



Address 79 Beaconsfield Court, Magnolia, Texas 77355

DATE 04/20/2020

Year Built 2004

Features, Updates and Improvements

- HVAC System Replaced (condenser 2019, furnace 2011)
- 2019 Master Bath and Upstairs bath remodeled
- 2016 Kitchen remodeled
- 10x12 Greenhouse
- 8x10 storage shed
- Exterior paint 2018
- Garage storage built-ins
- Roof to be replaced 2020

Taxes 2019

Rate per \$100 3.2337 %

County \$ 0.7142

County Montgomery County, Emergency Svcs, Hospital Lone Star College

School \$ 1.3095

School District Magnolia

MUD \$ 1.21

MUD Info Clovercreek

HOA

Annual \$ 275

HOA Name Clover Creek Recreational Association

Management Company CKM Property Management Company

Address PO Box 160, Tomball, TX 77377

Phone 281-255-3055

Age of Home Components (if not original)

Item	Age	Material	Composition
Roof	<u>0</u>		<u>Composition</u>
AC	<u>2</u>		
Furnace	<u>4</u>	Gas <input checked="" type="checkbox"/>	Electric <input type="checkbox"/>
Water Heater	<u>3</u>	Gas <input checked="" type="checkbox"/>	Electric <input type="checkbox"/>
Oven	<u>4</u>	Gas <input checked="" type="checkbox"/>	Electric <input type="checkbox"/> Double yes <input type="checkbox"/> no <input checked="" type="checkbox"/> Convection yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Range	<u>4</u>	Gas <input checked="" type="checkbox"/>	Electric <input type="checkbox"/> #of Burners <u>5</u>
Refrigerator	<u>4</u>		
Microwave	<u>4</u>		
Dishwasher	<u>4</u>		
Pool	<u> </u>		
Pool Equip	<u> </u>	Type of System	<u> </u>
Generator	<u> </u>	Brand	<u> </u>
Irrigation	<u> </u>	#Zones	<u> </u>



Utilities per month

Electric

Provider Reliant

Gas

Provider Universal Natural Gas

Water

Provider Clover Creek MUD

Jan	\$ <u>185</u>	\$ <u>65</u>	\$ <u>58</u>
Feb	\$ <u>118</u>	\$ <u>63</u>	\$ <u>27</u>
Mar	\$ <u>102</u>	\$ <u>66</u>	\$ <u>58</u>
Apr	\$ <u>170</u>	\$ <u>35</u>	\$ <u>30</u>
May	\$ <u>188</u>	\$ <u>35</u>	\$ <u>47</u>
Jun	\$ <u>187</u>	\$ <u>27</u>	\$ <u>48</u>
Jul	\$ <u>318</u>	\$ <u>22</u>	\$ <u>50</u>
Aug	\$ <u>325</u>	\$ <u>20</u>	\$ <u>45</u>
Sep	\$ <u>356</u>	\$ <u>22</u>	\$ <u>74</u>
Oct	\$ <u>302</u>	\$ <u>25</u>	\$ <u>100</u>
Nov	\$ <u>180</u>	\$ <u>19</u>	\$ <u>96</u>
Dec	\$ <u>175</u>	\$ <u>69</u>	\$ <u>58</u>

Other (per month)

Cable \$ 90 Provider Comcast

Internet \$ _____ Provider _____

Alarm \$ _____ Provider _____

Waste & Recycle \$ _____ Provider _____

Pick Up Days Waste _____ Recycle _____ Large Items _____

Additional Notes: _____

Clover Creek bill includes trash pickup.



26406 Oak Ridge Drive Spring, Texas 77380

