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To: Gary L Maxwell  
Ana Maxwell

From: RE/MAX Northwest REALTORS (Broker)

Property Address: 21102 Royal Villa Dr, Katy, TX 77449-4398


Date: July 7, 2020

(1) Broker obtained the attached information, identified as square footage, features, school zones, utility costs and all other information about the subject property  
from tax records, school district website, and seller


(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: school districts periodically re-district/re-zone their schools. Please confirm school information, square footage, and all other information with independent sources. All information has been procured from other sources and supplied to you as a courtesy. Although the information provided is usually correct, it can sometimes change or be inaccurate.

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

RE/MAX Northwest REALTORS  
Broker

By: James Rowlett  07/12/2020 12:45 PM CDT  
**James Rowlett**

Receipt of this notice is acknowledged by:

Gary L Maxwell  07/12/2020 11:05 AM CDT  
Signature Date  
**Gary L Maxwell**

Ana Maxwell  07/12/2020 11:15 AM CDT  
Signature Date  
**Ana Maxwell**

**21102 Royal Villa Dr, Katy, TX 77449-4398, Harris County**

**OWNER INFORMATION**

Owner Name	<b>Maxwell Gary L</b>	Tax Billing Address	<b>21102 Royal Villa Dr</b>
Owner Name 2	<b>Maxwell Dodi L</b>	Tax Billing City & State	<b>Katy, TX</b>
Owner Occupied	<b>Yes</b>	Tax Billing Zip	<b>77449</b>
Carrier Route	<b>C031</b>	Tax Billing Zip+4	<b>4398</b>
Owner Name	<b>Maxwell Gary L</b>		
Tax Billing Address	<b>21102 Royal Villa Dr</b>		
Owner Name 2	<b>Maxwell Dodi L</b>		
Tax Billing City & State	<b>Katy, TX</b>		
Owner Occupied	<b>Yes</b>		
Tax Billing Zip	<b>77449</b>		
Carrier Route	<b>C031</b>		
Tax Billing Zip+4	<b>4398</b>		

**LOCATION INFORMATION**

Subdivision	<b>Settlers Village Sec 03</b>	Key Map	<b>406t</b>
School District Name	<b>Cypress-Fairbanks ISD</b>	Waterfront Influence	<b>Neighborhood</b>
Neighborhood Code	<b>Settlers Village Sec. 3, 3r/P, -1.01</b>	Topography	<b>Flat/Level</b>
Township	<b>Katy</b>	Census Tract	<b>5422.00</b>
MLS Area	<b>25</b>	Map Facet	<b>406-T</b>
Market Area	<b>BEAR CREEK SOUTH</b>	Traffic	<b>Corner</b>
Subdivision	<b>Settlers Village Sec 03</b>		
Key Map	<b>406t</b>		
School District Name	<b>Cypress-Fairbanks ISD</b>		

Waterfront Influence	<b>Neighborhood</b>
Neighborhood Code	<b>Settlers Village Sec. 3, 3r/P, -1.01</b>
Topography	<b>Flat/Level</b>
Township	<b>Katy</b>
Census Tract	<b>5422.00</b>
MLS Area	<b>25</b>
Map Facet	<b>406-T</b>
Market Area	<b>BEAR CREEK SOUTH</b>
Traffic	<b>Corner</b>

<b>TAX INFORMATION</b>			
Parcel ID	<a href="#"><u>116-091-018-0056</u></a>	Exemption(s)	<b>Homestead</b>
Parcel ID	<b>1160910180056</b>	Tax Area	<b>040</b>
Lot #	<b>56</b>	Fire Dept Tax Dist	<b>633</b>
Block #	<b>18</b>	Water Tax Dist	<b>041</b>
% Improved	<b>86%</b>		
Legal Description	<b>LT 56 BLK 18 SETTLE RS VILLAGE SEC 3</b>		
M.U.D. Information	<a href="#"><u>405</u></a>		
Parcel ID	<a href="#"><u>116-091-018-0056</u></a>		
Exemption(s)	<b>Homestead</b>		
Parcel ID	<b>1160910180056</b>		
Tax Area	<b>040</b>		
Lot #	<b>56</b>		
Fire Dept Tax Dist	<b>633</b>		
Block #	<b>18</b>		
Water Tax Dist	<b>041</b>		

% Improved	<b>86%</b>
Legal Description	<b>LT 56 BLK 18 SETTLE RS VILLAGE SEC 3</b>
M.U.D. Information	<a href="#">405</a>

## ASSESSMENT & TAX

Assessment Year	2019	2018	2017
Assessed Value - Total	<b>\$160,912</b>	<b>\$150,752</b>	<b>\$149,535</b>
Assessed Value - Land	<b>\$23,274</b>	<b>\$23,274</b>	
Assessed Value - Improved	<b>\$137,638</b>	<b>\$127,478</b>	
YOY Assessed Change (\$)	<b>\$10,160</b>	<b>\$1,217</b>	
YOY Assessed Change (%)	<b>6.74%</b>	<b>0.81%</b>	
Market Value - Total	<b>\$160,912</b>	<b>\$150,752</b>	<b>\$150,752</b>
Market Value - Land	<b>\$23,274</b>	<b>\$23,274</b>	<b>\$23,274</b>
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Assessed Value - Land	
Assessed Value - Improved	
YOY Assessed Change (\$)	
YOY Assessed Change (%)	
Market Value - Total	<b>\$150,752</b>
Market Value - Land	<b>\$23,274</b>
Market Value - Improved	<b>\$127,478</b>

Tax Year	Total Tax	Change (\$)	Change (%)
2017	<b>\$4,539</b>		
2018	<b>\$4,576</b>	<b>\$37</b>	<b>0.81%</b>
2019	<b>\$4,722</b>	<b>\$145</b>	<b>3.17%</b>

Tax Year	Total Tax
2017	<b>\$4,539</b>
2018	<b>\$4,576</b>
2019	<b>\$4,722</b>

Tax Year	Change (\$)
2017	
2018	<b>\$37</b>
2019	<b>\$145</b>

Tax Year	Change (%)
2017	
2018	<b>0.81%</b>
2019	<b>3.17%</b>

Jurisdiction	Tax Rate	Tax Amount
Cypress-Fairbanks ISD	<b>1.37</b>	<b>\$2,204.49</b>
Harris County	<b>.40713</b>	<b>\$655.12</b>
Hc Flood Control Dist	<b>.02792</b>	<b>\$44.93</b>
Port Of Houston Authority	<b>.01074</b>	<b>\$17.28</b>
Hc Hospital Dist	<b>.16591</b>	<b>\$266.97</b>
Hc Department Of Education	<b>.005</b>	<b>\$8.05</b>
Lone Star College Sys	<b>.1078</b>	<b>\$173.46</b>
Hc Mud 105	<b>.78</b>	<b>\$1,255.11</b>
Hc Emerg Srv Dist 9	<b>.0598</b>	<b>\$96.23</b>
<b>Total Estimated Tax Rate</b>	<b>2.9343</b>	

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Cypress-Fairbanks ISD	<b>1.37</b>
Harris County	<b>.40713</b>
Hc Flood Control Dist	<b>.02792</b>
Port Of Houston Authority	<b>.01074</b>
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Hc Department Of Education	<b>.005</b>

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Hc Mud 105	.78
Hc Emerg Srv Dist 9	.0598
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Hc Hospital Dist	\$266.97
Hc Department Of Education	\$8.05
Lone Star College Sys	\$173.46
Hc Mud 105	\$1,255.11
Hc Emerg Srv Dist 9	\$96.23
Total Estimated Tax Rate	

[MUD Bond Info](#)

<b>CHARACTERISTICS</b>			
Land Use - CoreLogic	<b>SFR</b>	Full Baths	<b>2</b>
Land Use - County	<b>Res Imprvd Table Val</b>	Fireplace	<b>Y</b>
Land Use - State	<b>Resid Single Family</b>	Fireplaces	<b>1</b>
Lot Acres	<b>0.1644</b>	Elec Svs Type	<b>Y</b>
Lot Sq Ft	<b>7,163</b>	Cooling Type	<b>Central</b>
# of Buildings	<b>1</b>	Heat Type	<b>Central</b>
Building Type	<b>Single Family</b>	Porch	<b>Open Concrete/Masonry Porch</b>
Bldg Class	<b>R</b>	Porch Sq Ft	<b>20</b>

Building Sq Ft	<b>Tax: 1,785 MLS: 1,789</b>	Parking Type	<b>Attached Masonry Garage</b>
Gross Sq Ft	<b>Tax: 2,225 MLS: 1,789</b>	No. Parking Spaces	<b>MLS: 2</b>
Above Gnd Sq Ft	<b>1,785</b>	Garage Type	<b>Attached Garage</b>
Ground Floor Sq Ft	<b>1,785</b>	Garage Capacity	<b>MLS: 2</b>
Stories	<b>1</b>	Garage Sq Ft	<b>440</b>
Condition	<b>Average</b>	Foundation	<b>Slab</b>
Quality	<b>Average</b>	Exterior	<b>Brick Veneer</b>
Total Rooms	<b>7</b>	Year Built	<b>1997</b>
Bedrooms	<b>3</b>	Effective Year Built	<b>1997</b>
Total Baths	<b>2</b>	Other Rooms	<b>Rec Room</b>
MLS Total Baths	<b>2</b>		
Land Use - CoreLogic	<b>SFR</b>		
Full Baths	<b>2</b>		
Land Use - County	<b>Res Imprvd Table Val</b>		
Fireplace	<b>Y</b>		
Land Use - State	<b>Resid Single Family</b>		
Fireplaces	<b>1</b>		
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Other Rooms	<b>Rec Room</b>
MLS Total Baths	<b>2</b>

## FEATURES

Feature Type	Unit	Size/Qty
Base Area Pri	<b>S</b>	<b>1,785</b>
Mas/Brk Garage Pri	<b>S</b>	<b>440</b>

Open Mas Porch Pri

**S**

**20**

Feature Type

**Unit**

Base Area Pri

**S**

Mas/Brk Garage Pri

**S**

Open Mas Porch Pri

**S**

Feature Type

**Size/Qty**

Base Area Pri

**1,785**

Mas/Brk Garage Pri

**440**

Open Mas Porch Pri

**20**

Building Description

**Building Size**

Fireplace: Metal

**1**

Fixtures: Addl

**2**

Fixtures: Total

**10**

Room: Bedroom

**3**

Room: Full Bath

**2**

Room: Rec

**2**

Room: Total

**7**

Story Height Index

**1**

Building Description

**Building Size**

Fireplace: Metal

**1**

Fixtures: Addl

**2**

Fixtures: Total

**10**

Room: Bedroom

**3**

Room: Full Bath

**2**

Room: Rec

**2**



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## TEXAS WATER DISTRICTS AND BOND INFORMATION

A (https://www.har.com/texasrealestate/waterdistricts? county=Harris&sort=a)	B (https://www.har.com/texasrealestate/waterdistricts? county=Harris&sort=b)	C (https://www.har.com/texasrealestate/waterdistricts? county=Harris&sort=c)
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Harris Co MUD # 105 (?dist=405&county=Harris)
County: Harris (https://www.har.com/harris-county-tx/realestate/48201/)
Tax Rate: 0.8
Tax Year: 2019
Bonds Authorized: \$124,500,000
Bonds Issued: \$68,825,000

[View all water districts \(/texasrealestate/waterdistricts\)](/texasrealestate/waterdistricts)



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## Resource Links

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Austin homes for sale and rent (https://www.har.com/austin/realestate) San Antonio homes for sale and rent (https://www.har.com/sanantonio/realestate)

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# WALKER ELEMENTARY SCHOOL

Write a Review

★★★★★ **B** Good | (Based on 2019 STAAR Data)

Find school details, real estate for sale, real estate for rent and more near WALKER Elementary School

## About WALKER Elementary School



### School Summary

WALKER Elementary School is located at 6424 SETTLERS VILLAGE, KATY, TX, 77449. The school is part of CYPRESS-FAIRBANKS ISD.

To contact the school, call (281) 345-3200.

### Teachers

WALKER Elementary School employs 59 teachers, who have been with the school an average of 9 years. The teachers average 11 years of experience in teaching. The school currently has 942 students with a student to teacher ratio of 16.00 S/T. The special education division has 5 teachers assisting it. WALKER Elementary School also employs 23 education aids.

<b>Enrollment</b>	943
<b>Is Charter</b>	No
<b>School District:</b>	CYPRESS-FAIRBANKS ISD
<b>Phone Number:</b>	(281) 345-3200
<b>Address:</b>	6424 SETTLERS VILLAGE , KATY , 77449 Directions
<b>County:</b>	Harris County

FEEDBACK

<b>Grade Span</b>	EE - 05
<b>Principal</b>	MS KIM DAMERON
<b>Website</b>	<a href="#">Click to view</a>

## Accountability Ratings & Designations of WALKER Elementary School



### Accountability Ratings

★★★★★ **B** Good

	Scaled Score
Student Achievement	73
Student Progress	82
Closing Performance Gaps	77
Overall	81

### Distinction Designations

- ✘ Read/ELA
- ✘ Science
- ✘ Comparative Academic Growth
- ✘ Comparative Closing the Gaps
- ✘ Mathematic
- ✘ Social Studies
- ✘ Post-secondary

## WALKER Elementary School Student / Staff Statistics



FEEDBACK

### Student Statistics

Racial/Ethnic Group	Number	Percent
African American	254	26.96 %

**Student Statistics**

Hispanic	526	55.84 %
White	94	9.98 %
Asian	37	3.93 %
Native American	8	0.85 %
Two or More Races	21	2.23 %
Total Students	942	100.00%
Economically Disadvantaged	734	77.92 %
Limited English Proficiency	273	28.98 %

<b>Program</b>	<b>Number</b>	<b>Percent</b>
Bilingual	267	28.34 %
Gifted & Talented	24	2.55 %
Special Education	103	10.93 %
Teacher Student Ratio		16.00 S/T

**Staff Statistics**

<b>Experience</b>	<b>Number</b>	<b>Percent</b>
Over 20 years	5	8.50%
10 - 20 years	25	42.52%
6 - 10 years	18	30.61%
1- 5 years	8	13.27%
Beginning Teacher	3	5.10%
Teacher Experience Average	11.00 yrs	
Teacher Tenure Average	8.90 yrs	

<b>Teacher Type</b>	<b>Number</b>	<b>Percent</b>
Total Teachers	59	100.00%
Female Teachers	53	89.80%

**Staff Statistics**

Male Teachers	6	10.20%
School Admin	3	
School Support	12	
Edu Aids	23	
Special Education	5	

**WALKER Elementary School 2019 STAAR Statistics**

Group	All Subjects	Read	Math	Science	SocStudies	Writing
ALL	75 %	78 %	79 %	81 %	. %	51 %
African American	73 %	74 %	76 %	81 %	. %	53 %
Hispanic	74 %	75 %	79 %	78 %	. %	51 %
White	81 %	90 %	80 %	92 %	. %	43 %
Asian	88 %	94 %	88 %	83 %	. %	80 %
Two or More Races	86 %	86 %	93 %	* %	. %	* %
Economically Disadvantaged	73 %	74 %	77 %	79 %	. %	50 %
Male Students	75 %	75 %	82 %	84 %	. %	49 %
Female Students	76 %	80 %	77 %	78 %	. %	55 %
Special Education	48 %	48 %	65 %	50 %	. %	0 %
Limited English Proficiency	52 %	52 %	67 %	45 %	. %	18 %

**WALKER Elementary School Boundries homes for sale and rent**

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# HOPPER MIDDLE SCHOOL

Write a Review

★★★★★ **B** Good | (Based on 2019 STAAR Data)

Find school details, real estate for sale, real estate for rent and more near HOPPER Middle School

## About HOPPER Middle School



### School Summary

HOPPER Middle School is located at 7811 FRY RD, CYPRESS, TX, 77433. The school is part of CYPRESS-FAIRBANKS ISD.

To contact the school, call (281) 463-5353.

### Teachers

HOPPER Middle School employs 88 teachers, who have been with the school an average of 6 years. The teachers average 10 years of experience in teaching. The school currently has 1,346 students with a student to teacher ratio of 15.30 S/T. The special education division has 16 teachers assisting it. HOPPER Middle School also employs 17 education aids.

<b>Enrollment</b>	1346
<b>Is Charter</b>	No
<b>School District:</b>	CYPRESS-FAIRBANKS ISD
<b>Phone Number:</b>	(281) 463-5353
<b>Address:</b>	7811 FRY RD , CYPRESS , 77433 Directions
<b>County:</b>	Harris County

FEEDBACK



<b>Grade Span</b>	06 - 08
<b>Principal</b>	MS WENDI WHITTHAUS
<b>Website</b>	<a href="#">Click to view</a>

## Accountability Ratings & Designations of HOPPER Middle School



### Accountability Ratings

★★★★★ **B** Good

	Scaled Score
Student Achievement	76
Student Progress	86
Closing Performance Gaps	71
Overall	82

### Distinction Designations



- ✘ Read/ELA
- ✘ Mathematic
- ✘ Science
- ✔ Social Studies
- ✘ Comparative Academic Growth
- ✘ Post-secondary
- ✘ Comparative Closing the Gaps

## HOPPER Middle School Student / Staff Statistics



FEEDBACK

### Student Statistics

Racial/Ethnic Group	Number	Percent
African American	398	29.57 %

**Student Statistics**

Hispanic	797	59.21 %
White	92	6.84 %
Asian	29	2.15 %
Native American	4	0.30 %
Two or More Races	25	1.86 %
Total Students	1,346	100.00%
Economically Disadvantaged	1,076	79.94 %
Limited English Proficiency	150	11.14 %

<b>Program</b>	<b>Number</b>	<b>Percent</b>
Bilingual	142	10.55 %
Gifted & Talented	46	3.42 %
Special Education	109	8.10 %
Teacher Student Ratio		15.30 S/T

**Staff Statistics**

<b>Experience</b>	<b>Number</b>	<b>Percent</b>
Over 20 years	10	11.15%
10 - 20 years	30	34.02%
6 - 10 years	18	20.71%
1- 5 years	19	21.73%
Beginning Teacher	11	12.51%
Teacher Experience Average	9.80 yrs	
Teacher Tenure Average	6.10 yrs	

<b>Teacher Type</b>	<b>Number</b>	<b>Percent</b>
Total Teachers	88	100.00%
Female Teachers	66	75.20%

**Staff Statistics**

Male Teachers	22	24.80%
School Admin	5	
School Support	15	
Edu Aids	17	
Special Education	16	

**HOPPER Middle School 2019 STAAR Statistics**

Group	All Subjects	Read	Math	Science	SocStudies	Writing
ALL	77 %	77 %	78 %	81 %	79 %	71 %
African American	73 %	71 %	73 %	74 %	77 %	73 %
Hispanic	78 %	78 %	79 %	81 %	79 %	68 %
White	83 %	79 %	84 %	96 %	82 %	80 %
Asian	94 %	97 %	90 %	100 %	100 %	91 %
Two or More Races	80 %	85 %	85 %	89 %	67 %	63 %
Economically Disadvantaged	75 %	74 %	76 %	79 %	76 %	69 %
Male Students	75 %	72 %	77 %	80 %	79 %	63 %
Female Students	80 %	82 %	79 %	82 %	78 %	79 %
Special Education	47 %	46 %	51 %	44 %	51 %	36 %
Limited English Proficiency	47 %	44 %	52 %	53 %	50 %	31 %

**HOPPER Middle School Boundries homes for sale and rent**

**FEEDBACK**

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**Type**



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# CYPRESS PARK HIGH SCHOOL

Write a Review



Good



(Based on 2019 STAAR Data)

Find school details, real estate for sale, real estate for rent and more near CYPRESS PARK High School

## About CYPRESS PARK High School



### School Summary

CYPRESS PARK High School is located at 7425 WESTGREEN BLVD, CYPRESS, TX, 77433-0188. The school is part of CYPRESS-FAIRBANKS ISD.

To contact the school, call (281) 897-4000.

### Teachers

CYPRESS PARK High School employs 123 teachers, who have been with the school an average of 5 years. The teachers average 9 years of experience in teaching. The school currently has 1,927 students with a student to teacher ratio of 15.70 S/T. The special education division has 22 teachers assisting it. CYPRESS PARK High School also employs 16 education aids.

<b>Enrollment</b>	1927
<b>Is Charter</b>	No
<b>School District:</b>	CYPRESS-FAIRBANKS ISD
<b>Phone Number:</b>	(281) 897-4000
<b>Address:</b>	7425 WESTGREEN BLVD , CYPRESS , 77433-0188 Directions
<b>County:</b>	Harris County

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<b>Grade Span</b>	09 - 11
<b>Principal</b>	MR CHRISTOPHER HECKER

## Accountability Ratings & Designations of CYPRESS PARK High School



### Accountability Ratings

★★★★★ **B** Good

	Scaled Score
Student Achievement	82
Student Progress	88
Closing Performance Gaps	81
Overall	86

### Distinction Designations



- |                                |                  |
|--------------------------------|------------------|
| ✘ Read/ELA                     | ✘ Mathematic     |
| ✔ Science                      | ✔ Social Studies |
| ✘ Comparative Academic Growth  | ✔ Post-secondary |
| ✔ Comparative Closing the Gaps |                  |

## CYPRESS PARK High School Student / Staff Statistics



### Student Statistics

Racial/Ethnic Group	Number	Percent
African American	556	28.85 %
Hispanic	1,103	57.24 %

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**Student Statistics**

White	153	7.94 %
Asian	67	3.48 %
Native American	13	0.67 %
Two or More Races	35	1.82 %
Total Students	1,927	100.00%
Economically Disadvantaged	1,403	72.81 %
Limited English Proficiency	139	7.21 %

<b>Program</b>	<b>Number</b>	<b>Percent</b>
Bilingual	127	6.59 %
Gifted & Talented	70	3.63 %
Special Education	148	7.68 %
Teacher Student Ratio		15.70 S/T

**Staff Statistics**

<b>Experience</b>	<b>Number</b>	<b>Percent</b>
Over 20 years	10	8.29%
10 - 20 years	31	25.18%
6 - 10 years	29	23.48%
1- 5 years	38	30.87%
Beginning Teacher	15	12.10%
Teacher Experience Average	9.00 yrs	
Teacher Tenure Average	4.70 yrs	

<b>Teacher Type</b>	<b>Number</b>	<b>Percent</b>
Total Teachers	123	100.00%
Female Teachers	73	58.98%
Male Teachers	51	41.02%

**Staff Statistics**

School Admin	7	
School Support	18	
Edu Aids	16	
Special Education	22	

**CYPRESS PARK High School 2019 STAAR Statistics**

Group	All Subjects	Read	Math	Science	SocStudies	Writing
ALL	83 %	72 %	90 %	91 %	96 %	. %
African American	79 %	67 %	88 %	90 %	92 %	. %
Hispanic	84 %	74 %	91 %	91 %	97 %	. %
White	87 %	78 %	88 %	94 %	98 %	. %
Asian	91 %	84 %	100 %	95 %	100 %	. %
Two or More Races	85 %	71 %	100 %	91 %	100 %	. %
Economically Disadvantaged	82 %	70 %	90 %	91 %	96 %	. %
Male Students	80 %	68 %	86 %	89 %	96 %	. %
Female Students	87 %	78 %	95 %	93 %	96 %	. %
Special Education	49 %	27 %	71 %	63 %	78 %	. %
Limited English Proficiency	50 %	28 %	76 %	60 %	83 %	. %

**CYPRESS PARK High School Boundries homes for sale and rent**

**FEEDBACK**

**Property**

**Type**