KRISTEN H. HOYT, TAX ASSESSOR-COLLECTOR, PCAC
205 N. Seguin Ave.
New Braunfels, TX 78130
Phone: 830-221-1353

www.co.comal.tx.us/tax

COMAL COUNTY TAX OFFICE

2023 TAX STATEMENT

PROPERTY ID NUMBER
6674

NAME & ADDRESS	PROPERTY DESCRIPTION	PROPERTY GEOGRAPHICAL ID
Owner ID: 1058334 Pct: 100.000% SATX PROPERTY 1 LLC 6464 SAVOY DR STE 865 HOUSTON, TX 77036	BULVERDE RANCHETTES 5, LOT 1 Acreage: 0.0000 Type: R	110160007600 **PROPERTY SITUS / LOCATION** 32685 US HWY 281 N BULVERDE, TX 78163

LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	AG/TIMBER USE VALUE	AG/TIMBER USE MARKET	ASSESSED VALUE	TOTAL LATE AG PENALTY
2,265,031	1,229,459	0	0	3,494,490	

100% Assessment Ratio Appraised Value: 3,494,490

Taxing Unit	Assessed	Homestead Exemption	OV65 or DP Exemptions	Other Exemptions	Freeze Year and Ceiling	Taxable Value	Rate Per $100	Tax Due
COMAL ISD	3,494,490	0	0	0		3,494,490	1.0892000	38,061.99
COMAL COUNTY LATERAL R	3,494,490	0	0	0		3,494,490	0.0495150	1,730.30
COMAL COUNTY	3,494,490	0	0	0		3,494,490	0.2262000	7,904.53
(ESD1) COMAL COUNTY EM	3,494,490	0	0	0		3,494,490	0.0698260	2,440.06
(ESD5) COMAL COUNTY EM	3,494,490	0	0	0		3,494,490	0.0967700	3,381.62
CITY OF BULVERDE	3,494,490	0	0	0		3,494,490	0.1970900	6,887.29

COUNTY TAXES REDUCED BY SALES TAX 2838.50

Total Taxes Due by Jan 31, 2024	60,405.79

Penalty & Interest if paid after Jan 31, 2024

If Paid in Month	P&I Rate	Tax Due
February 2024	7%	64,634.19
March 2024	9%	65,842.30
April 2024	11%	67,050.42
May 2024	13%	68,258.54
June 2024	15%	69,466.66

SCAN HERE TO PAY ONLINE

OR VISIT ESEARCH.CO.COMAL.TX.US

Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. 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.

* Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency [Tax Code Section 33.11] or Additional Late Ag Penalty of 10% [Tax Code Section 23.54].

DETACH HERE AND RETURN WITH PAYMENT

Make check payable to:

KRISTEN H. HOYT, TAX ASSESSOR-COLLECTOR, PCAC
COMAL COUNTY TAX OFFICE
PO BOX 659480
SAN ANTONIO, TX 78265-9480

TAX STATEMENT ENCLOSED

Owner Name and Address
SATX PROPERTY 1 LLC 6464 SAVOY DR STE 865 HOUSTON, TX 77036

Prop ID Number
6674
Geographical ID
110160007600

Taxes are payable upon receipt and become delinquent on February 1, 2024.

In January Pay
60,405.79

29287

SATX PROPERTY 1 LLC
6464 SAVOY DR STE 865
HOUSTON, TX 77036

COMAL COUNTY TAX OFFICE
PO BOX 659480
SAN ANTONIO TX 78265-9480

0000006674000006040579

Comparison of Tax History

Year	Taxing Unit	Stmt ID	Assessed Value	Taxable Value	Rate Per $100	Tax Amount	% Change in Tax
2023	(ESD1) COMAL COUNTY EM	110275	3,494,490	3,494,490	0.069826	2,440.06	31.99
	(ESD5) COMAL COUNTY EM	110275	3,494,490	3,494,490	0.096770	3,381.62	39.61
	CITY OF BULVERDE	110275	3,494,490	3,494,490	0.197090	6,887.29	54.43
	COMAL COUNTY	110275	3,494,490	3,494,490	0.226200	7,904.53	21.62
	COMAL COUNTY LATERAL R	110275	3,494,490	3,494,490	0.049515	1,730.30	85.02
	COMAL ISD	110275	3,494,490	3,494,490	1.089200	38,061.99	14.36
2022	(ESD1) COMAL COUNTY EM	246525	2,611,180	2,611,180	0.070796	1,848.61	43.54
	(ESD5) COMAL COUNTY EM	246525	2,611,180	2,611,180	0.092765	2,422.26	52.07
	CITY OF BULVERDE	246525	2,611,180	2,611,180	0.170800	4,459.90	63.20
	COMAL COUNTY	246525	2,611,180	2,611,180	0.248900	6,499.23	29.36
	COMAL COUNTY LATERAL R	246525	2,611,180	2,611,180	0.035815	935.19	47.92
	COMAL ISD	246525	2,611,180	2,611,180	1.274600	33,282.10	61.00
2021	(ESD1) COMAL COUNTY EM	239471	1,600,000	1,600,000	0.080492	1,287.88	-15.89
	(ESD5) COMAL COUNTY EM	239471	1,600,000	1,600,000	0.099552	1,592.83	-14.51
	CITY OF BULVERDE	239471	1,600,000	1,600,000	0.170800	2,732.80	-19.41
	COMAL COUNTY	239471	1,600,000	1,600,000	0.314000	5,024.00	-15.47
	COMAL COUNTY LATERAL R	239471	1,600,000	1,600,000	0.039515	632.24	-14.13
	COMAL ISD	239471	1,600,000	1,600,000	1.292000	20,672.00	-13.03
2020	(ESD1) COMAL COUNTY EM	14772	1,863,260	1,863,260	0.082174	1,531.11	-25.31
	(ESD5) COMAL COUNTY EM	14772	1,863,260	1,863,260	0.100000	1,863.26	-18.19
	CITY OF BULVERDE	14772	1,863,260	1,863,260	0.182000	3,391.13	-17.28
	COMAL COUNTY	14772	1,863,260	1,863,260	0.319000	5,943.80	-19.06
	COMAL COUNTY LATERAL R	14772	1,863,260	1,863,260	0.039515	736.27	-41.75
	COMAL ISD	14772	1,863,260	1,863,260	1.275700	23,769.61	-20.94
2019	(ESD1) COMAL COUNTY EM	14276	2,277,590	2,277,590	0.090000	2,049.83	21.08
	(ESD5) COMAL COUNTY EM	14276	2,277,590	2,277,590	0.100000	2,277.59	14.48
	CITY OF BULVERDE	14276	2,277,590	2,277,590	0.180000	4,099.66	37.64
	COMAL COUNTY	14276	2,277,590	2,277,590	0.322415	7,343.29	25.04
	COMAL COUNTY LATERAL R	14276	2,277,590	2,277,590	0.055500	1,264.06	1.29
	COMAL ISD	14276	2,277,590	2,277,590	1.320000	30,064.19	8.72
2018	(ESD1) COMAL COUNTY EM	378324	1,989,430	1,989,430	0.085100	1,693.00	N/A
	(ESD5) COMAL COUNTY EM	378324	1,989,430	1,989,430	0.100000	1,989.43	N/A
	CITY OF BULVERDE	378324	1,989,430	1,989,430	0.149723	2,978.63	N/A
	COMAL COUNTY	378324	1,989,430	1,989,430	0.295191	5,872.61	N/A
	COMAL COUNTY LATERAL R	378324	1,989,430	1,989,430	0.062730	1,247.97	N/A
	COMAL ISD	378324	1,989,430	1,989,430	1.390000	27,653.08	N/A

% Change 5th Year Comparison(Compare 2023 to 2018)

Taxing Unit	Assessed Value	Taxable Value	Rate Per 100	Tax Amount
(ESD1) COMAL COUNTY EM	75.65%	75.65%	-17.95%	44.13%
(ESD5) COMAL COUNTY EM	75.65%	75.65%	-3.23%	69.98%
CITY OF BULVERDE	75.65%	75.65%	31.64%	131.22%
COMAL COUNTY	75.65%	75.65%	-23.37%	34.60%
COMAL COUNTY LATERAL R	75.65%	75.65%	-21.07%	38.65%
COMAL ISD	75.65%	75.65%	-21.64%	37.64%

N/A = Not Available

COMAL ISD Tax Rate Breakdown

Year	M&O Rate	I&S Rate	Total Rate
2023	0.739200	0.350000	1.089200
2022	0.924600	0.350000	1.274600