| The purpose of this si | and the second s | Uniform Residentia | II Appraisal R | eport | File # 14853619 |
|--|--|--|--|--|--|
| Drocadu Arkinger | ummary appraisal report is 2922 Oakland Or | s to provide the tender/client with an accurate | and adequately supported | d, opinion of the market | value of the subject property |
| Borrower John Ega | | Owner of Public Record John S | City Sugarland | St. | Zip Code 77479-245 |
| | Lot 7, Block 2, Oakland 1 | Service Servic | | · · · · · · · · · · · · · · · · · · · | PUTTY FOIL BANG |
| Assessor's Parcel # | 5617010020070 | | | 8 | F Taxes \$ 7.621 |
| Neighborhood Nam | | | Map Reference 26 | | nsus Tract 6742.00 |
| Occupant K Own | ner 🗌 Tenant 🔲 Va | cant Special Assessments S N | one | PUD HOA | |
| Property Rights App | xaised 🗶 Fee Simple | Leasehold Other (describe) | | | |
| Assignment type [| Purchase Transaction | Refinance Transaction Other (desc | ribe) | | |
| is the subject once | K Of America N A/Landsal | fe Appraisal Address 16290 K ile or has it been offered for sale in the twelve | ety Fwy. Houston TX 7709 | 94 | and the same of th |
| Report data saurce/ | (s) used, offering price(s), | and date(s) | months prior to the effecti | ve date of this appraisal | Yes K No |
| MLS | | | | | |
| | | | | | |
| I did did not | analyze the contract for s | sale for the subject purchase transaction. Expl | ain the results of the analy | sis of the contract for sa | de or why the analysis was not perform |
| 3 | | | | | |
| | kt Value Date of Conf | ract is the property seller the | owner of public mount? | Type Flate than e | |
| is there any financia | al assistance (loan charge: | s sale concessions, gift or downpayment assi | istance, etc.) to be paid by | res no Data S any party on behalf of the | ource(s) |
| If Yes, report the tot | al dollar amount and desc | ribe the items to be paid | | | to positive in Tito Tito |
| | | | | | |
| | | | | | |
| | | he neighborhood are not appraisal factors | | | |
| | rhood Characteristics | One-Unit Hous | Ing Trends | One-Unit I | lousing Present Land Use % |
| Location Urban | Walter Control | - I respond toward [] managemig | Stable Declin | | AGE One-Unit 85 |
| AMENA | 75% 25-75% Uni | 1 | in Balance Over 8 | | (yrs) 2-4 Unit |
| Growth Rapid Neighborhood Boun | | W Marketing Time Under 3 mths | 3-8 miths Over t | 3 mths 125 Low | New Multi-Family |
| | | way and Commonwealth on the E and S, High | hway 59 on the North | 1,500 High | 15 Commercial 15 |
| | | | | 350 Pred | 5 Other |
| Neighborhood Desc | | | | | |
| the grea consists o | i mosty custom and bet | ter quality tract homes homes located in a larg | je master planned commu | nity. Townhomes set the | lawer limit of value in the neighborhood |
| Madest Canditions (| | | | | |
| | ncluding support for the all with supply and demand | bove conclusions) roughly in balance, Exposure time is estimate | ori at air months as loss | | |
| The subject exceed | s predominant values but | is not overimproved. | nt at six (realists of less). | | |
| | | | | | |
| | 29.73 x 99.17 x 139.87 | | Shape Rec | tangular V | fiew Typical |
| Zonno Cumpliane | Silication Liees restrict | ed SFR Zoning Description (| imited to single family dwe | llings/no municipal zonir | |
| is the highest and hi | Legal Legal Non | conforming (Grandfathered Use) 🔀 No Zon r as improved (or as proposed per plans and s | ing [_] Blegal (describe) | | |
| o tric raginost and be | tor non or sordered highest? | as improved (or as proposed per plans and s | spacifications) the present | use? 🔀 Yes 🔝 | No If No describe |
| | Other (describe) | Public Other (de | escribe) | Off-site Improveme | ints-Type Public Private |
| Electricity X | | Water 🗷 🗌 _ | *************************************** | Street Concrete | X D |
| | | Sanitary Sewer 🗶 | | Alley None | towns towns |
| Gas K | | | | - Anna Constitution Constitution | |
| FEMA Special Flood | Hazard Area Yes | No FEMA Flood Zone X500 | | 7C0235J | FEMA Map Date 1/3/1997 |
| FEMA Special Flood Are the utilities and o | off-site improvements typic | cal for the market area? XYes No | If No, describe | 7C0235J | |
| FEMA Special Flood Are the utilities and of Are there any adverse This is a typical site | off-site improvements typic se site conditions or extern for the area with no adver | cal for the market area? Yes No nal factors (easements, encroachments, environse rise conditions readily evident. The flood bazar | of If No, describe | C0235J | Yes K No If Yes, describe |
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