

Multi-Parcel Preliminary Tax Information

Remit certificate fee to :

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

Customer : BAKER FIRM PLLC (Branch 10140)

Certificate Number : 10201807

User : April Davis

Print Date : 10/26/2020

GF Number : 9001182001461

Closer : April Davis

Fee : \$51.00 (includes sales tax)

Buyer(s) :

| Certificate Current Year Tax Summary | | |
|--------------------------------------|----------|------------|
| Jurisdiction | Tax Year | Base Tax |
| VAN ZANDT COUNTY C/O APPR DIST | 2019 | \$956.29 |
| VZC SPECIAL ROAD TAX | 2019 | \$39.71 |
| VAN ZANDT ESD # 4 | 2019 | \$259.76 |
| WILLS POINT ISD (C/O APPR DIST) | 2019 | \$1,442.67 |
| Current Year Total (as available) | | \$2,698.43 |

| Certificate Totals of Taxes Due by Collector | | | |
|----------------------------------------------|------------------------------|-----------------------|-----------------------|
| PAYABLE TO: | Balance Due w/o Penalties | Amount Due 10/2020 | Amount Due 11/2020 |
| VAN ZANDT COUNTY C/O APPR DIST | \$0.00 | \$0.00 | \$0.00 |

IMPORTANT CERTIFICATE COMMENTS

PLEASE SEE IMPORTANT WARNING REGARDING PRIOR YEAR BILL(S).

CAD Account Number(s)

086536000000470000

086536000000470002

| Assessment Information | |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Account Number: | 0865360000000470000 (Parcel 1 of 2) |
| Owner Name(s): | CLIFTON, SONYA R |
| Mailing Address: | 1465 VZ COUNTY ROAD UNIT 2624 WILLS POINT, TX 75169-8308 |
| Property Address: | 1465 VZ COUNTY ROAD 2624 |
| Legal Description: | BLK.; LOT: 47, ADDN: MID-POINT RANCHETTE |
| Property Class: | RESIDENTIAL SINGLE FAMILY |
| Land Use: | A1 |
| Acreage: | 4.54000 |
| 2020 Exemptions: | HMS,O65 |
| Warnings: | <p>Current year tax bills are not yet available for all reported jurisdictions. This property may be subject to rollback taxes.</p> <p>National TaxNet may not be held liable for the additional billing of taxes due to AG exemption removal.</p> <p>Property and mailing address do not match. Removal of any exemption could result in additional taxes being due.</p> <p>This account reflects a Disability and/or Over 55 or Over 65 exemption. If an exemption is removed for any reason, additional taxes may become due. National TaxNet may not be held liable for the additional billing of any taxes due to exemption removal.</p> |
| | <div> <div>2020 Assessed Values</div> <div> <div>Land:</div> <div>32,340</div> </div> <div> <div>Imprv:</div> <div>265,070</div> </div> <div> <div>Total:</div> <div>297,410</div> </div> </div> <div>Total Est. Taxes w/o Exempt: \$4,853.81</div> |

| Tax Information Detail - CAD Account 0865360000000470000 | | | | | | | | | | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|------|----------|------|------|-----------------|-----------------|---------------|---------------|--|--|
| VAN ZANDT COUNTY C/O APPR DIST PO BOX 926 CANTON, TX 75103 (903) 567-6171 | | Payments as of : <div> <div>09/30/2020 Current Year Taxes</div> <div>09/30/2020 Prior Year Taxes</div> </div> | | | | | | | | | | | | | |
| 2020 Tax Rate: 0.480428 Est. Taxes w/o Exempt: \$1,428.84 | <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Base Tax</th> <th>Amount Due 10/2020</th> <th>Amount Due 11/2020</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>\$794.56</td> <td>Paid</td> <td>Paid</td> </tr> <tr> <td>SUBTOTAL</td> <td>\$794.56</td> <td>\$0.00</td> <td>\$0.00</td> </tr> </tbody> </table> | Tax Year | Base Tax | Amount Due 10/2020 | Amount Due 11/2020 | 2019 | \$794.56 | Paid | Paid | SUBTOTAL | \$794.56 | \$0.00 | \$0.00 | | |
| Tax Year | Base Tax | Amount Due 10/2020 | Amount Due 11/2020 | | | | | | | | | | | | |
| 2019 | \$794.56 | Paid | Paid | | | | | | | | | | | | |
| SUBTOTAL | \$794.56 | \$0.00 | \$0.00 | | | | | | | | | | | | |
| Warning: Payment status of tax bill is for prior year. The current year tax bill has not yet been made available. | | | | | | | | | | | | | | | |

| Tax Information Detail - CAD Account 0865360000000470000 | |
|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| WILLS POINT ISD (C/O APPR DIST) COLLECTED BY VAN ZANDT COUNTY C/O APPR DIST (903) 567-6171 | Payments as of : <div> <div>09/30/2020 Current Year Taxes</div> <div>09/30/2020 Prior Year Taxes</div> </div> |

2020 Tax Rate: 0.960300
Est. Taxes w/o Exempt: \$2,856.03

| Tax Year | Base Tax | Amount Due 10/2020 | Amount Due 11/2020 |
|-----------------|-------------------|-------------------------------|-------------------------------|
| 2019 | \$1,113.39 | Paid | Paid |
| SUBTOTAL | \$1,113.39 | \$0.00 | \$0.00 |

Warning: Payment status of tax bill is for prior year. The current year tax bill has not yet been made available.

| Tax Information Detail - CAD Account 0865360000000470000 | | | | |
|--------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------|-----------------------|-------------------------------|
| VAN ZANDT ESD # 4 | | Payments as of : | | 09/30/2020 Current Year Taxes |
| COLLECTED BY | | | | 09/30/2020 Prior Year Taxes |
| VAN ZANDT COUNTY C/O APPR DIST | | | | |
| (903) 567-6171 | | | | |
| 2020 Tax Rate: 0.091300 | | | | |
| Est. Taxes w/o Exempt: \$271.54 | | | | |
| Tax Year | Base Tax | Amount Due 10/2020 | Amount Due 11/2020 | |
| 2019 | \$228.62 | Paid | Paid | |
| SUBTOTAL | \$228.62 | \$0.00 | \$0.00 | |
| Warning: Payment status of tax bill is for prior year. The current year tax bill has not yet been made available. | | | | |

| Tax Information Detail - CAD Account 0865360000000470000 | | | | |
|--------------------------------------------------------------------------------------------------------------------------|---------------|-----------------------|-----------------------|-------------------------------|
| VZC SPECIAL ROAD TAX | | Payments as of : | | 09/30/2020 Current Year Taxes |
| COLLECTED BY | | | | 09/30/2020 Prior Year Taxes |
| VAN ZANDT COUNTY C/O APPR DIST | | | | |
| (903) 567-6171 | | | | |
| 2020 Tax Rate: 0.100000 | | | | |
| Est. Taxes w/o Exempt: \$297.41 | | | | |
| Tax Year | Base Tax | Amount Due 10/2020 | Amount Due 11/2020 | |
| 2019 | \$8.26 | Paid | Paid | |
| SUBTOTAL | \$8.26 | \$0.00 | \$0.00 | |
| Warning: Payment status of tax bill is for prior year. The current year tax bill has not yet been made available. | | | | |

| Account Summary of Taxes Due | | | |
|--------------------------------|------------------------------|-----------------------|-----------------------|
| Payable to: | Balance Due w/o Penalties | Amount Due 10/2020 | Amount Due 11/2020 |
| VAN ZANDT COUNTY C/O APPR DIST | \$0.00 | \$0.00 | \$0.00 |

| Assessment Information | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Account Number: | 0865360000000470002 (Parcel 2 of 2) |
| Owner Name(s): | CLIFTON, SONYA R |
| Mailing Address: | 1465 VZ COUNTY ROAD UNIT 2624 WILLS POINT, TX 75169-8308 |
| Property Address: | 1465 VZ COUNTY ROAD 2624 |
| Legal Description: | BLK.; LOT: 47, ADDN: MID-POINT RANCHETTE |
| Property Class: | RESIDENTIAL SINGLE FAMILY |
| Land Use: | A1 |
| 2020 Exemptions: | None |
| Warnings: | Current year tax bills are not yet available for all reported jurisdictions. Property is assessed as improvement only. Please verify no land prior to closing or additional taxes may be due. |
| <div style="text-align: right;"> 2020 Assessed Values <hr/> Land: 0 Imprv: 38,490 <hr/> Total: 38,490 <hr/> Total Est. Taxes w/o Exempt: \$628.17 </div> | |

| Tax Information Detail - CAD Account 0865360000000470002 | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------------------------------|--------------------|--|
| VAN ZANDT COUNTY C/O APPR DIST PO BOX 926 CANTON, TX 75103 (903) 567-6171 2020 Tax Rate: 0.480428 Est. Taxes w/o Exempt: \$184.92 | | Payments as of : 09/30/2020 Current Year Taxes 09/30/2020 Prior Year Taxes | | |
| Tax Year | Base Tax | Amount Due 10/2020 | Amount Due 11/2020 | |
| 2019 | \$161.73 | Paid | Paid | |
| SUBTOTAL | \$161.73 | \$0.00 | \$0.00 | |
| Warning: Payment status of tax bill is for prior year. The current year tax bill has not yet been made available. | | | | |

| Tax Information Detail - CAD Account 0865360000000470002 | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------------------------------|--------------------|--|
| WILLS POINT ISD (C/O APPR DIST) COLLECTED BY VAN ZANDT COUNTY C/O APPR DIST (903) 567-6171 2020 Tax Rate: 0.960300 Est. Taxes w/o Exempt: \$369.62 | | Payments as of : 09/30/2020 Current Year Taxes 09/30/2020 Prior Year Taxes | | |
| Tax Year | Base Tax | Amount Due 10/2020 | Amount Due 11/2020 | |
| 2019 | \$329.28 | Paid | Paid | |
| SUBTOTAL | \$329.28 | \$0.00 | \$0.00 | |
| Warning: Payment status of tax bill is for prior year. The current year tax bill has not yet been made available. | | | | |

| Tax Information Detail - CAD Account 086536000000470002 | | | | |
|-------------------------------------------------------------------------------------------------------------------|-----------------|------------------|--------------------------------------------------------------|-------------------------------|
| VAN ZANDT ESD # 4 COLLECTED BY VAN ZANDT COUNTY C/O APPR DIST (903) 567-6171 | | Payments as of : | 09/30/2020 Current Year Taxes 09/30/2020 Prior Year Taxes | |
| 2020 Tax Rate: 0.091300 Est. Taxes w/o Exempt: \$35.14 | | | | |
| | <u>Tax Year</u> | <u>Base Tax</u> | <u>Amount Due 10/2020</u> | <u>Amount Due 11/2020</u> |
| | 2019 | \$31.14 | Paid | Paid |
| | SUBTOTAL | \$31.14 | \$0.00 | \$0.00 |
| Warning: Payment status of tax bill is for prior year. The current year tax bill has not yet been made available. | | | | |

| Tax Information Detail - CAD Account 086536000000470002 | | | | |
|-------------------------------------------------------------------------------------------------------------------|-----------------|------------------|--------------------------------------------------------------|-------------------------------|
| VZC SPECIAL ROAD TAX COLLECTED BY VAN ZANDT COUNTY C/O APPR DIST (903) 567-6171 | | Payments as of : | 09/30/2020 Current Year Taxes 09/30/2020 Prior Year Taxes | |
| 2020 Tax Rate: 0.100000 Est. Taxes w/o Exempt: \$38.49 | | | | |
| | <u>Tax Year</u> | <u>Base Tax</u> | <u>Amount Due 10/2020</u> | <u>Amount Due 11/2020</u> |
| | 2019 | \$31.45 | Paid | Paid |
| | SUBTOTAL | \$31.45 | \$0.00 | \$0.00 |
| Warning: Payment status of tax bill is for prior year. The current year tax bill has not yet been made available. | | | | |

| Account Summary of Taxes Due | | | |
|--------------------------------|------------------------------|-----------------------|-----------------------|
| Payable to: | Balance Due w/o Penalties | Amount Due 10/2020 | Amount Due 11/2020 |
| VAN ZANDT COUNTY C/O APPR DIST | \$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 <ol style="list-style-type: none"> MINERAL TAXES PERSONAL PROPERTY TAXES (INCLUDING MOBILE HOMES) ANY OTHER NON AD VALOREM TAXES | |

| Texas Tax Information |
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| <ul style="list-style-type: none"> 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