



Notice to a Purchaser of Real Property in a Water District

Note: This Notice should be completed and given to a prospective purchaser prior to execution of a binding contract of sale and purchase, should be executed by the seller and purchaser and should be attached as a separate portion of a purchase contract. Please see NOTE at bottom of page.

1) The real property, described below, that you are about to purchase is located in the Harris Cnty. Flood District. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$.03 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$.03 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued in \$ 2,814,000,000, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$ 862,000,000.

2) The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is unknown. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

3) Mark an "X" in one of the following three spaces and then complete as instructed.

Notice for Districts Located in Whole or in Part within the Corporate Boundaries of a Municipality (Complete Paragraph A).

Notice for Districts Located in Whole or in Part in the Extraterritorial Jurisdiction of One or More Home-Rule Municipalities and Not Located within the Corporate Boundaries of a Municipality (Complete Paragraph B).

Notice for Districts that are NOT Located in Whole or in Part within the Corporate Boundaries of a Municipality or the Extraterritorial Jurisdiction of One or More Home-Rule Municipalities.

A) The district is located in whole or in part within the corporate boundaries of the City of Tomball. The taxpayers of the district are subject to the taxes imposed by the municipality and by the district until the district is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

B) The district is located in whole or in part in the extraterritorial jurisdiction of the City of NA. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

4) The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and Lot 9 Blk 3 Alexander Estates 3rd R/P

Signature of Seller

Date

Jonathan Wilson
dotloop verified
06/14/23 10:54 AM CDT
CRJW-T40Z-AZZH-ERGG

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

Signature of Purchaser

Date

Signature of Purchaser

Date

NOTE: Correct district name, tax rate, bond amounts, and legal description are to be placed in the appropriate space. Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the district does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words "January 1, _____" for the words "this date" and place the correct calendar year in the appropriate space.

A1 -- Real, Residential, Single-Family

1001 -- Residential Improv

Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Fa
9,681 SF	3,224 SF	2773	17020	320 -- ISD 17 - Klein ISD	4870A

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	03/31/2023	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2022 Rate
Residential Homestead	017	KLEIN ISD	40,000	Not Certified	1.230000
	040	HARRIS COUNTY	91,472	Not Certified	0.343730
	041	HARRIS CO FLOOD CNTRL	91,472	Not Certified	0.030550
	042	PORT OF HOUSTON AUTHY	91,472	Not Certified	0.007990
	043	HARRIS CO HOSP DIST	91,472	Not Certified	0.148310
	044	HARRIS CO EDUC DEPT	91,472	Not Certified	0.004900
	045	LONE STAR COLLEGE SYS	5,000	Not Certified	0.107800
	083	CITY OF TOMBALL	0	Not Certified	0.287248
	679	HC EMERG SERV DIST 8	0	Not Certified	0.093561



Estimated taxes for this property can be found at www.harrispropertytaxes.org.

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

Valuations

	Value as of January 1, 2022		Value as of January 1, 2023	
	Market	Appraised	Market	Appraised
Land	61,363	61,363	61,363	61,363
Improvement	371,168	395,995	395,995	395,995
Total	432,531	432,531	457,358	457,358

5-Year Value History

Value Notice

Land

Market Value Land

Line	Land Use	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price
1	1001 -- Res Improved Table Value SF1 -- Primary SF	SF	6,500	1.00	1.00	1.00	--	1.00	9.00	9.00
2	1001 -- Res Improved Table Value SF3 -- Primary SF	SF	3,181	1.00	0.10	1.00	--	0.10	9.00	0.90

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Bulk
1	2021	Residential Single Family	101 -- Residential 1 Family	Good	3,224 *	D

* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the cl

M.U.D Bond Information

District Name	County	Tax Rate	Tax Year	Bond Authorized	Bonds Issued
Fallbrook UD	Harris	\$0.25	2021	\$20,000,000	\$20,000,000
Faulkey Gully MUD	Harris	\$0.36	2021	\$49,440,000	\$32,599,021
Forest Hills MUD	Harris	\$0.94	2021	\$54,620,000	\$13,005,000
Fort Bend Co MUD # 30	Harris	\$0.68	2021	\$172,855,000	\$117,120,000
Fort Bend Co WC&ID # 2	Harris	\$0.21	2021	\$346,840,000	\$159,585,000
Fountainhead MUD	Harris	\$0.50	2021	\$17,500,000	\$14,305,000
Fry Road MUD	Harris	\$0.39	2021	\$11,500,000	\$9,035,000
Generation Park Management District	Harris	\$1.33	2021	\$7,094,648,000	\$80,380,000
Grant Road PUD	Harris	\$0.58	2021	\$34,600,000	\$34,600,000
Green Trails MUD	Harris	\$0.21	2021	\$18,000,000	\$8,425,000
Greens Parkway MUD	Harris	\$0.30	2021	\$83,000,000	\$25,505,000
Greenwood UD	Harris	\$0.74	2021	\$86,525,000	\$66,575,000
Harris Co Flood Control Dist	Harris	\$0.03	2018	\$2,814,000,000	\$250,000,000
Harris Co Flood Control Dist	Harris	\$0.03	2021	\$2,814,000,000	\$862,000,000
Harris Co FWSD # 1-A	Harris	\$0.45	2021	\$6,940,000	\$800,000
Harris Co FWSD # 6	Harris	\$0.21	2021	\$3,500,000	\$3,040,000
Harris Co FWSD # 27	Harris	\$0.59	2021	\$1,575,000	\$1,575,000
Harris Co FWSD # 47	Harris	\$0.81	2021	\$19,000,000	\$8,175,000
Harris Co FWSD # 48	Harris	\$1.50	2021	\$0	\$0
Harris Co FWSD # 51	Harris	\$0.23	2021	\$31,000,000	\$25,290,000
Harris Co FWSD # 58	Harris	\$0.58	2021	\$18,400,000	\$9,525,000
Harris Co FWSD # 61	Harris	\$0.29	2021	\$91,470,000	\$74,860,000
Harris Co Improvement District # 1	Harris	\$0.14	2021	\$150,000,000	\$66,595,000
Harris Co Improvement District # 3	Harris	\$0.14	2021	\$30,000,000	\$2,500,000
Harris Co Improvement District # 4	Harris	NULL	2021	\$0	\$0
Harris Co Improvement District # 12	Harris	\$1.25	2021	\$0	\$0
Harris Co Improvement District # 13	Harris	\$1.00	2021	\$0	\$0
Harris Co Improvement District # 14	Harris	\$1.35	2021	\$0	\$0
Harris Co Improvement District # 15	Harris	\$1.25	2021	\$705,300,000	\$4,200,000
Harris Co Improvement District # 18	Harris	\$0.95	2021	\$1,154,700,000	\$150,440,000
Harris Co Improvement District # 18 (Defined Area No. 1)	Harris	\$0.22	2021	\$1,177,000,000	\$35,460,000
Harris Co Improvement District # 23	Harris	\$0.15	2021	\$0	\$0
Harris Co Improvement District # 25	Harris	\$0.90	2021	\$21,885,000	\$7,045,000
Harris Co MUD # 1	Harris	\$0.71	2021	\$126,660,000	\$91,485,000
Harris Co MUD # 5	Harris	\$0.90	2021	\$76,100,000	\$34,190,000
Harris Co MUD # 6	Harris	\$0.48	2021	\$7,600,000	\$6,530,000

Current as of: 9/1/2022

Information obtained from various sources and should be independently verified.
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