

The Top Ten Report



	Property #1	Property #2	Property #3	Property #4	Property #5
Address	1234 First St	1234 Second Ave	1234 Third St	1234 4th Avenue	1234 Fifth St
Subdivision - Price	Crown Oaks - \$313k	Grand Lake Est - \$289,812	Lake Windcrest - \$349,442	April Sound - \$329k	The Woodlands - \$300k
Yr Built - Square Footage	2004 - 3086 sf	2005 - 2998 sf	2002 - 3287 sf	2001 - 3021 sf	2002 - 3195
Bed/Bath/Gar - Lot Size	5/3/3 - 44,779 (1 acre+)	4/3/2 - 43,560 (1acre)	4/2/3 - 87,599 (2 acres)	3/3/3 - 13,600sf	5/4/2 - 6705 sf
1. How does the list price compare to recent sales in the neighborhood?	Lower than the avg sale price per square foot, but with less acreage than most sold	Higher than the avg sale price per square foot, even with less acreage than most sold	Higher than the avg sale price per square foot, with approximately the same amount of acreage	Higher than the avg sale price per square foot, but with a larger lot than most sold	Higher than the avg sale price per square foot in Alden Bridge.
2. What are the <u>annual</u> homeowner or property owner association fees?	\$360	\$300	\$540	\$524	\$1,500
3. Are there any other <u>annual</u> fees, and if so, how much?	No	No	No	Yes \$648/Country Club	No
4. What is the tax appraisal value?	\$216,950	\$20,000*	\$255,560	\$184,820	\$263,020
5. Current Tax Rates					
City	0.000000	0.000000	0.000000	0.000000	0.000000
County	0.681300	0.681300	0.681300	0.681300	0.581300
ISD	1.660000	1.660000	1.790000	1.660000	1.760000
MUD	0.000000	0.000000	0.000000	0.451600	0.310000
Other	0.000000	0.000000	0.120700	0.000000	0.120700
Total Tax Rate	2.341300	2.341300	2.592000	2.792900	2.772000
6. Annual Taxes	\$5,079	\$468.26*	\$6,624	\$5,161	\$7,290
7. How long has the property been on the market?	Since 6/1/06	106 days	121 days	37 days	97 days
8. Have there been any price changes, and if so, how much?	Yes Up \$35,100	No	Yes Down \$10k	No	Yes Down \$9k
9. Utilities Available					
Cable	Yes	Yes	Yes	Yes	Yes
High Speed Internet	Yes	Yes	Yes	Yes	Yes
Water source	?	Public Water	Public Water	Water District	Water District
Sewer source	Public Sewer, Septic Tank	Septic Tank	Septic Tank	Water District	Water District
Gas or Electric range/oven	Elec Oven/Gas Range	Elec Oven/Gas Range	Elec Oven/Gas Range	Gas Range	Elec Range
Alternative energy providers	Possibly	Possibly	Possibly	Possibly	Possibly
10. Schools - District	Montgomery	Montgomery	Magnolia	Montgomery	Conroe
Elementary	Lone Star	Lone Star	Bear Branch	Stewart Creek	Deretchin
Secondary					
Intermediate	Montgomery	Montgomery		Montgomery	Deretchin
Jr. High	Montgomery	Montgomery	Bear Branch	Montgomery	McCullough
High School	Montgomery	Montgomery	Magnolia	Montgomery	TWHS/TWHS-9th

Prepared by: Rhonda Perales • Keller Williams Realty • 1401 Woodlands Pkwy • The Woodlands, TX 77380 • 713-294-3808 cell • 936-447-2920 fax

Data sources include the MLS, listing brokers and the MCAD. Information is deemed to be reliable but may or may not be verified or guaranteed, and may vary daily. *New construction, appraised valued based on land only.