**TR** TEXAS REALTORS

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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 <u>square footage, features, school zones, utility</u> 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: <u>school districts periodically re-district/re-zone their schools.</u> <u>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.</u> <u>Although the information provided is usually correct, it can sometimes change or be inaccurate.</u>
- (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 5-1-21 By: Or well James Rowlett

Receipt of this notice is acknowledged by:

<u>)///</u>2.02/ Date Signature

**Robert Gomez** 

Signature

Date

(TXR-2502) 7-16-08

Page 1 of 1

#### HARRIS COUNTY APPRAISAL DISTRICT REAL PROPERTY ACCOUNT INFORMATION 1063160000020

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

#### **Value Status Information**

Single-Family

Improved

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		
None	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

valuations								
Value as	of January 1, 20	020	Value as	of January 1, 2	021			
	Market	Appraised		Market	Appraised			
Land	39,710		Land	41,436				
Improvement	129,721		Improvement	149,946				
Total	169,431	169,431	Total	191,382	191,382			

Tax Year: 2021

NASA Parkway (I-45 Area)

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	Land											
	Market Value Land											
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Δdi	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	Туре	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.

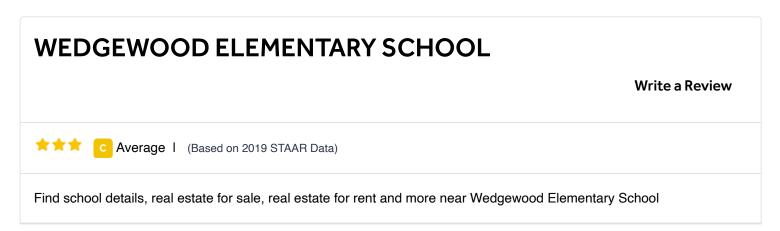
#### Building Details (1)

Building Data				
Element	Detail			
Cond / Desir / Util	Average			
Foundation Type	Slab			
Grade Adjustment	С			
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



ABOUT -Home > School Finder > Details



### **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.

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

Grade Span	EE - 05
Principal	MRS BUFFIE JOHNSON
Website	Click to view

## Accountability Ratings & Designations of Wedgewood Elementary School

Accountability Ratings	
	Scaled Score
Student Achievement	78
Student Progress	75
Closing Performance Gaps	72
Overall	76
Distinction Designations	
Distinction Designations Read/ELA	
Read/ELA	
Read/ELA Mathematic	
Read/ELA Mathematic Science	
Read/ELA Mathematic Science Social Studies	

# Wedgewood Elementary School Student / Staff Statistics



Student Statistics

**Racial/Ethnic Group** 

### 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 %

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

### Staff Statistics

Experience	Number	Percent	
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		BACK
Teacher Tenure Average	6.90 yrs		FEEDBA

Teacher Type	Number	Percent
Total Teachers	45	100.00%

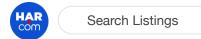
#### **Staff Statistics**

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

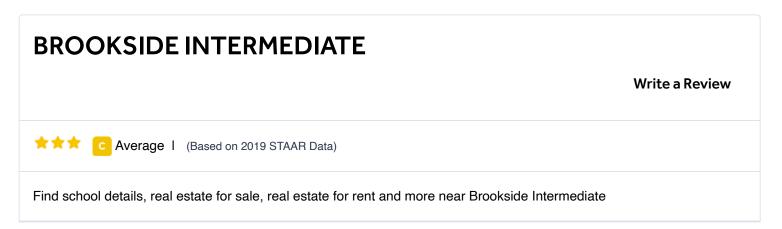
## Wedgewood Elementary School 2019 STAAR Statistics

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



ABOUT 
Home > School Finder > Details



### **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.

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

Grade Span	06 - 08
Principal	MS SHANNON SIMONDS
Website	Click to view

# Accountability Ratings & Designations of Brookside Intermediate

Accountability Ratings	
Average	
	Scaled Score
Student Achievement	78
Student Progress	59
Closing Performance Gaps	68
Overall	75
Distinction Designations	
Read/ELA	
X Read/ELA X Mathematic	
* *	
Mathematic	
Mathematic Science	
<ul> <li>Mathematic</li> <li>Science</li> <li>Social Studies</li> </ul>	

### **Brookside Intermediate Student / Staff Statistics**

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**Student Statistics** 

**Racial/Ethnic Group** 

### 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 %

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

### Staff Statistics

Experience	Number	Percent	
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		BACK
Teacher Tenure Average	8.30 yrs		FEEDB

Teacher Type	Number	Percent
Total Teachers	55	100.00%

#### Staff Statistics

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

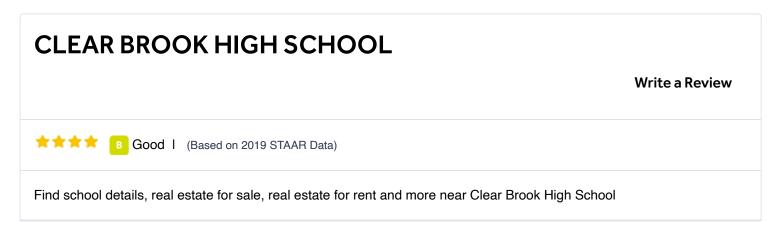
## Brookside Intermediate 2019 STAAR Statistics

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



ABOUT 
Home > School Finder > Details



### **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.

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

Grade Span	09 - 12
Principal	MRS MICHELE STALEY
Website	Click to view

## Accountability Ratings & Designations of Clear Brook High School

Accountability Ratings	
	Scaled Score
Student Achievement	91
Student Progress	81
Closing Performance Gaps	84
Overall	89
Distinction Designations	
Distinction Designations	
Read/ELA	
Read/ELA Mathematic	
Read/ELA Mathematic Science Social Studies	
Read/ELA Mathematic Science Social Studies	

# Clear Brook High School Student / Staff Statistics

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**Student Statistics** 

**Racial/Ethnic Group** 

### 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 %

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

### Staff Statistics

Experience	Number	Percent	
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		BACK
Teacher Tenure Average	6.10 yrs		FEEDBA

Teacher Type	Number	Percent
Total Teachers	138	100.00%

#### **Staff Statistics**

Female Teachers	78	56.31%
Male Teachers	60	43.69%
School Admin	9	
School Support	23	
Edu Aids	16	
Special Education	8	

# Clear Brook High School 2019 STAAR Statistics

Group	All Subjects	Read	Math	Science	SocStudies	Writing
ALL	85 %	78 %	84 %	93 %	95 %	. %
African American	78 %	70 %	77 %	92 %	91 %	. %
Hispanic	82 %	73 %	82 %	91 %	95 %	. %
White	91 %	86 %	87 %	98 %	98 %	. %
Asian	90 %	85 %	93 %	96 %	96 %	. %
Two or More Races	83 %	78 %	85 %	81 %	96 %	. %
Economically Disadvantaged	77 %	68 %	77 %	88 %	90 %	. %
Male Students	81 %	74 %	78 %	91 %	95 %	. %
Female Students	90 %	84 %	92 %	96 %	96 %	. %
Special Education	52 %	36 %	52 %	72 %	74 %	. %
Limited English Proficiency	69 %	51 %	78 %	90 %	90 %	. %

# Clear Brook High School Class of 2018 Graduates

Standardized Test	Graduation
Group % Tested SAT Avg ACT Avg Abv C	iteria Read Ready Math Ready Both Ready Graduated GE

FEEDBACK

ALL	67.6	1135	23.2	62.4	69.3	64.2	56.9	96.7	0.2
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	
All Property Types	
Туре	
For Sale	Search listings
Price	
No Min	
No Max	
Bathrooms	
Baths	
Bedrooms	
Beds	

FEEDBACK

New Construction