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To: Maribel M Garza
Aldo Medrano

From: RE/MAX Northwest REALTORS (Broker)

Property Address: 15002 Barn Swallow Ln, Cypress, TX 77429-7540

Date: _____

(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 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:  Jessica Benitez 05/28/2021
Jessica Benitez

Receipt of this notice is acknowledged by:

 Maribel M Garza 05/28/2021
Signature Date

 Aldo Medrano 05/28/2021
Signature Date

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
1387960030012

Tax Year: 2021



Owner and Property Information								
Owner Name & Mailing Address: GARZA MARIBEL MONTEMAYOR 15002 BARN SWALLOW LN CYPRESS TX 77429-7540				Legal Description: LT 12 BLK 3 ENCLAVE AT NORTHPOINTE SEC 6				
				Property Address: 15002 BARN SWALLOW LN CYPRESS TX 77429				
State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map ^{1/2}
A1 -- Real, Residential, Single-Family	1001 -- Residential Improved	8,308 SF	3,048 SF	2600.07	26031	400 -- ISD 26 - Tomball ISD	4768C	328K

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	03/31/2021	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2020 Rate	2021 Rate
Residential Homestead	026	TOMBALL ISD	25,000	Not Certified	1.290000	
	040	HARRIS COUNTY	72,013	Not Certified	0.391160	
	041	HARRIS CO FLOOD CNTRL	72,013	Not Certified	0.031420	
	042	PORT OF HOUSTON AUTHY	72,013	Not Certified	0.009910	
	043	HARRIS CO HOSP DIST	72,013	Not Certified	0.166710	
	044	HARRIS CO EDUC DEPT	72,013	Not Certified	0.004993	
	045	LONE STAR COLLEGE SYS	5,000	Not Certified	0.107800	
	635	HC EMERG SRV DIST 16	36,006	Not Certified	0.050000	
	666	HC EMERG SERV DIST 11	0	Not Certified	0.033334	
	745	NW HC MUD 5	0	Not Certified	0.750000	
	907	NORTHPOINTE WCID	0	Not Certified	0.270000	

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	44,664		Land	44,664	
Improvement	300,999		Improvement	315,400	
Total	345,663	345,663	Total	360,064	360,064

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	8,100	1.00	1.00	1.00	--	1.00	5.50	5.50	44,550.00
2	1001 -- Res Improved Table Value	SF3	SF	208	1.00	0.10	1.00	--	0.10	5.50	0.55	114.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2018	Residential Single Family	Residential 1 Family	Good	3,048 *	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
Foundation Type	Slab
Exterior Wall	Frame / Concrete Blk
Heating / AC	Central Heat/AC
Grade Adjustment	B
Physical Condition	Average
Cond / Desir / Util	Average
Exterior Wall	Brick / Veneer
Exterior Wall	Stone
Element	Units
Room: Rec	1
Fireplace: Direct Vent	1
Room: Full Bath	3
Room: Total	8
Room: Bedroom	4

Building Areas	
Description	Area
BASE AREA PRI	3,048
OPEN MAS PORCH PRI	28
MAS/BRK GARAGE PRI	642
OPEN MAS PORCH PRI	120



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(https://www.har.com/?

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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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Northwest Harris Co MUD # 5 (https://www.har.com/mud/harris/northwest-harris-co-mud-5/745)
County: Harris (https://www.har.com/harris-county-tx/realestate/48201/)
Tax Rate: 0.77
Tax Year: 2019
Bonds Authorized: \$252,805,000
Bonds Issued: \$216,245,000

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



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Resource Links

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FARNEY ELEMENTARY SCHOOL

Write a Review



Excellent



(Based on 2019 STAAR Data)

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

About Farney Elementary School



School Summary

Farney Elementary School is located at 14425 BARKER CYPRESS, HOUSTON, TX, 77429. The school is part of CYPRESS-FAIRBANKS ISD.

To contact the school, call (281) 373-2850.

Teachers

Farney Elementary School employs 55 teachers, who have been with the school an average of 12 years. The teachers average 14 years of experience in teaching. The school currently has 1,005 students with a student to teacher ratio of 18.40 S/T. The special education division has 4 teachers assisting it. Farney Elementary School also employs 16 education aids.

Enrollment	1009
Is Charter	No
School District:	CYPRESS-FAIRBANKS ISD
Phone Number:	(281) 373-2850
Address:	14425 BARKER CYPRESS , HOUSTON , 77429 Directions
County:	Harris County

FEEDBACK

Grade Span	EE - 05
Principal	MS PATRICIA REILLY
Website	Click to view

Accountability Ratings & Designations of Farney Elementary School



Accountability Ratings

★★★★★ **A** Excellent

	Scaled Score
Student Achievement	92
Student Progress	88
Closing Performance Gaps	92
Overall	92

Distinction Designations

★★★★★

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

Farney Elementary School Student / Staff Statistics



FEEDBACK

Student Statistics

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

Student Statistics

African American	123	12.24 %
Hispanic	336	33.43 %
White	408	40.60 %
Asian	104	10.35 %
Native American	5	0.50 %
Two or More Races	28	2.79 %
Total Students	1,005	100.00%
Economically Disadvantaged	371	36.92 %
Limited English Proficiency	98	9.75 %

Program	Number	Percent
Bilingual	95	9.45 %
Gifted & Talented	62	6.17 %
Special Education	74	7.36 %
Teacher Student Ratio		18.40 S/T

Staff Statistics

Experience	Number	Percent
Over 20 years	12	21.94%
10 - 20 years	22	40.22%
6 - 10 years	8	14.63%
1- 5 years	12	21.39%
Beginning Teacher	1	1.83%
Teacher Experience Average	14.00 yrs	
Teacher Tenure Average	11.80 yrs	

Teacher Type	Number	Percent
Total Teachers	55	100.00%

Staff Statistics

Female Teachers	52	94.52%
Male Teachers	3	5.48%
School Admin	3	
School Support	7	
Edu Aids	16	
Special Education	4	

Farney Elementary School 2019 STAAR Statistics

Group	All Subjects	Read	Math	Science	SocStudies	Writing
ALL	89 %	88 %	92 %	92 %	. %	82 %
African American	94 %	96 %	96 %	89 %	. %	89 %
Hispanic	83 %	80 %	86 %	88 %	. %	75 %
White	90 %	90 %	92 %	92 %	. %	81 %
Asian	97 %	94 %	98 %	100 %	. %	100 %
Two or More Races	100 %	100 %	100 %	100 %	. %	100 %
Economically Disadvantaged	84 %	82 %	87 %	86 %	. %	76 %
Male Students	87 %	85 %	91 %	93 %	. %	77 %
Female Students	91 %	91 %	92 %	91 %	. %	88 %
Special Education	47 %	46 %	52 %	67 %	. %	21 %
Limited English Proficiency	67 %	57 %	79 %	75 %	. %	56 %

Farney Elementary School Boundries homes for sale and rent

FEEDBACK

Property



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GOODSON MIDDLE SCHOOL

Write a Review

★★★★★ **A** Excellent | (Based on 2019 STAAR Data)

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

About Goodson Middle School



School Summary

Goodson Middle School is located at 17333 HUFFMEISTER, CYPRESS, TX, 77429. The school is part of CYPRESS-FAIRBANKS ISD.

To contact the school, call (281) 373-2350.

Teachers

Goodson Middle School employs 75 teachers, who have been with the school an average of 10 years. The teachers average 13 years of experience in teaching. The school currently has 1,386 students with a student to teacher ratio of 18.40 S/T. The special education division has 12 teachers assisting it. Goodson Middle School also employs 14 education aids.

Enrollment	1388
Is Charter	No
School District:	CYPRESS-FAIRBANKS ISD
Phone Number:	(281) 373-2350
Address:	17333 HUFFMEISTER , CYPRESS , 77429 Directions
County:	Harris County

FEEDBACK

Grade Span	06 - 08
Principal	MR RICH DIXON II
Website	Click to view

Accountability Ratings & Designations of Goodson Middle School



Accountability Ratings

★★★★★ **A** Excellent

	Scaled Score
Student Achievement	91
Student Progress	88
Closing Performance Gaps	98
Overall	93

Distinction Designations

★★★★

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

Goodson Middle School Student / Staff Statistics



FEEDBACK

Student Statistics

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

Student Statistics

African American	192	13.85 %
Hispanic	414	29.87 %
White	591	42.64 %
Asian	150	10.82 %
Native American	4	0.29 %
Two or More Races	32	2.31 %
Total Students	1,386	100.00%
Economically Disadvantaged	458	33.04 %
Limited English Proficiency	58	4.18 %

Program	Number	Percent
Bilingual	51	3.68 %
Gifted & Talented	157	11.33 %
Special Education	102	7.36 %
Teacher Student Ratio		18.40 S/T

Staff Statistics

Experience	Number	Percent
Over 20 years	18	23.24%
10 - 20 years	29	37.98%
6 - 10 years	10	13.15%
1- 5 years	16	21.65%
Beginning Teacher	3	3.98%
Teacher Experience Average	13.20 yrs	
Teacher Tenure Average	9.60 yrs	

FEEDBACK

Teacher Type	Number	Percent
Total Teachers	75	100.00%

Staff Statistics

Female Teachers	57	75.56%
Male Teachers	18	24.44%
School Admin	5	
School Support	10	
Edu Aids	14	
Special Education	12	

Goodson Middle School 2019 STAAR Statistics

Group	All Subjects	Read	Math	Science	SocStudies	Writing
ALL	90 %	89 %	94 %	94 %	87 %	82 %
African American	86 %	87 %	88 %	89 %	81 %	83 %
Hispanic	88 %	86 %	93 %	90 %	80 %	81 %
White	92 %	89 %	96 %	97 %	92 %	82 %
Asian	98 %	98 %	97 %	100 %	100 %	93 %
Two or More Races	85 %	85 %	90 %	100 %	78 %	62 %
Economically Disadvantaged	84 %	82 %	90 %	88 %	79 %	78 %
Male Students	89 %	87 %	93 %	94 %	89 %	76 %
Female Students	92 %	90 %	94 %	94 %	85 %	90 %
Special Education	59 %	55 %	72 %	61 %	39 %	44 %
Limited English Proficiency	56 %	49 %	71 %	65 %	40 %	33 %

Goodson Middle School Boundries homes for sale and rent
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CYPRESS WOODS HIGH SCHOOL

Write a Review



Excellent



(Based on 2019 STAAR Data)

Find school details, real estate for sale, real estate for rent and more near Cypress Woods High School

About Cypress Woods High School



School Summary

Cypress Woods High School is located at 13550 WOODS SPILLANE BLVD, CYPRESS, TX, 77429. The school is part of CYPRESS-FAIRBANKS ISD.

To contact the school, call (281) 213-1800.

Teachers

Cypress Woods High School employs 205 teachers, who have been with the school an average of 8 years. The teachers average 12 years of experience in teaching. The school currently has 3,428 students with a student to teacher ratio of 16.70 S/T. The special education division has 32 teachers assisting it. Cypress Woods High School also employs 24 education aids.

Enrollment	3431
Is Charter	No
School District:	CYPRESS-FAIRBANKS ISD
Phone Number:	(281) 213-1800
Address:	13550 WOODS SPILLANE BLVD , CYPRESS , 77429 Directions
County:	Harris County

FEEDBACK

Grade Span	09 - 12
Principal	MR GARY KINNINGER
Website	Click to view

Accountability Ratings & Designations of Cypress Woods High School



Accountability Ratings

★★★★★ **A** Excellent

	Scaled Score
Student Achievement	95
Student Progress	91
Closing Performance Gaps	92
Overall	94

Distinction Designations

★★★★★

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

Cypress Woods High School Student / Staff Statistics



FEEDBACK

Student Statistics

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

Student Statistics

African American	346	10.09 %
Hispanic	865	25.23 %
White	1,747	50.96 %
Asian	369	10.76 %
Native American	16	0.47 %
Two or More Races	84	2.45 %
Total Students	3,428	100.00%
Economically Disadvantaged	723	21.09 %
Limited English Proficiency	74	2.16 %

Program	Number	Percent
Bilingual	61	1.78 %
Gifted & Talented	380	11.09 %
Special Education	229	6.68 %
Teacher Student Ratio		16.70 S/T

Staff Statistics

Experience	Number	Percent
Over 20 years	41	19.77%
10 - 20 years	63	30.87%
6 - 10 years	38	18.35%
1- 5 years	50	24.54%
Beginning Teacher	13	6.52%
Teacher Experience Average	12.00 yrs	
Teacher Tenure Average	8.40 yrs	

Teacher Type	Number	Percent
Total Teachers	205	100.00%

FEEDBACK

ALL	98.6	1178	21.9	54.8		68.9	64.7	61	98.2	0.1
African American	100	1035	18.6	28.9		52.3	48.9	44.3	97.8	0
Hispanic	96.9	1141	20.5	42.6		61.4	51.6	49.3	98.6	0
White	97.3	1197	22.7	61.6		71.9	70.6	65.9	98.2	0.2
Asian	100	1301	25.6	82.6		92.3	90.8	89.2	97.1	0
Two or More Races	100	1171	21.1	56.3		80	60	60	100	0
Male Students	95.7	1193	21.6	52.3		62.6	60.6	56.8	97.6	0.2
Female Students	100	1166	22.2	57.1		75	68.7	65.2	98.8	0
Special Education	n/a	n/a	n/a	n/a		11.1	5.6	5.6	91.9	0
Eco Disadvantaged	n/a	n/a	n/a	n/a		49.3	44.8	42.5	97.8	0

Cypress Woods High School Boundries homes for sale and rent

Property

Type

Price

Bathrooms

Bedrooms

FEEDBACK

New Construction