

Issue Date : 9/15/2022		Order Info	Certificate Fee : \$64.00
Customer : Allegiance Title Company			
Branch :			
Closer :			
GF # : 22145564-10GH			
Certificate: 2			
Buyer(s) DEXRealty LLC		Seller(s) RRC ACQUISITIONS VI LLC	

Order notes :

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): 65052630510060000				
Collector	Tax Year	Base Amount	If Paid By 9/30/2022	If Paid By 10/31/2022
Dallas County 500 Elm Street, Suite 3300 Dallas, TX 75202 (214) 653-7811	2021	\$6,025.81	\$0.00	\$0.00
	Collector Total :	\$6,025.81	PAID	PAID
Garland ISD P.O. Box 461407 Garland, TX 75046 (972) 494-8570	2021	\$5,560.38	\$0.00	\$0.00
	Collector Total :	\$5,560.38	PAID	PAID
	Total Taxes :	\$11,586.19	PAID	PAID

Property Info		Assessment Info		
Geographic ID	: 65052630510060000		2021 Values	2022 Values
Property ID	: 65052630510060000	Land	: \$441,600	\$441,600
Situs	: 5106 CHIESA RD ROWLETT, TX 750884328	Improvement	: \$1,000	\$1,000
		Agricultural	: \$0	\$0
Assessed Owner(s)	: RRC ACQUISITIONS VI LLC (100%)	Appraised	: \$442,600	\$442,600
Mailing	: 16812 DALLAS PKWY, DALLAS, TEXAS 752481919	10% Cap	: \$0	\$0
		Assessed	: \$442,600	\$442,600
Deed Reference	: INT201800300368 11/09/2018	Exemptions	: No Exemptions	No Exemptions
Subdivision	: UNASSIGNED	Estimated Taxes	: \$11,586	\$11,586
Acreage	: 5.888	W/O Exemptions		
Legal Description				
J W GARDENER ABST 526 PG 305 TR 6 ACS 5.888 INT201800300368 DD11062018 CO-DC 0526305100600 2CW05263051				

Tax Bill Summary				
Collector	Tax Year	Base Amount	If Paid By 9/30/2022	If Paid By 10/31/2022
Dallas County	2021	\$6,025.81	\$0.00	\$0.00
Garland ISD	2021	\$5,560.38	\$0.00	\$0.00
Total Taxes :		\$11,586.19	PAID	PAID

Taxing Jurisdictions - Total Tax Rate: 2.61775600						
Collector	Taxing Jurisdiction	Rate Year	Tax Rate	Est Taxes	Bill Year	Base Amount
Dallas County	City of Rowlett	2021	0.74500000	\$3,297	2021	\$3,297.37
Dallas County	Dallas Co Community College	2021	0.12351000	\$547	2021	\$546.66
Dallas County	Dallas County	2021	0.22794600	\$1,009	2021	\$1,008.89
Garland ISD	Garland ISD	2021	1.25630000	\$5,560	2021	\$5,560.38
Dallas County	Parkland Hospital	2021	0.25500000	\$1,129	2021	\$1,128.63
Dallas County	School Equalization	2021	0.01000000	\$44	2021	\$44.26

CERTIFICATE CONDITIONS, EXCLUSIONS, AND DISCLAIMERS:

This Certificate has been prepared from information obtained by LandStar Tax from the applicable taxing jurisdiction(s) or its appraisal district(s) and is subject to the limitations, restrictions, and exclusions set forth in any service agreement with LandStar Tax, as such agreement now exists or as it may be modified or amended from time to time. The Certificate contains tax, exemption, and valuation information for the respective lot, parcel, or tract up as of the date of the Certificate and does not include any additional assessments, exemptions, changes in taxable value, protest determinations, supplements, payments, or credits which may have been incurred or applied after the date of the Certificate. Prior to closing of the transaction or event for which the Certificate was requested, you are strongly encouraged to order an updated current Certificate.

It is expressly understood that this Certificate does not constitute a report or contain information on any property relating to (a) the status of title, (b) any liens or encumbrances, (c) any mineral interests (whether working or royalty interests), leases, or operating agreements, (d) any personal property, or (e) any form of taxes or assessments not relating to real property. Homeowner association assessments or maintenance information that may be included is a courtesy and is not guaranteed. This Certificate is non-transferable and may only be relied upon by the party to whom the Certificate has been issued.

Order # : 22145564-10GH
 Completed: : 9/15/2022

Property Info	HOA Info
Address : 5106 CHIESA RD, ROWLETT, TX 750884328	Seller(s) : RRC ACQUISITIONS VI LLC
Owner(s): RRC ACQUISITIONS VI LLC	Buyer(s) : DEXRealty LLC
Legal : J W GARDENER ABST 526 PG 305 TR 6 ACS 5.888	Subdivision :
INT201800300368 DD11062018 CO-DC 0526305100600	Association : J W GARDENER ABST
2CW05263051	Management : NO MAINTENANCE ASSESSED
Tax Id : 65052630510060000	Address :
Acreage : 5.888	Phone :
Subcode: UNASSIGNED	Email :

Management Company Comments:

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 YOUR TAX SERVICE SO WE MAY REVIEW AND UPDATE OUR DATABASE *****

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