2662 WILLIAMS GRANT ST  
SUGAR LAND, TX 77479

**Legal Description:** COLONY BEND SEC 1, BLOCK 2, LOT 1

**Geo Id:** R60145

**Property Class:** RESIDENTIAL SINGLE FAMILY

**Land Use:** A1

**2023 Exemptions:** HMS,CAP

**Warnings:** **Removal of any exemption could result in additional taxes being due.**

**2023 Assessed Values**

<b>Land:</b>	93,600
<b>Imprv:</b>	303,269
<b>Total:</b>	356,026

Total Est. Taxes w/o Exempt: \$7,552.81

Total Tax Rate: 1.903100

**REALTIME TAX INFORMATION DETAIL**

SUGAR LAND CITY  
COLLECTED BY  
FORT BEND COUNTY  
(281) 341-3710

**Payments as of :** 03/28/2024 Current Year Taxes  
03/28/2024 Prior Year Taxes

Exemptions: HMS  
2023 Tax Rate: 0.350000  
Est. Taxes w/o Exempt: \$1,389.04

Tax Year	Base Tax	Amount Due 03/2024	Amount Due 04/2024
2023	\$814.18	Paid	Paid
<b>SUBTOTAL</b>	<b>\$814.18</b>	<b>\$0.00</b>	<b>\$0.00</b>

**REALTIME TAX INFORMATION DETAIL**

FORT BEND COUNTY  
1317 EUGENE HEIMANN CIRCLE  
RICHMOND, TX 77469  
(281) 341-3710

**Payments as of :** 03/28/2024 Current Year Taxes  
03/28/2024 Prior Year Taxes

Exemptions: HMS  
2023 Tax Rate: 0.438900  
Est. Taxes w/o Exempt: \$1,741.86

Tax Year	Base Tax	Amount Due 03/2024	Amount Due 04/2024
2023	\$811.18	Paid	Paid
<b>SUBTOTAL</b>	<b>\$811.18</b>	<b>\$0.00</b>	<b>\$0.00</b>

**REALTIME TAX INFORMATION DETAIL**

FORT BEND ISD  
COLLECTED BY  
FORT BEND COUNTY  
(281) 341-3710

Payments as of : 03/28/2024 Current Year Taxes  
03/28/2024 Prior Year Taxes

Exemptions: HMS  
2023 Tax Rate: 0.989200  
Est. Taxes w/o Exempt: \$3,925.83

Tax Year	Base Tax	Amount Due 03/2024	Amount Due 04/2024
2023	\$0.00	No Taxes Due	No Taxes Due
<b>SUBTOTAL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**REALTIME TAX INFORMATION DETAIL**

FORT BEND CO LID # 2  
COLLECTED BY  
FORT BEND COUNTY  
(281) 341-3710

Payments as of : 03/28/2024 Current Year Taxes  
03/28/2024 Prior Year Taxes

2023 Tax Rate: 0.125000  
Est. Taxes w/o Exempt: \$496.09

Bill Ref: 10001210020010

Tax Year	Base Tax	Amount Due 03/2024	Amount Due 04/2024
2023	\$426.28	Paid	Paid
<b>SUBTOTAL</b>	<b>\$426.28</b>	<b>\$0.00</b>	<b>\$0.00</b>

- **Bonds Approved: \$151,000,000**
- **Bonds Issued: \$93,025,000**

**Account Summary of Taxes Due**

Payable to:	Balance Due w/o Penalties	Amount Due 03/2024	Amount Due 04/2024
FORT BEND COUNTY	\$0.00	\$0.00	\$0.00

**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

# HOA Certificate

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

Customer : Alamo Title - Clear Lake (Branch 101332)

Certificate Number : 12256693

User : Glennie Hefner

Print Date : 03/28/2024

GF Number : ATCH24135319

Closer : Alamo Title Company

Buyer(s) : T B D

## PROPERTY INFORMATION

**Owner Name(s):** CRONIN DENNIS J REVOCABLE TRUST  
**Legal Description:** COLONY BEND SEC 1, BLOCK 2, LOT 1  
**Situs Address:** 2662 Williams Grant ST  
**CAD Account:** FORT BEND, #2610010020010907

## HOMEOWNER'S ASSOCIATION INFORMATION

**HOA Name:** COLONY GRANT HOA  
**Collection Cycle:** Annually  
**Collector:** CIA SERVICES-SW  
P.O. BOX 63178  
PIPE CREEK, TX 78063  
**Phone:** 8305356222  
**Fax:** 2819131481  
**Contact:** TITLE COMPANY DIRECT CONTACT

**Comments:** \*\*ATTENTION TITLE COMPANIES\*\*TITLE COMPANY DIRECT CONTACT\*\*  
  
\*\*AS OF 4/11/16 CIA SERVICES IS NOW A TITLE COMPANY DIRECT CONTACT.\*\*  
  
\*\*CIA SERVICES HAS PARTNERED WITH CONDOCERTS.COM AND WILL NOT PROVIDE ANY HOA FEES TO NATIONAL TAXNET.  
  
\*\*TO OBTAIN A VALID PAYOFF PRIOR TO CLOSING GO TO \*\*WWW.CONDOCERTS.COM.\*\*  
  
\*\*IF YOU HAVE ANY QUESTIONS REGARDING THE WEBSITE OR THE SUBDIVISIONS THEY MANAGE PLEASE CONTACT CIA SERVICES CUSTOMER SERVICE TEAM AT 1-830-535-6222 OR CONDO CERTS AT 1-800-310-6552.

## ASSESSMENT INFORMATION

Billing Cycle	Assessment Type	Base Amount	Balance Due	Payoff	Payoff	Payoff
			<b>Total Due:</b>	\$0.00	\$0.00	\$0.00

**Comments:**

**HOA Bill Status:** Ready