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To: Robert Gomez

From: RE/MAX Northwest REALTORS (Broker)

Property Address: 16411 Tibet Rd, Friendswood, TX 77546-3337

Date: May 1, 2021

(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 5-1-21  
James Rowlett

Receipt of this notice is acknowledged by:

Robert Gomez 5/1/2021  
Signature Date  
Robert Gomez

Signature Date

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**106316000020**

Tax Year: 2021



Owner and Property Information								
Owner Name & Mailing Address: <b>WINNER DAVID R 1462 PARAMOUNT DR APT 5B HUNTSVILLE AL 35806- 4804</b>				Legal Description: <b>LT 20 BLK 32 WEDGEWOOD VILLAGE SEC 6 R/P</b>				
				Property Address: <b>16411 TIBET RD FRIENDSWOOD TX 77546</b>				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map <sup>i2/2</sup>
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	6,960 SF	1,480 SF	2988	27032	410 -- ISD 27 - West of NASA Parkway (I-45 Area)	5848D	657A

**Value Status Information**

Value Status	Notice Date	Shared CAD
Noticed	03/31/2021	Yes

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2020 Rate	2021 Rate
<b>None</b>	027	CLEAR CREEK ISD		Not Certified	1.265900	
	040	HARRIS COUNTY		Not Certified	0.391160	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.031420	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.009910	
	043	HARRIS CO HOSP DIST		Not Certified	0.166710	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004993	
	058	CITY OF FRIENDSWOOD		Not Certified	0.487314	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway.](#)

**Valuations**

Value as of January 1, 2020			Value as of January 1, 2021		
	Market	Appraised		Market	Appraised
Land	39,710		Land	41,436	
Improvement	129,721		Improvement	149,946	
<b>Total</b>	<b>169,431</b>	<b>169,431</b>	<b>Total</b>	<b>191,382</b>	<b>191,382</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	6,900	1.00	1.00	1.00	--	1.00	6.00	6.00	41,400.00
2	1001 -- Res Improved Table Value	SF3	SF	60	1.00	0.10	1.00	--	0.10	6.00	0.60	36.00

**Building**

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1975	Residential Single Family	Residential 1 Family	Average	1,480 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above *attached* garages is included in the square footage living area of the dwelling. Living area above *detached* garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

Building Data	
Element	Detail
Cond / Desir / Util	Average
Foundation Type	Slab
Grade Adjustment	C
Heating / AC	Central Heat/AC
Physical Condition	Average
Exterior Wall	Brick / Veneer
Element	Units
Room: Total	6
Room: Full Bath	2
Room: Bedroom	3
Fireplace: Masonry Firebrick	1

Building Areas	
Description	Area
BASE AREA PRI	1,480
MAS/BRK GARAGE PRI	464
OPEN FRAME PORCH PRI	40



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# WEDGEWOOD ELEMENTARY SCHOOL

Write a Review

★★★★ **C** Average | (Based on 2019 STAAR Data)

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

## About Wedgewood Elementary School



### School Summary

Wedgewood Elementary School is located at 4000 FRIENDSWOOD LINK RD, FRIENDSWOOD, TX, 77546-4221. The school is part of CLEAR CREEK ISD. To contact the school, call (281) 284-5700.

### Teachers

Wedgewood Elementary School employs 45 teachers, who have been with the school an average of 7 years. The teachers average 9 years of experience in teaching. The school currently has 722 students with a student to teacher ratio of 16.20 S/T. The special education division has 8 teachers assisting it. Wedgewood Elementary School also employs 9 education aids.

<b>Enrollment</b>	729
<b>Is Charter</b>	No
<b>School District:</b>	CLEAR CREEK ISD
<b>Phone Number:</b>	(281) 284-5700
<b>Address:</b>	4000 FRIENDSWOOD LINK RD , FRIENDSWOOD , 77546-4221 Directions
<b>County:</b>	Galveston County

FEEDBACK

<b>Grade Span</b>	EE - 05
<b>Principal</b>	MRS BUFFIE JOHNSON
<b>Website</b>	<a href="#">Click to view</a>

## Accountability Ratings & Designations of Wedgewood Elementary School



### Accountability Ratings

★★★ **C** Average

	Scaled Score
Student Achievement	78
Student Progress	75
Closing Performance Gaps	72
Overall	76

### Distinction Designations

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

## Wedgewood Elementary School Student / Staff Statistics



FEEDBACK

### Student Statistics

Racial/Ethnic Group	Number	Percent
---------------------	--------	---------

**Student Statistics**

African American	57	7.89 %
Hispanic	250	34.63 %
White	332	45.98 %
Asian	32	4.43 %
Native American	3	0.42 %
Two or More Races	48	6.65 %
Total Students	722	100.00%
Economically Disadvantaged	341	47.23 %
Limited English Proficiency	58	8.03 %

<b>Program</b>	<b>Number</b>	<b>Percent</b>
Bilingual	56	7.76 %
Gifted & Talented	31	4.29 %
Special Education	77	10.66 %
Teacher Student Ratio		16.20 S/T

**Staff Statistics**

<b>Experience</b>	<b>Number</b>	<b>Percent</b>
Over 20 years	5	11.21%
10 - 20 years	10	22.42%
6 - 10 years	7	15.70%
1- 5 years	23	50.67%
Beginning Teacher	0	0.00%
Teacher Experience Average	8.90 yrs	
Teacher Tenure Average	6.90 yrs	

<b>Teacher Type</b>	<b>Number</b>	<b>Percent</b>
Total Teachers	45	100.00%

FEEDBACK

**Staff Statistics**

Female Teachers	44	97.76%
Male Teachers	1	2.24%
School Admin	2	
School Support	12	
Edu Aids	9	
Special Education	8	

**Wedgewood Elementary School 2019 STAAR Statistics**

Group	All Subjects	Read	Math	Science	SocStudies	Writing
ALL	78 %	80 %	81 %	79 %	. %	64 %
African American	76 %	83 %	83 %	50 %	. %	63 %
Hispanic	77 %	79 %	81 %	69 %	. %	65 %
White	79 %	79 %	80 %	93 %	. %	63 %
Asian	83 %	92 %	92 %	* %	. %	50 %
Two or More Races	78 %	78 %	78 %	86 %	. %	71 %
Economically Disadvantaged	72 %	75 %	78 %	66 %	. %	50 %
Male Students	77 %	78 %	81 %	80 %	. %	62 %
Female Students	79 %	81 %	81 %	79 %	. %	66 %
Special Education	47 %	46 %	54 %	33 %	. %	35 %
Limited English Proficiency	75 %	80 %	85 %	* %	. %	43 %

**Wedgewood Elementary School Boundries homes for sale and rent****FEEDBACK****Property**



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# BROOKSIDE INTERMEDIATE

Write a Review

★★★★ **C** Average | (Based on 2019 STAAR Data)

Find school details, real estate for sale, real estate for rent and more near Brookside Intermediate

## About Brookside Intermediate



### School Summary

Brookside Intermediate is located at 3535 E FM 528, FRIENDSWOOD, TX, 77546-9999. The school is part of CLEAR CREEK ISD.

To contact the school, call (281) 284-3600.

### Teachers

Brookside Intermediate employs 55 teachers, who have been with the school an average of 8 years. The teachers average 11 years of experience in teaching. The school currently has 891 students with a student to teacher ratio of 16.20 S/T. The special education division has 7 teachers assisting it. Brookside Intermediate also employs 12 education aids.

<b>Enrollment</b>	892
<b>Is Charter</b>	No
<b>School District:</b>	CLEAR CREEK ISD
<b>Phone Number:</b>	(281) 284-3600
<b>Address:</b>	3535 E FM 528 , FRIENDSWOOD , 77546-9999 Directions
<b>County:</b>	Galveston County

FEEDBACK



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

## Accountability Ratings & Designations of Brookside Intermediate



### Accountability Ratings

☆☆☆ **C** Average

	Scaled Score
Student Achievement	78
Student Progress	59
Closing Performance Gaps	68
Overall	75

### Distinction Designations

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

## Brookside Intermediate Student / Staff Statistics



FEEDBACK

### Student Statistics

Racial/Ethnic Group	Number	Percent
---------------------	--------	---------

**Student Statistics**

African American	79	8.87 %
Hispanic	333	37.37 %
White	326	36.59 %
Asian	114	12.79 %
Native American	1	0.11 %
Two or More Races	38	4.26 %
Total Students	891	100.00%
Economically Disadvantaged	309	34.68 %
Limited English Proficiency	90	10.10 %

<b>Program</b>	<b>Number</b>	<b>Percent</b>
Bilingual	70	7.86 %
Gifted & Talented	29	3.25 %
Special Education	122	13.69 %
Teacher Student Ratio		16.20 S/T

**Staff Statistics**

<b>Experience</b>	<b>Number</b>	<b>Percent</b>
Over 20 years	11	19.85%
10 - 20 years	15	27.14%
6 - 10 years	7	12.75%
1- 5 years	15	26.78%
Beginning Teacher	7	13.48%
Teacher Experience Average	11.20 yrs	
Teacher Tenure Average	8.30 yrs	

<b>Teacher Type</b>	<b>Number</b>	<b>Percent</b>
Total Teachers	55	100.00%

FEEDBACK

**Staff Statistics**

Female Teachers	35	64.48%
Male Teachers	20	35.52%
School Admin	3	
School Support	15	
Edu Aids	12	
Special Education	7	

**Brookside Intermediate 2019 STAAR Statistics**

Group	All Subjects	Read	Math	Science	SocStudies	Writing
ALL	79 %	82 %	84 %	79 %	61 %	69 %
African American	69 %	78 %	78 %	58 %	46 %	52 %
Hispanic	76 %	82 %	82 %	78 %	53 %	65 %
White	81 %	83 %	86 %	84 %	65 %	72 %
Asian	89 %	87 %	93 %	91 %	82 %	84 %
Two or More Races	69 %	68 %	73 %	70 %	60 %	69 %
Economically Disadvantaged	73 %	77 %	79 %	75 %	63 %	55 %
Male Students	76 %	77 %	82 %	78 %	64 %	61 %
Female Students	81 %	86 %	85 %	81 %	57 %	77 %
Special Education	43 %	43 %	49 %	54 %	35 %	27 %
Limited English Proficiency	61 %	64 %	76 %	38 %	24 %	45 %

**Brookside Intermediate Boundries homes for sale and rent**
**FEEDBACK**
**Property**



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# CLEAR BROOK HIGH 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 Clear Brook High School

## About Clear Brook High School



### School Summary

Clear Brook High School is located at 4607 FM 2351, FRIENDSWOOD, TX, 77546-2823. The school is part of CLEAR CREEK ISD.

To contact the school, call (281) 284-2100.

### Teachers

Clear Brook High School employs 138 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 2,254 students with a student to teacher ratio of 16.40 S/T. The special education division has 8 teachers assisting it. Clear Brook High School also employs 16 education aids.

<b>Enrollment</b>	2258
<b>Is Charter</b>	No
<b>School District:</b>	CLEAR CREEK ISD
<b>Phone Number:</b>	(281) 284-2100
<b>Address:</b>	4607 FM 2351 , FRIENDSWOOD , 77546-2823 Directions
<b>County:</b>	Galveston County

FEEDBACK

<b>Grade Span</b>	09 - 12
<b>Principal</b>	MRS MICHELE STALEY
<b>Website</b>	<a href="#">Click to view</a>

## Accountability Ratings & Designations of Clear Brook High School



### Accountability Ratings

★★★★★ **B** Good

	Scaled Score
Student Achievement	91
Student Progress	81
Closing Performance Gaps	84
Overall	89

### Distinction Designations

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

## Clear Brook High School Student / Staff Statistics



FEEDBACK

### Student Statistics

Racial/Ethnic Group	Number	Percent
---------------------	--------	---------

**Student Statistics**

African American	249	11.05 %
Hispanic	792	35.14 %
White	654	29.02 %
Asian	452	20.05 %
Native American	7	0.31 %
Two or More Races	97	4.30 %
Total Students	2,254	100.00%
Economically Disadvantaged	546	24.22 %
Limited English Proficiency	136	6.03 %

<b>Program</b>	<b>Number</b>	<b>Percent</b>
Bilingual	116	5.15 %
Gifted & Talented	285	12.64 %
Special Education	236	10.47 %
Teacher Student Ratio		16.40 S/T

**Staff Statistics**

<b>Experience</b>	<b>Number</b>	<b>Percent</b>
Over 20 years	10	6.97%
10 - 20 years	50	36.07%
6 - 10 years	28	20.03%
1- 5 years	31	22.50%
Beginning Teacher	20	14.37%
Teacher Experience Average	9.70 yrs	
Teacher Tenure Average	6.10 yrs	

<b>Teacher Type</b>	<b>Number</b>	<b>Percent</b>
Total Teachers	138	100.00%

FEEDBACK



<b>ALL</b>	<b>67.6</b>	<b>1135</b>	<b>23.2</b>	<b>62.4</b>		69.3	64.2	56.9	<b>96.7</b>	<b>0.2</b>
African American	62.3	992	18.9	28.9		52.5	44.3	34.4	96.6	1.7
Hispanic	51.2	1068	19.9	47.1		58.8	54.7	45.3	97.7	0
White	74.3	1144	24.2	71.3		77.7	68.8	63.9	96.2	0
Asian	84	1241	25.7	79.7		78.7	86.2	77.7	97.8	0
Two or More Races	81	1169	26.3	52.9		76.2	57.1	57.1	90.5	0
Male Students	64.6	1162	23.2	68.9		66.1	64.6	56.2	95	0.4
Female Students	70.7	1110	23.1	56.4		72.5	63.8	57.6	98.5	0
Special Education	n/a	n/a	n/a	n/a		10	7.5	5	80.5	0
Eco Disadvantaged	n/a	n/a	n/a	n/a		57.3	58.9	46.8	95.3	0.7

## Clear Brook High School Boundries homes for sale and rent

### Property

### Type



### Price



### Bathrooms

### Bedrooms

FEEDBACK

New Construction