

2022
PROPERTY TAX
NOTIFICATION/STATEMENT

KENNETH L. MAUN

OFFICE LOCATIONS

TAX ASSESSOR COLLECTOR
COLLIN COUNTY

2300 BLOOMDALE RD. STE. 2324
MCKINNEY, TX 75071

900 E. PARK BLVD. STE. 100
PLANO, TX 75074

6101 FRISCO SQUARE BLVD. STE. 2000
FRISCO, TX 75034

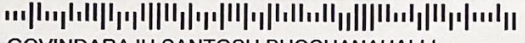
ACCOUNT NUMBER

R1159200G00401

P.O. BOX 8046
MCKINNEY, TEXAS 75070-8046
972-547-5020
METRO 972-424-1460 EXT. 5020

YOUR ORIGINAL TAX STATEMENT HAS BEEN REQUESTED BY, AND MAILED TO, THE PARTY LISTED AT THE BOTTOM OF THIS STATEMENT, IF YOU DO NOT HAVE AN ESCROW ACCOUNT WITH YOUR MORTGAGE COMPANY AND ARE RESPONSIBLE FOR PAYING YOUR OWN TAXES, YOU MAY USE THIS NOTIFICATION AS A STATEMENT.


TO CORRECT AN ERROR IN OWNERSHIP, EXEMPTIONS OR JURISDICTIONS, YOU MUST CONTACT THE CENTRAL APPRAISAL DISTRICT

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION
11172 1 AV 0.455*****AUTO**5-DIGIT 75002 5DGS 2 FT  GOVINDARAJU SANTOSH BUCCHANAHALLI 1009 EMIL PL ALLEN TX 75013-6451	VILLAGE AT TWIN CREEKS PHASE FOUR (CAL) BLK G LOT 4
SITUS: 1009 EMIL PL	
EXEMPTIONS:	

Property Class	Land Value	Agricultural Exclusion	Improvement Value	Personal Property	Appraised Value (Market)	Homestead Cap	Assessed Value
Qualifying	76,230	0	91,824	0	168,054	0	168,054
Non-Qualifying	0	0	0	0	0	0	0
Agricultural	0	0	0	0	0	0	0
Total	76,230	0	91,824	0	168,054	0	168,054

TAXING ENTITY	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE	YEAR	CEILING AMOUNT	TAXES BY ENTITY
COLLIN COUNTY	168,054	0	168,054	0.152443			256.19
ALLEN CITY	168,054	0	168,054	0.421200			707.84
ALLEN ISD	168,054	0	168,054	1.330400			2,235.79
COLLIN COLLEGE	168,054	0	168,054	0.081220			136.49

Visit www.certifiedpayments.net to pay by electronic check or credit card Bureau Code # 5475020



Convenience fee charged.
or call Certified Payments at 1-877-264-7533
credit card only—no electronic checks by phone

Only persons already receiving an over 65, disabled veteran or disabled person exemption may pay current taxes on their resident homestead in four installments without penalty or interest if their first payment is made by January 31st. Remaining three installments due dates are March 31st, May 31st, and July 31st.

1st INSTALLMENT

TOTAL TAXES 3,336.31

TAXES DELINQUENT AFTER 1/31/2023

3,336.31

CURRENT TAXES DUE NOW

YOUR CHECK WILL BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER. DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT.

THE PARTY LISTED BELOW HAS REQUESTED YOUR PROPERTY TAX STATEMENT IF YOU ARE RESPONSIBLE FOR PAYING YOUR OWN TAXES, PLEASE USE THIS NOTIFICATION AS A STATEMENT.	<table border="1"> <thead> <tr> <th>TAXES WILL BE DELINQUENT FEB. 1, 2023. UNPAID TAXES WILL INCUR THE FOLLOWING PENALTY & INTEREST, IF PAID IN:</th> <th></th> </tr> </thead> <tbody> <tr> <td>FEBRUARY +7%</td> <td>3,569.85</td> </tr> <tr> <td>MARCH +9%</td> <td>3,636.58</td> </tr> </tbody> </table> PARTIAL PAYMENTS ARE ACCEPTED BUT ANY UNPAID TAXES WILL INCUR PENALTIES & INTEREST ON FEB. 1ST.	TAXES WILL BE DELINQUENT FEB. 1, 2023. UNPAID TAXES WILL INCUR THE FOLLOWING PENALTY & INTEREST, IF PAID IN:		FEBRUARY +7%	3,569.85	MARCH +9%	3,636.58	<p>ACCOUNT NUMBER</p> <p>R1159200G00401</p> <p>TAXES DELINQUENT AFTER 1/31/2023</p> <p style="background-color: #333; color: white; padding: 10px; text-align: center; font-size: 1.5em;">3,336.31</p> <p>CURRENT TAXES DUE NOW</p>
TAXES WILL BE DELINQUENT FEB. 1, 2023. UNPAID TAXES WILL INCUR THE FOLLOWING PENALTY & INTEREST, IF PAID IN:								
FEBRUARY +7%	3,569.85							
MARCH +9%	3,636.58							
STATEMENT REQUESTED BY: LOANCARE LLC	REFERENCE NUMBER: 22818248							

DO NOT PAY THIS STATEMENT IF THE PARTY NAMED ABOVE IS YOUR MORTGAGE COMPANY. THEY WILL BE PAYING YOUR TAXES IF YOU HAVE AN ESCROW ACCOUNT WITH THEM.

PLEASE MAKE ADDRESS CORRECTIONS HERE:
GOVINDARAJU SANTOSH BUCCHANAHALLI
1009 EMIL PL
ALLEN TX 75013-6451

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.



INFORMATION ON TAXES

Assessment Ratio 100%

Property taxes are the primary sources of local government revenue in Texas. Your Tax Assessor Collector in Collin County will be collecting Ad Valorem, or property taxes, for the following entities: Collin County, Collin County Community College District, the Cities of Allen, Anna, Blue Ridge, Celina, Fairview, Farmersville, Frisco, Josephine, Lavon, Lowry Crossing, Lucas, McKinney, Melissa, Murphy, Nevada, New Hope, Parker, Plano, Princeton, Prosper, Richardson, Sachse, St. Paul, Weston, and Wylie, Seis Lagos Utility District, the Allen, Anna, Blue Ridge, Celina, Community, Farmersville, Frisco, Lovejoy, McKinney, Melissa, Plano, Princeton, Prosper and Wylie Independent School Districts, and possibly others.

YOUR CAREFUL REVIEW OF TAXPAYER INFORMATION CONTAINED IN THIS STATEMENT COULD HELP TO ELIMINATE MANY TAX PROBLEMS IN THE FUTURE.

You have from October to January 31 of the next year to pay your taxes without penalty or interest. You will be charged penalty and interest on February 1.

ANY ERRORS OR DISCREPANCIES IN LEGAL DESCRIPTION, NAME, ADDRESS OR QUESTIONS CONCERNING VALUE SHOULD BE REFERRED TO THE CENTRAL APPRAISAL DISTRICT.

If your taxes should be paid by a mortgage company, your copy of the statement should indicate "Property Tax Notification". If your statement is an original copy, please forward this statement to your mortgage company with your loan number.

If you bought other property and did not receive a tax statement, or sold this property and should not have received the statement, please contact this office immediately. If you own multiple properties and have not received all your statements... NOW is the time to INQUIRE about your OTHER STATEMENTS.

Penalty and interest are imposed at the statutory rate of 12% penalty and 12% per year interest on unpaid taxes. WHETHER OR NOT THE TAXPAYER RECEIVED THE TAX BILL. By July 1st, a delinquent taxpayer will have incurred 18% penalty and interest and up to 20% for attorney fees and runs a risk of being sued or having his/her property seized after that time.

THE TAX COLLECTOR DOES NOT HAVE ANY LEGAL AUTHORITY TO FORGIVE ANY PENALTY OR INTEREST CHARGED ON AN UNPAID TAX, NO MATTER HOW GOOD YOUR REASON IS FOR NOT PAYING.

On real property (land and buildings), the current owner can be held liable for any unpaid taxes on the land, even for years before he/she bought the property. The new owner is liable for the entire year's tax to the Tax Collector, even if that person bought the property during the year and had their tax prorated with the seller at the time of closing.

On personal property (business inventory, mobile homes, equipment, airplanes, etc) the person who owned the property on January 1 of the tax year is personally liable for the entire year's tax, even if he/she sold the property during the year.

THE CENTRAL APPRAISAL DISTRICT is a **SEPARATE** local agency and is not part of County government or the Collin County Tax Office. The CAD decides what property is to be taxed, its appraised value, whether to grant exemptions, who the taxable owner is, his/her address, and what taxing jurisdictions tax the property.

HOMESTEAD CAP VALUE: In November 1997, Texas voters approved a constitutional amendment to limit increases in the appraised value of residence homestead to 10 percent annually. The new law, Property Tax Code Section 23.23, provides that the appraised value of a residence homestead beginning in the 1998 tax year may not exceed the lesser of: (1) the market value of the property; or (2) the sum: (A) 10 percent of the appraised value of the property for the last year in which the property was appraised for taxation times the number of years since the property was last appraised; (B) the appraised value of the property for the last year in which the property was appraised; and (C) the market value of all new improvements to the property.

OVER AGE 65/DISABILITY INSTALLMENT PAYMENT OF HOMESTEAD TAXES OPTION

To take advantage of this option a qualified individual who occupies a residence homestead must pay at least one fourth of his taxes by Jan. 31. The remaining taxes must be paid in three equal installments due by March 31st, May 31st, and July 31st. If the individual fails to make a payment before the installment date listed above, the unpaid amount is delinquent and incurs a penalty of 6 percent and interest as provided in Section 31.031 S.P.T.C.

If you have a mortgage company you will need to make them aware of your intent to participate in the OA65/Disabled person installment payment option.

EXEMPTIONS:

CAREFULLY REVIEW YOUR EXEMPTIONS ON FACE OF STATEMENT. IF THE EXEMPTIONS SHOWN ARE NOT ACCURATE, OR IF YOU HAVE ANY QUESTIONS ABOUT YOUR EXEMPTIONS, **CALL THE CENTRAL APPRAISAL DISTRICT IMMEDIATELY.** MARKET VALUE WILL BE REDUCED BY EXEMPTIONS WHERE APPROPRIATE AND APPROVED TO OBTAIN TAXABLE VALUE.

POSSIBLE EXEMPTIONS (AS THEY MAY APPEAR ON STATEMENT):

1. **HS001 - HOMESTEAD.** THIS EXEMPTION IS STATE MANDATED FOR SCHOOL DISTRICTS ONLY AND **MAY** BE AUTHORIZED BY ANY TAXING ENTITY. NOTE: THE COLLIN COUNTY COMMUNITY COLLEGE DISTRICT DOES NOT OFFER THIS EXEMPTION AT THIS TIME.
2. **OV003 - OVER AGE 65.** THIS EXEMPTION IS STATE MANDATED FOR SCHOOL DISTRICTS ONLY AND **MAY** BE AUTHORIZED BY ANY TAXING ENTITY.
3. **DP005 - DISABLED.** THIS EXEMPTION WILL BE RECOGNIZED AS AUTHORIZED BY ANY TAXING ENTITY.
4. **DV001-DV004 - VETERAN.** THIS IS A STATE MANDATED EXEMPTION. THE EXEMPTION ALLOWED IS BASED UPON THE PERCENTAGE OF DISABILITY CERTIFIED BY THE VETERANS ADMINISTRATION, TO A MAXIMUM OF \$12,000.

WHEN YOU PROVIDE A CHECK AS PAYMENT, YOU AUTHORIZE US EITHER TO USE INFORMATION FROM YOUR CHECK TO MAKE A ONE-TIME ELECTRONIC FUND TRANSFER FROM YOUR ACCOUNT OR TO PROCESS THE PAYMENT AS A CHECK TRANSACTION. WHEN WE USE INFORMATION FROM YOUR CHECK TO MAKE AN ELECTRONIC FUND TRANSFER, FUNDS MAY BE WITHDRAWN FROM YOUR ACCOUNT AS SOON AS THE SAME DAY WE RECEIVE YOUR PAYMENTS, AND YOU WILL NOT RECEIVE YOUR CHECK BACK FROM YOUR FINANCIAL INSTITUTION.

BE SURE TO ENCLOSE THE STUB PORTION OF YOUR TAX STATEMENT WHEN YOU PAY BY MAIL. SEND CHECK OR MONEY ORDER. CREDIT CARDS MAY BE PROCESSED THROUGH CERTIFIED PAYMENTS, INC. THERE WILL BE A NOMINAL FEE FOR THIS SERVICE. SEE FRONT OF THIS STATEMENT. DO NOT SEND CASH THROUGH THE MAIL. IF YOU WISH TO PAY IN PERSON, YOU MAY PAY AT THE TAX OFFICE (ADDRESSES LISTED ON THE FRONT PAGE). BE SURE TO WRITE YOUR ACCOUNT NUMBER ON YOUR CHECK TO INSURE PROPER CREDIT.

Information about Property Values and Taxes
From the files of Kenneth L. Maun, Tax Assessor Collector Collin County

The following information show what values, exemptions, tax rates and tax levies have been on this property for the last six years by each entity by whom taxed, and the percentage change from the prior year. A five year comparison is just below that.

Account Number: R1159200G00401

ACCOUNT HISTORY

TAXING ENTITIES	TAX YEAR	APPRAISED VALUE	APPRAISAL %CHG	EXEMPTION AMOUNT	TAXABLE VALUE	VALUE %CHG	TAX RATE PER \$100	RATE %CHG	TAX	TAX %CHG
ALLEN CITY	2017	INFORMATION NOT AVAILABLE								
ALLEN CITY	2018	INFORMATION NOT AVAILABLE								
ALLEN CITY	2019	30,500	0.00%	0	30,500	0.00%	0.489000	0.00%	\$149.15	0.00%
ALLEN CITY	2020	53,000	73.77%	0	53,000	73.77%	0.485000	-0.82%	\$257.05	72.34%
ALLEN CITY	2021	65,000	22.64%	0	65,000	22.64%	0.470000	-3.09%	\$305.50	18.85%
ALLEN CITY	2022	168,054	158.54%	0	168,054	158.54%	0.421200	-10.38%	\$707.84	131.70%
ALLEN ISD	2017	INFORMATION NOT AVAILABLE								
ALLEN ISD	2018	INFORMATION NOT AVAILABLE								
ALLEN ISD	2019	30,500	0.00%	0	30,500	0.00%	1.458900	0.00%	\$444.96	0.00%
ALLEN ISD	2020	53,000	73.77%	0	53,000	73.77%	1.432500	-1.81%	\$759.23	70.63%
ALLEN ISD	2021	65,000	22.64%	0	65,000	22.64%	1.406800	-1.79%	\$914.42	20.44%
ALLEN ISD	2022	168,054	158.54%	0	168,054	158.54%	1.330400	-5.43%	\$2,235.79	144.50%
COLLIN COLLEGE	2017	INFORMATION NOT AVAILABLE								
COLLIN COLLEGE	2018	INFORMATION NOT AVAILABLE								
COLLIN COLLEGE	2019	30,500	0.00%	0	30,500	0.00%	0.081222	0.00%	\$24.77	0.00%
COLLIN COLLEGE	2020	53,000	73.77%	0	53,000	73.77%	0.081222	0.00%	\$43.05	73.80%
COLLIN COLLEGE	2021	65,000	22.64%	0	65,000	22.64%	0.081222	0.00%	\$52.79	22.62%
COLLIN COLLEGE	2022	168,054	158.54%	0	168,054	158.54%	0.081220	0.00%	\$136.49	158.55%
COLLIN COUNTY	2017	INFORMATION NOT AVAILABLE								
COLLIN COUNTY	2018	INFORMATION NOT AVAILABLE								
COLLIN COUNTY	2019	30,500	0.00%	0	30,500	0.00%	0.174951	0.00%	\$53.36	0.00%
COLLIN COUNTY	2020	53,000	73.77%	0	53,000	73.77%	0.172531	-1.38%	\$91.44	71.36%
COLLIN COUNTY	2021	65,000	22.64%	0	65,000	22.64%	0.168087	-2.58%	\$109.26	19.49%
COLLIN COUNTY	2022	168,054	158.54%	0	168,054	158.54%	0.152443	-9.31%	\$256.19	134.48%
ALLEN CITY	2017	INFORMATION NOT AVAILABLE								
ALLEN CITY	2022	168,054	0.00%	0	168,054	0.00%	0.421200	0.00%	\$707.84	0.00%
ALLEN ISD	2017	INFORMATION NOT AVAILABLE								
ALLEN ISD	2022	168,054	0.00%	0	168,054	0.00%	1.330400	0.00%	\$2,235.79	0.00%
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COLLIN COUNTY	2017	INFORMATION NOT AVAILABLE								
COLLIN COUNTY	2022	168,054	0.00%	0	168,054	0.00%	0.152443	0.00%	\$256.19	0.00%

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MAINTENANCE AND DEBT RATE INFORMATION

TAX YEAR	MAINT RATE	DEBT RATE
2022	\$0.94	\$0.39
2021	\$1.00	\$0.41

ALLEN ISD

NOTE: Maint Rate = Maintenance and Operations Tax rate and Debt = Interest and Sinking Tax
Changes in rates, exemptions or ceilings can make a big change in the percentage calculations. Data is not shown where information was not available. The most common reason the information was not available is that the County Tax Office was not collecting for the entity for those years or the tax record did not exist in the prior years.

APPRAISAL DISTRICT INFORMATION

COLLIN CENTRAL APPRAISAL DISTRICT

250 Eldorado Parkway
McKinney, TX 75069-8023
Phone: 469-742-9200
Fax: 469-742-9207
Web site: www.collincad.org

DENTON CENTRAL APPRAISAL DISTRICT

3911 Morse Street
P O Box 2816
Denton, TX 76208-2816
Phone: 940-349-3800
Fax: 940-349-3801
Web site: www.dentoncad.com

GRAYSON CENTRAL APPRAISAL DISTRICT

512 N. Travis Street
Sherman, TX 75090-5922
Phone: 903-893-9673
Fax: 903-892-3835
Web site: www.graysonappraisal.org

FANNIN CENTRAL APPRAISAL DISTRICT

831 W. State Hwy. 56
Bonham, TX 75418-8604
Phone: 903-583-8701
Fax: 903-583-8015
Web site: www.fannincad.org

DALLAS CENTRAL APPRAISAL DISTRICT

2949 N. Stemmons Frwy.
Dallas, TX 75247-6195
Phone: 214-631-0910
Web site: www.dallascad.org

HUNT CENTRAL APPRAISAL DISTRICT

4801 King St.
P O Box 1339
Greenville, TX 75403-1339
Phone: 903-454-3510
Fax: 903-454-4160
Web site: www.hunt-cad.org

ROCKWALL CENTRAL APPRAISAL DISTRICT

841 Justin Rd.
Rockwall, TX 75087-4842
Phone: 972-771-2034
Fax: 972-771-6871
Web site: www.rockwallcad.com