PROPERTY REPORT
309 Morningside Dr, San Antonio, TX 78209
Prepared for John & Mary Smith

Presented by
Jennifer Perloff
Texas Real Estate License: 623357

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6101 Broadway St
San Antonio, TX 78209

This is a sample report for demonstration only. An actual report will contain an analysis of comparable active, pending & sold listings.

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309 Morningside Dr, San Antonio, TX 78209

List Price
$1,950,000
Last Price Update: –
Days in System: 64

Current Estimated Value
$1,668,090
Last RVM® Update: 4/14/2013
RVM® Est. Range: $1,501,281 – $1,834,899
RVM® Confidence: ★★★★★
△ RVM® Change - Last 1 Month: $266,120
△ RVM® Change - Last 12 Months: 4.84%

Your Comp Analysis
$1,913,473
Last Edited: 5/29/2013
$370 Price per Sq. Ft.
Your Comp Analysis Range
$1,577,194 – $2,249,752
## Home Facts

### Public Remarks

Elegant - Sophisticated - Private! One of the true Terrell Hills treasures with sophisticated updates and a meticulous attention to restoration details. One of the original grand estate homes from 1941 built by Busby with unparalleled privacy and security. Generous rooms and gracious spaces provide exceptional lifestyle for those who chose to entertain on a grand scale or live quietly and privately by the backyard oasis. Country club living in traditional '09.

<table>
<thead>
<tr>
<th>Home Facts</th>
<th>Public Facts</th>
<th>Listing Facts</th>
<th>Realtor Refinements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Type</strong></td>
<td>Single Family Residence</td>
<td>Single Family Residence</td>
<td></td>
</tr>
<tr>
<td><strong>Property Subtype</strong></td>
<td>Single Family</td>
<td>Single Family Detached</td>
<td></td>
</tr>
<tr>
<td><strong>Bedrooms</strong></td>
<td>5</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td><strong>Total Baths</strong></td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Full Baths</strong></td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Partial Baths</strong></td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Living Area (sq ft)</strong></td>
<td>5,178</td>
<td>5,178</td>
<td></td>
</tr>
<tr>
<td><strong>Lot Size</strong></td>
<td>0.63 acres</td>
<td>0.63 acres</td>
<td></td>
</tr>
<tr>
<td><strong>Lot Dimensions</strong></td>
<td>27499 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Garage</strong></td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Garage (spaces)</strong></td>
<td>5</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td><strong>Pool</strong></td>
<td>Yes</td>
<td>In Ground Pool, Adjoining pool/Spa, Hot Tub, Pool Is Heated, Pool Sweep</td>
<td></td>
</tr>
<tr>
<td><strong>Year Built</strong></td>
<td>1941</td>
<td>1941</td>
<td></td>
</tr>
<tr>
<td><strong>Total Rooms</strong></td>
<td>10</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td><strong>Style</strong></td>
<td>Other</td>
<td>Two Story, Spanish</td>
<td></td>
</tr>
<tr>
<td><strong>Roofing</strong></td>
<td>Tile</td>
<td>Tile</td>
<td></td>
</tr>
<tr>
<td><strong>Heating</strong></td>
<td>Forced air unit</td>
<td>Heat Pump</td>
<td></td>
</tr>
<tr>
<td><strong>Cooling</strong></td>
<td>Central</td>
<td>Three+ Central</td>
<td></td>
</tr>
<tr>
<td><strong>Fireplaces</strong></td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td><strong>Foundation</strong></td>
<td>Piers</td>
<td>Slab</td>
<td></td>
</tr>
<tr>
<td><strong>Construction</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Exterior Walls</strong></td>
<td>Combination</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Number of Buildings</strong></td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Number of Units</strong></td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Homeowner Facts</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Owner Name</strong></td>
<td>See Broker</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Mailing Address</strong></td>
<td>309 Morningside Dr San Antonio TX 78209-2801</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Owner Occupied</strong></td>
<td>Y</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Current Lender</strong></td>
<td>WACHOVIA MORTGAGE FSB</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Original Loan Amt.</strong></td>
<td>$802,025</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Extended Home Facts

Interior Features

- Cooling: Three+ Central Cooling, Marble, Wood
- Heating: Heat Pump
- General: Three Living Area, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Study/Library, Atrium, Florida Room, Game Room, Shop, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Maid's Quarters, Cable TV, High Speed Internet Available

Exterior Features

- Construction: Stone/Rock, Stucco, Pre-Owned
- Foundation: Slab
- Roof: Tile
- Style: Two Story, Spanish
- Pool: In Ground Pool, Adjoining Pool/Spa, Hot Tub, Pool Is Heated, Pool Sweep
- Road: Tile
- Parking: Three Or More Car Carport, Detached, Rear Entry, Circular Drive

Room Sizes

- Living Room: 24x16
- Master Bedroom: 14x9
- Bedroom: 14x14
- Bedroom: 18x13
- Master Bathroom: 13x8
- Dining Room: 13x16
- Kitchen: 20x11
- Family Room: 18x22

Location Details

- Builder: Unknown
- Community Features: None
- Directions To Property: ELDON ROAD
- Subdivision: Terrell Hills

Legend: ⚪ Subject Property

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### Comparative Analysis

1. **Confirm the Property Facts**
   - Your realtor confirmed the property facts for this property so they could be used in selecting homes.

2. **Average of Comps**
   - Comps form the foundation of this analysis. Your agent has selected key comps for you to review.
   - **Average: $2,000,907**
   - **Range:** $1,502,090 – $2,499,724
   - **(or $386 per sq. ft.)**

3. **Adjustments**
   - Your agent has some insight into how your home relates to these comps that have adjusted the result.
   - **Adjustment:** $–87,434

4. **Adjusted Value**
   - **Adjusted Value:** $1,913,473
   - **Range:** $1,577,194 – $2,249,752
   - **(or $370 per sq. ft.)**
   - **Last Updated:** 5/29/2013
Comps and Adjustments

This Property

309 Morningside Dr
San Antonio, TX 78209
- For Sale
- List Date: 3/25/2013
- List Amount: $1,950,000
- $/sq ft: $377
- Living Area: 5,178 sq ft
- Beds: 6
- Baths: 5
- Built: 1941

Listings

<table>
<thead>
<tr>
<th>#</th>
<th>Address</th>
<th>Proxim.</th>
<th>Days in System</th>
<th>Date</th>
<th>Amount</th>
<th>$/sq ft</th>
<th>Living Area</th>
<th>Beds</th>
<th>Baths</th>
<th>Built</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>803 Garraty Pl</td>
<td>.73 Mi. SE</td>
<td>57 days</td>
<td>4/1/2013</td>
<td>$2,800,000</td>
<td>$483</td>
<td>5,800 sq ft</td>
<td>6</td>
<td>6</td>
<td>2004</td>
</tr>
<tr>
<td></td>
<td>333 Morningside Dr</td>
<td>.06 Mi. E</td>
<td>140 days</td>
<td>1/8/2013</td>
<td>$1,695,000</td>
<td>$290</td>
<td>5,843 sq ft</td>
<td>5</td>
<td>7</td>
<td>1941</td>
</tr>
</tbody>
</table>

Comp vs Subject

1 Better
2 Worse

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Property History

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations (based on public records where licensed and MLS sources) from Lender Processing Services (LPS)

Update Frequency: Monthly

Assessed Values

<table>
<thead>
<tr>
<th>Date</th>
<th>Improvements</th>
<th>Land</th>
<th>Total</th>
<th>Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>--</td>
<td>--</td>
<td>$1,057,240</td>
<td>--</td>
</tr>
<tr>
<td>2010</td>
<td>--</td>
<td>--</td>
<td>$1,057,240</td>
<td>$25,703</td>
</tr>
<tr>
<td>2009</td>
<td>--</td>
<td>--</td>
<td>$1,057,240</td>
<td>$25,703</td>
</tr>
<tr>
<td>2008</td>
<td>--</td>
<td>--</td>
<td>$1,057,240</td>
<td>$25,703</td>
</tr>
<tr>
<td>2007</td>
<td>$586,850</td>
<td>$513,150</td>
<td>$1,100,000</td>
<td>--</td>
</tr>
<tr>
<td>2006</td>
<td>$472,850</td>
<td>$373,180</td>
<td>$846,030</td>
<td>--</td>
</tr>
<tr>
<td>2005</td>
<td>$601,740</td>
<td>$243,930</td>
<td>$845,670</td>
<td>--</td>
</tr>
</tbody>
</table>

Legal Description

Parcel Number: 05742-032-0021
Zoning: --
Census Tract: 480291204.005003

Abbreviated Description:
BLK:32 CITY/MUNI/TWP:TERRELL HILLS TR#:21 CB 5742 BLK 31A LOT W 100 FT OF 2 #C-42681

City/Municipality/Township: San Antonio, TX 78209

Mortgage Records

Recording Date: 1/15/2008
Borrower Name: Francisco X Bou, Patricia Davis
Lender Name: WACHOVIA MORTGAGE FSB
Lender Type: Not Known
Loan Amount: $802,025
Document Number: 20080009260
Loan Type: Negative Amortization
Contract Date: 1/10/2008
TD Due Date: 1/15/2038
Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.

**KEY**

- Sale
- Listing Activity
- Financing Activity
- Distressed Actions
- Assessed Value
- Assessor Market Value
- AVM or RVM®
- Sales Comp Valuation
- Est. Loan Balance

**Data Source:** Public records and proprietary data from Lender Processing Services (LPS); listing data from on- and off-market listings sources

**Update Frequency:** Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

**Price Change History**

<table>
<thead>
<tr>
<th>Change Date</th>
<th>Description</th>
<th>New List Price</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/25/2013</td>
<td>–</td>
<td>$1,950,000</td>
<td>–</td>
</tr>
</tbody>
</table>
Estimated Home Values

This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): LPS and RPR; updated Quarterly.

12-Month Change in Estimated Value

This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): LPS and RPR; updated Quarterly.
Estimated Value per Square Foot

This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): LPS and RPR; updated Quarterly.

Flood Zone

This map layer shows an area’s flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas, shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see http://support.narpr.com/entries/319901-what-is-the-flood-zone-heat-map. Source(s): FEMA; updated Annually.
Neighborhood: Housing Stats and Charts

309 Morningside Dr

Median Estimated Home Value vs. Median Listing Price
This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data from Lender Processing Services (LPS); listing price data from on- and off-market listings sources
Update Frequency: Monthly

<table>
<thead>
<tr>
<th>Median Estimated Value</th>
<th>78209</th>
<th>San Antonio</th>
<th>Bexar County</th>
<th>Texas</th>
</tr>
</thead>
<tbody>
<tr>
<td>12-Month Change</td>
<td>0%</td>
<td>1%</td>
<td>2%</td>
<td>–5%</td>
</tr>
<tr>
<td>Median List Price</td>
<td>319,000</td>
<td>149,990</td>
<td>150,000</td>
<td>149,500</td>
</tr>
<tr>
<td>List Price 1-Month Change</td>
<td>3%</td>
<td>0%</td>
<td>–</td>
<td>3%</td>
</tr>
<tr>
<td>List Price 12-Month Change</td>
<td>12%</td>
<td>5%</td>
<td>1%</td>
<td>10%</td>
</tr>
<tr>
<td>Median Home Age</td>
<td>54</td>
<td>36</td>
<td>35</td>
<td>32</td>
</tr>
<tr>
<td>Own</td>
<td>60%</td>
<td>58%</td>
<td>62%</td>
<td>64%</td>
</tr>
<tr>
<td>Rent</td>
<td>40%</td>
<td>42%</td>
<td>38%</td>
<td>36%</td>
</tr>
<tr>
<td>Vacancy</td>
<td>7%</td>
<td>4%</td>
<td>4%</td>
<td>–</td>
</tr>
</tbody>
</table>

Median Sales Price vs. Sales Volume
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data where licensed from Lender Processing Services (LPS)
Update Frequency: Monthly

<table>
<thead>
<tr>
<th>Median Sales Price</th>
<th>$0</th>
<th>$100K</th>
<th>$200K</th>
<th>$300K</th>
<th>$400K</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2.00M</td>
<td>$1.50M</td>
<td>$1.00M</td>
<td>$0.50M</td>
<td>$0.00M</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sales Volume</th>
<th>Jan '10</th>
<th>Jul '10</th>
<th>Jan '11</th>
<th>Jul '11</th>
<th>Jan '12</th>
<th>Jul '12</th>
<th>Jan '13</th>
<th>Jul '13</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>5</td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Median Listing Price vs. Listing Volume

This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources
Update Frequency: Monthly

---

Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources
Update Frequency: Daily

---

Inventory of Distressed Properties

This chart shows the count of distressed properties in a ZIP code.

Data Source: MLS and public records data from Lender Processing Services (LPS)
Update Frequency: Daily

---

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Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space, in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: MLS and public records data from Lender Processing Services (LPS)
Update Frequency: Monthly

<table>
<thead>
<tr>
<th>This House</th>
<th>Comps</th>
<th>78209</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,178 sq. ft</td>
<td>$1,588,090</td>
<td></td>
</tr>
</tbody>
</table>

Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: MLS and public records data from Lender Processing Services (LPS)
Update Frequency: Monthly

<table>
<thead>
<tr>
<th>This House</th>
<th>Comps</th>
<th>78209</th>
</tr>
</thead>
<tbody>
<tr>
<td>$33K</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>
Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot in the area of your search.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Monthly

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Monthly
Age Range of Homes Sold
This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.
Data Source: MLS and public records data from Lender Processing Services (LPS)
Update Frequency: Monthly

Size of Homes Sold
This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.
Data Source: MLS and public records data from Lender Processing Services (LPS)
Update Frequency: Monthly

Number of Bedrooms in Homes Sold
This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.
Data Source: MLS and public records data from Lender Processing Services (LPS)
Update Frequency: Monthly
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

<table>
<thead>
<tr>
<th>Age Group</th>
<th>78209</th>
<th>San Antonio</th>
<th>Bexar County</th>
<th>Texas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Toddlers</td>
<td>2,097</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elementary</td>
<td>2,311</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Middle School</td>
<td>2,204</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>High School</td>
<td>1,518</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

<table>
<thead>
<tr>
<th>Age Group</th>
<th>18-20</th>
<th>21-24</th>
<th>25-34</th>
<th>35-54</th>
<th>55-64</th>
<th>65-74</th>
<th>75 or Older</th>
</tr>
</thead>
<tbody>
<tr>
<td>78209</td>
<td>1,043</td>
<td>1,014</td>
<td>4,555</td>
<td>10,673</td>
<td>4,744</td>
<td>2,273</td>
<td>3,791</td>
</tr>
</tbody>
</table>

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census
Update Frequency: Annually

<table>
<thead>
<tr>
<th>Marital Status</th>
<th>78209</th>
<th>San Antonio</th>
<th>Bexar County</th>
<th>Texas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Married with Children</td>
<td>2,929</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Married without Children</td>
<td>3,636</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single with Children</td>
<td>1,344</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Household Income Brackets

This chart shows annual household income levels within an area.
Data Source: U.S. Census
Update Frequency: Annually

<table>
<thead>
<tr>
<th>Bracket</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>&gt;$150K</td>
<td>3,076</td>
</tr>
<tr>
<td>$125K-$150K</td>
<td>946</td>
</tr>
<tr>
<td>$100K-$125K</td>
<td>1,555</td>
</tr>
<tr>
<td>$75K-$100K</td>
<td>1,532</td>
</tr>
<tr>
<td>$50K-$75K</td>
<td>2,682</td>
</tr>
<tr>
<td>$35K-$50K</td>
<td>1,553</td>
</tr>
<tr>
<td>$25K-$35K</td>
<td>1,350</td>
</tr>
<tr>
<td>&lt;$25K</td>
<td>3,671</td>
</tr>
</tbody>
</table>
Unemployment Rate
This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.
Data Source: Bureau of Labor Statistics
Update Frequency: Monthly

<table>
<thead>
<tr>
<th></th>
<th>78209</th>
<th>San Antonio</th>
<th>Bexar County</th>
<th>Texas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Household Income</td>
<td>$65,003</td>
<td>$43,961</td>
<td>$48,083</td>
<td>$50,920</td>
</tr>
<tr>
<td>Unemployment Rate</td>
<td>–</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
</tr>
<tr>
<td>Total Building Permits</td>
<td>–</td>
<td>–</td>
<td>3,244</td>
<td>68,731</td>
</tr>
<tr>
<td>Building Permits Change</td>
<td>–</td>
<td>–</td>
<td>–12%</td>
<td>0%</td>
</tr>
<tr>
<td>Value of Building Permits</td>
<td>–</td>
<td>–</td>
<td>651,595,819</td>
<td>13,739,563,000</td>
</tr>
<tr>
<td>Value of Building Permits Change</td>
<td>–</td>
<td>–</td>
<td>–2%</td>
<td>10%</td>
</tr>
</tbody>
</table>

Renter-Occupied vs. Owner Occupied Households
This chart shows the number of rental vacancies in the area of your search.
Data Source: USPS Vacancy Quarterly
Update Frequency: Annually

---

SAMPLE REPORT - DOES NOT REFLECT CURRENT MARKET ANALYSIS
Occupational Categories

This chart shows categories of employment within an area.
Data Source: U.S. Census
Update Frequency: Annually

Education: 2,283
Professional, Scientific and Technical: 2,057
Health Care and Social Assistance: 1,986
Finance, Insurance and Real Estate: 1,872
Retail Trade: 1,707
Accommodation and Food Services: 1,495
Other: 944
Public Administration: 794
Manufacturing: 715
Construction: 695
Administrative Support and Waste Management: 677
Wholesale Trade: 515
Information: 474
Arts, Entertainment and Recreation: 473
Transportation, Warehousing and Utilities: 361
Agriculture, Forestry, Fishing and Hunting: 152
Business Management: 10
Neighborhood: Quality of Life Stats and Charts

Quality of Life in 78209

<table>
<thead>
<tr>
<th></th>
<th>78209</th>
<th>San Antonio</th>
<th>Bexar County</th>
<th>Texas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Altitude</td>
<td>731</td>
<td>731</td>
<td>731</td>
<td></td>
</tr>
<tr>
<td>Rainfall</td>
<td>35.01</td>
<td>31.57</td>
<td>30.56</td>
<td>28.11</td>
</tr>
<tr>
<td>Snowfall</td>
<td>1.55</td>
<td>1.55</td>
<td>1.55</td>
<td>3.57</td>
</tr>
<tr>
<td>Sunny Days</td>
<td>98</td>
<td>105</td>
<td>109</td>
<td>128</td>
</tr>
<tr>
<td>Average Travel Time to Work</td>
<td>–</td>
<td>23</td>
<td>24</td>
<td>25</td>
</tr>
</tbody>
</table>

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census
Update Frequency: Annually

<table>
<thead>
<tr>
<th></th>
<th>78209</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;15 Minutes</td>
<td>45.2%</td>
</tr>
<tr>
<td>15-30 Minutes</td>
<td>38.7%</td>
</tr>
<tr>
<td>30-45 Minutes</td>
<td>11.7%</td>
</tr>
<tr>
<td>45-50 Minutes</td>
<td></td>
</tr>
<tr>
<td>&gt;1 Hour</td>
<td></td>
</tr>
</tbody>
</table>

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census
Update Frequency: Annually

<table>
<thead>
<tr>
<th></th>
<th>Drove Alone/Carpool/Motorcycle</th>
<th>Work at Home</th>
<th>Public Transit</th>
<th>Walk</th>
<th>Bicycle</th>
</tr>
</thead>
<tbody>
<tr>
<td>38209</td>
<td>15,469</td>
<td>926</td>
<td>463</td>
<td>285</td>
<td>77</td>
</tr>
</tbody>
</table>

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA
Update Frequency: Annually

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>38209</td>
<td>30</td>
<td>67</td>
<td>70</td>
<td>90</td>
</tr>
</tbody>
</table>
School: Alamo Heights High School

School Details
Name
Alamo Heights High School
Address
6900 Broadway St
San Antonio, TX 78209
Phone
(210) 820-8850
School District
Alamo Heights Independent School District
Grades Served
9-12

GreatSchools Rating
A school's rating is determined by its students' performance on state standardized tests compared with other schools in the state.

Alamo Heights High School
9 out of 10

San Antonio
5 out of 10

School Facts
This School
Total Enrollment
1501
Students Per Teacher
14.3
Students in Free Lunch Program
9.13838

Grade 10 Texas Assessment of Knowledge and Skills
This chart shows the test results for the school you searched.
Data Source: GreatSchools
Update Frequency: Annually

<table>
<thead>
<tr>
<th>Test Subjects</th>
<th>Social Studies</th>
<th>Science</th>
<th>Math</th>
<th>English Language Arts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>97.0</td>
<td>96.0</td>
<td>85.0</td>
<td>97.0</td>
</tr>
</tbody>
</table>

Grade 11 Texas Assessment of Knowledge and Skills
This chart shows the test results for the school you searched.
Data Source: GreatSchools
Update Frequency: Annually

<table>
<thead>
<tr>
<th>Test Subjects</th>
<th>Social Studies</th>
<th>Science</th>
<th>Math</th>
<th>English Language Arts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>100.0</td>
<td>98.0</td>
<td>97.0</td>
<td>96.0</td>
</tr>
</tbody>
</table>

Grade 9 Texas Assessment of Knowledge and Skills
This chart shows the test results for the school you searched.
Data Source: GreatSchools
Update Frequency: Annually

<table>
<thead>
<tr>
<th>Test Subjects</th>
<th>Reading</th>
<th>Math</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>95.0</td>
<td>88.0</td>
</tr>
</tbody>
</table>
Overall Ratings for This School

Based on 27 Reviews

3 out of 5 ★★★★☆☆☆☆☆

Rating: 5 ★★★★★
Posted: 8/22/2012 by student
I am content with the academics at the high school; however, there is a lack of variety regarding the types of classes offered, especially languages. The teachers are EXCEPTIONAL. There is a lot of "clique-iness", so to speak, but as mentioned before, it certainly helps kids and teens to develop social skills.

Rating: 2 ★★☆☆☆
Posted: 2/1/2011 by student
I currently go to this school and I find myself sitting at a public library trying to figure out my homework. It is 11:00 AM and yes, I did skip school. It is not normal for me to do this but since I do not understand what my teachers are trying teach me, and successsfully failing at, I give no moe effort into understandind my them since either they are busy during lunch or they never get to school on time in the morning. I never get a chance to talk to them and ask questions. Why can't the get this?!

Rating: 5 ★★★★★
Posted: 11/9/2010 by student
I moved to AHSD in 6th grade and thank God every day for making that happen. The teachers are great, everyone is smart and comes from a good family, and you don't have to be scared of anyone. We are the only school in San Antonio with no police department because we have no fights or anything.

Rating: 5 ★★★★★
Posted: 2/11/2010 by other
I attended Alamo Heights and it is definitely a great school. Remember, the vast majority of what kids learn is not in school, so don't depend on teachers to teach everything. As for the social scene. If you make an effort, you will find your group. Alamo Heights develops kids social skills, a very important asset in life. I am very grateful for attending AHHS and it successfully prepared me for college.

Rating: N/A ★★☆☆☆
Posted: 2/3/2010 by parent
Alamo Heights is the best and you do not get made fun of for wearing the same outfit twice. All the teachers rock.
School: Woodridge Elementary School

School Details

- **Name**: Woodridge Elementary School
- **Address**: 100 Woodridge, San Antonio, TX 78209
- **Phone**: (210) 826-8021
- **School District**: Alamo Heights Independent School District
- **Grades Served**: 1-5

GreatSchools Rating

- **Woodridge Elementary School**: 7 out of 10

School Facts

- **Total Enrollment**: 934
- **Students Per Teacher**: 13.2
- **Students in Free Lunch Program**: 22.9746

Grade 3 Texas Assessment of Knowledge and Skills

- **Reading**: 93.0
- **Math**: 91.0

Grade 4 Texas Assessment of Knowledge and Skills

- **Writing**: 98.0
- **Reading**: 91.0
- **Math**: 97.0

Grade 5 Texas Assessment of Knowledge and Skills

- **Science**: 92.0
- **Reading**: 98.0
- **Math**: 100.0
Overall Ratings for This School

Based on 13 Reviews

4 out of 5 ⭐⭐⭐⭐⭐

Rating: 5 ⭐⭐⭐⭐⭐
Posted: 7/1/2012 by parent
Awesome school. Fabulous teachers. Great principal. Though we are sorry to see him leaving. Great news is he is heading to help the Junior School. The atmosphere at Woodridge is definitely student centered. My child has been challenged and loves going to school every day. We love Woodridge.

Rating: 5 ⭐⭐⭐⭐⭐
Posted: 2/9/2012 by parent
When we moved from Dallas to San Antonio, we specifically chose a neighborhood that would attend Woodridge Elementary in Alamo Heights ISD. Both of our children have enjoyed their school - they love the teachers, the projects, the extracurricular clubs and activities and even the cafeteria food! We are so thankful for all this school has too offer. Our children are developing a lifelong love for learning.

Rating: 5 ⭐⭐⭐⭐⭐
Posted: 1/16/2012 by parent
The Woodridge Elementary experience has been amazing. The teachers are first class and the leadership is exceptional. Our child is in the Spanish Immersion and Heights (gifted/talented) and both programs have exceeded our expectations. In addition, special activities such as Science Night, the Halloween carnival, the Technology Expo, and the Cowboy Breakfast create numerous opportunities for learning and fun.

Rating: N/A
Posted: 10/20/2009 by parent
The staff is the best, and the parent volunteers are awesome! Great school!

Rating: 5 ⭐⭐⭐⭐⭐
Posted: 8/2/2008 by other
I can't agree with your opinion, the life class teacher Mrs. Burton is wonderful, the teachers teach and treat each and every child equal, they don't make the special needs children feel left out or put aside. the principal is a great one.
School Details

Name
Alamo Heights Junior High School

Address
7607 N New Braunfels Ave
San Antonio, TX 78209

Phone
(210) 824-3231

School District
Alamo Heights Independent School District

Grades Served
6-8

GreatSchools Rating

A school's rating is determined by its students' performance on state standardized tests compared with other schools in the state.

Alamo Heights Junior High School
8 out of 10

San Antonio
5 out of 10

School Facts

<table>
<thead>
<tr>
<th>This School</th>
<th>Total Enrollment</th>
<th>Students Per Teacher</th>
<th>Students in Free Lunch Program</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1111</td>
<td>14.4</td>
<td>20.1342</td>
</tr>
</tbody>
</table>

Grade 6 Texas Assessment of Knowledge and Skills

This chart shows the test results for the school you searched.

Data Source: GreatSchools
Update Frequency: Annually

Test Subjects

Reading 94.0
Math 88.0

Grade 7 Texas Assessment of Knowledge and Skills

This chart shows the test results for the school you searched.

Data Source: GreatSchools
Update Frequency: Annually

Test Subjects

Writing 86.0
Reading 94.0
Math 91.0

Grade 8 Texas Assessment of Knowledge and Skills

This chart shows the test results for the school you searched.

Data Source: GreatSchools
Update Frequency: Annually

Test Subjects

Social Studies 97.0
Science 87.0
Reading 98.0
Math 95.0
Overall Ratings for This School

Based on 23 Reviews

3 out of 5 ★★★★☆☆☆☆☆

Rating: 5 ★★★★★☆☆☆☆☆
Posted: 3/6/2013 by parent
I really think the JS is doing some great things. The teachers are strong. There is a culture of caring about all kids. Teachers are responding to emails much faster this year. My child loves all the extra-curricular options. Academic UIL is amazing!

Rating: 2 ★★★☆☆☆☆☆☆☆
Posted: 3/2/2013 by other
It was ok. I used to go to school here. Its really hard to fit in if you're new unless you know people. There's a big bullying problem and most of the kids here are very elitist and rude. I didn't like it because of the bullying and some of the teachers were awful. Its all about looks and money there. If you don't dress nice you'd be bullied and be an outcast. The regular classes are terrible and only the GT classes offer quality education. I would NOT recomend AHJS. -Former Student

Rating: 1 ★☆☆☆☆☆☆☆☆☆
Posted: 11/3/2012 by other
AHJS was good for someone who likes easy classes and a big student body. It seemed that most people who "fit in" were pretentious and snooty. Anyone who was not rich or white, was an immediate outcast. In order to make the sports teams, your family had to be connected to the school financially. I was amazed at how excluding the students could be. I would not recommend this school, I left last year.

Rating: 5 ★★★★★☆☆☆☆☆
Posted: 10/22/2012 by other
i been transferred to this school and i love it. Everyone is so helpful, kind and polite. The school has lots of stuff to get involved with. Dr jones the principal is so nice, i really like him. I love this school and recomed to take your child to this junior school. GO MULES - 6th grade student

Rating: 5 ★★★★★☆☆☆☆☆
Posted: 10/12/2012 by parent
As a parent of a student who transferred mid-year from out-of-state, I am mostly pleased with the atmosphere and academics of this school. To be honest, I had reservations about moving to this affluent district, but overall the students and families are down-to-earth. Yes, there are groups of students who my child says make a display of their wealth in an attempt to make others feel inadequate, it's true. Fortunately, the norm seems to be students who are focused on education and are polite and kind. The teachers, with the exception of one, have all been great. When we had a problem with a demeaning and demoralizing math teacher, we followed protocol, talked with the counselor, and got our child out of that class. The counselor and the teachers are open to communication and have helped our child transition to this school. Academically, the advanced courses are on par with our previous district. The band is superior. There are many opportunities at AHJS for those who choose to take them. Given the options in San Antonio, AHISD is a good place to offer your child a solid education. My child is happy, eager to go to school and to learn; her response is the best endorsement.