

Issued By:
ROCKWALL CENTRAL APPRAISAL DISTRICT
841 JUSTIN RD
ROCKWALL, TX 75087

Property Information

Property ID: 87729 Geo ID: 0151-0000-0008-09-0R
Legal Acres: 25.9370
Legal Desc: A0151, J MCKINNEY, TRACT 8-09, ACRES 25.937
Situs: C D BOREN PKWY TX
DBA:
Exemptions:

Owner ID: 1069378 100.00%
W C 201 LP
255 ALHAMBRA CIR
SUITE 1160
CORAL GABLES, FL 33134-7415

For Entitles

Value Information

CITY OF FATE	Improvement HS:	0
ROCKWALL COUNTY	Improvement NHS:	0
ROYSE CITY ISD	Land HS:	0
RW CO CONS MUD9	Land NHS:	363,120
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	363,120



20160000021549 1/3 CERTIFICATE 12/06/2016 02:15:47 PM

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 12/02/2016

Total Due if paid by: 12/31/2016

0.00

J 049

J 050

Tax Certificate Issued for:	Taxes Paid in 2016
CITY OF FATE	1,057.04
ROCKWALL COUNTY	1,364.96
ROYSE CITY ISD	6,064.10
RW CO CONS MUD9	2,723.40

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was assessed on the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate is not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 12/02/2016
Requested By: W C 201 LP
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

TAX RECEIPT

12/06/2016 01:52PM

ROCKWALL CENTRAL APPRAISAL DISTRICT
841 JUSTIN RD
ROCKWALL, TX 75087

Receipt Number

2343456

Date Posted 11/10/2016
Payment Type P
Payment Code Full
Total Paid \$11,209.50

PAID BY:

W C 201 LP
255 ALHAMBRA CIR
SUITE 1160
CORAL GABLES, FL 33134-7415

Property ID	Geo	Legal Acres	Owner Name and Address
87729	0151-0000-0008-09-0R	25.9370	W C 201 LP 255 ALHAMBRA CIR SUITE 1160 CORAL GABLES, FL 33134-7415
Legal Description			
A0151, J MCKINNEY, TRACT 8-09, ACRES 25.937			
Situs	DBA Name		
C D BOREN PKWY TX			

Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
CITY OF FATE	2016	0.29110	363,120	81665	N	1,057.04	0.00	0.00	0.00	0.00	1,057.04
ROCKWALL COUNTY	2016	0.37590	363,120	81665	N	1,364.96	0.00	0.00	0.00	0.00	1,364.96
ROYSE CITY ISD	2016	1.67000	363,120	81665	N	6,064.10	0.00	0.00	0.00	0.00	6,064.10
RW CO CONS MUD9	2016	0.75000	363,120	81665	N	2,723.40	0.00	0.00	0.00	0.00	2,723.40
											11,209.50

Balance Due As Of 11/10/2016: .00

Tender	Details	Description	Amount
Check	1071		11209.50
			11209.50

Operator	Batch	Total Paid
JENNIPHER	10637 (11/10/2016JJO)	11,209.50