



Homeowner Guide

Overlook Ranch
Sales Center - 737-383-0088



Schools

Carver Elementary School
4901 Scenic Lake Dr.
Georgetown, TX 78626
512-943-5070

George Wagner Middle School
1621 Rockride Ln.
Georgetown, TX 78626
512-943-1830

East View High School
4490 E. University Ave.
Georgetown, TX 78626
512-943-1800



Post Office

2300 Scenic Dr.
Georgetown, TX 78626
512-868-9925



Utilities

ELECTRIC:
Oncor®
866-797-4839
powertochoose.org

WATER/WASTEWATER:
City of Georgetown
512-930-3640

CABLE/PHONE/INTERNET:
Spectrum
855-860-9068

Optimum
877-694-9474



Police

Georgetown Police Dept.
3500 D.B. Wood Rd.
Georgetown, TX 78628
512-930-3510



Fire

Georgetown Fire Dept.
3500 D.B. Wood Rd.
Georgetown, TX 78628
512-930-3473



Homeowner's Association

Lifetime HOA Management
210-504-8484
contact@
LifetimeHOAManagement.com
lifetimehoamanagement.com

HOA: \$840/yr.

Paid at Closing:
\$250 Working Capital Assessment
\$375 Resale Certificate (Estimated)
\$250 Transfer Fee (Estimated)
(Prorated Annual Assessment,
Transfer and/or Conveyance
Fees as Applicable)



Taxing Authority

**Williamson County
Tax Assessor's Office**
904 S. Main St.
Georgetown, TX 78626

Contact:
Deborah M. Hunt
512-943-1603

Tax Rate:
1.836099% of the appraised
value of the property*

Notes:



KB Home Warranty

866-262-7623
austincns@kbhome.com



MyKB

- Appointment reminders
 - Maintenance notifications
 - Seasonal home maintenance
 - Warranty documents
- kbhome.com/mykb

888-KB-HOMES | kbhome.com

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*Real estate taxes for homes are determined by multiplying the annual local tax rate by the appraised value of the property, which value may not be the purchase price of the property. It is advisable for buyers to contact the local tax assessor's office for the most current information as it is subject to change.

