

## PROPERTY MEASUREMENT REPORT OF A SINGLE FAMILY RESIDENCE



### **LOCATED AT**

7119 Eldorado Centre  
Houston, TX 77069  
Lt 7 Blk 2 Champions Centre Mirage

### **FOR**

Wendy Cline

### **AS OF**

04/29/2019

### **BY**

Audrey Laine Herndon, SRA  
Valuation Services  
PO BOX 686  
Tomball, TX 77377  
281.780.9072  
audrey@re-vs.com  
www.re-vs.com

USPAP ADDENDUM

File No. VS-PM19-001

Borrower	N/A		
Property Address	7119 Eldorado Centre		
City	Houston	County	Harris
		State	TX
		Zip Code	77069
Lender	N/A		

This report was prepared under the following USPAP reporting option:

Appraisal Report                      This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report              This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Appraisal service only.

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: \_\_\_\_\_

N/A

**Additional Certifications**

I certify that, to the best of my knowledge and belief:

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**Additional Comments**

Mandatory State Requirement:

The fee retained for appraisal services related to this report are \$225.00.

\*The appraiser has prepared this appraisal in full compliance with applicable Appraiser Independence Requirements and has not performed, participated in, or been associated with any activity in violation of those requirements.

\*The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

\*As of the date of this report, I Audrey Herndon, SRA, have completed the continuing education program for Designated Members of the Appraisal Institute.

\*The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

\*No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner.

\*I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically.

**APPRAISER:**

Signature: Audrey L. Herndon

Name: Audrey Laine Herndon, SRA

Date Signed: 04/29/2019

State Certification #: 1338591

or State License #: \_\_\_\_\_

State: TX

Expiration Date of Certification or License: 11/30/2019

Effective Date of Appraisal: 04/29/2019

**SUPERVISORY APPRAISER: (only if required)**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date Signed: \_\_\_\_\_

State Certification #: \_\_\_\_\_

or State License #: \_\_\_\_\_

State: \_\_\_\_\_

Expiration Date of Certification or License: \_\_\_\_\_

Supervisory Appraiser Inspection of Subject Property:

Did Not     Exterior-only from Street     Interior and Exterior

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The property located at 7119 Eldorado Centre Lane, Houston, TX 77069, was measured by Audrey L. Herndon, SRA and state certified residential appraiser, with over 15 years of residential appraisal and measuring experience.

The gross living area (GLA) was calculated based on physical measurements that are taken in accordance with ANSI Z765-2013, the only nationally recognized standard for measuring houses and townhouses family residences and townhomes, using measurements to the nearest 1/10 of a foot. It is assumed to be accurate by this appraiser. These dimensions are inherently inaccurate due to rounding errors, errors in measuring devices, and adjustments that must be made to "square the drawing". The more complex the design of the improvements, the greater these errors may be.

This appraiser is not an architect or an engineer. Due to the irregular configuration of the improvements being appraised, the GLA has been calculated to the best of this appraiser's capabilities and is approximate. GLA deviation is possible from architectural plans, builder warranty, county tax authorities, or a different appraiser. The resulting GLA is an estimate only and is not to be relied upon as if fact.

As a result of using these measuring standards, the intended user can have a reasonable degree of confidence in the results of the sketch provided.

**NOTE:** Reference the second floor area labeled as non-calculated area. The calculation of 252 sf represents the total measurement of the flex space which was an addition to the original living area. In accordance with ANSI guidelines, areas with ceiling heights less than 5 feet are not to be included in a gross living area calculation. As such I have done my best to measure the flex, only including the qualifiable area. Therefore the actual contribution of the area is less than 252 sf. The total gross living area calculation, 4,150 sf is representative of the GLA in accordance with ANSI guidelines.



**Subject Photo Page**

Borrower/Client	N/A				
Property Address	7119 Eldorado Centre				
City	Houston	County	Harris	State	TX Zip Code 77069
Lender	N/A				

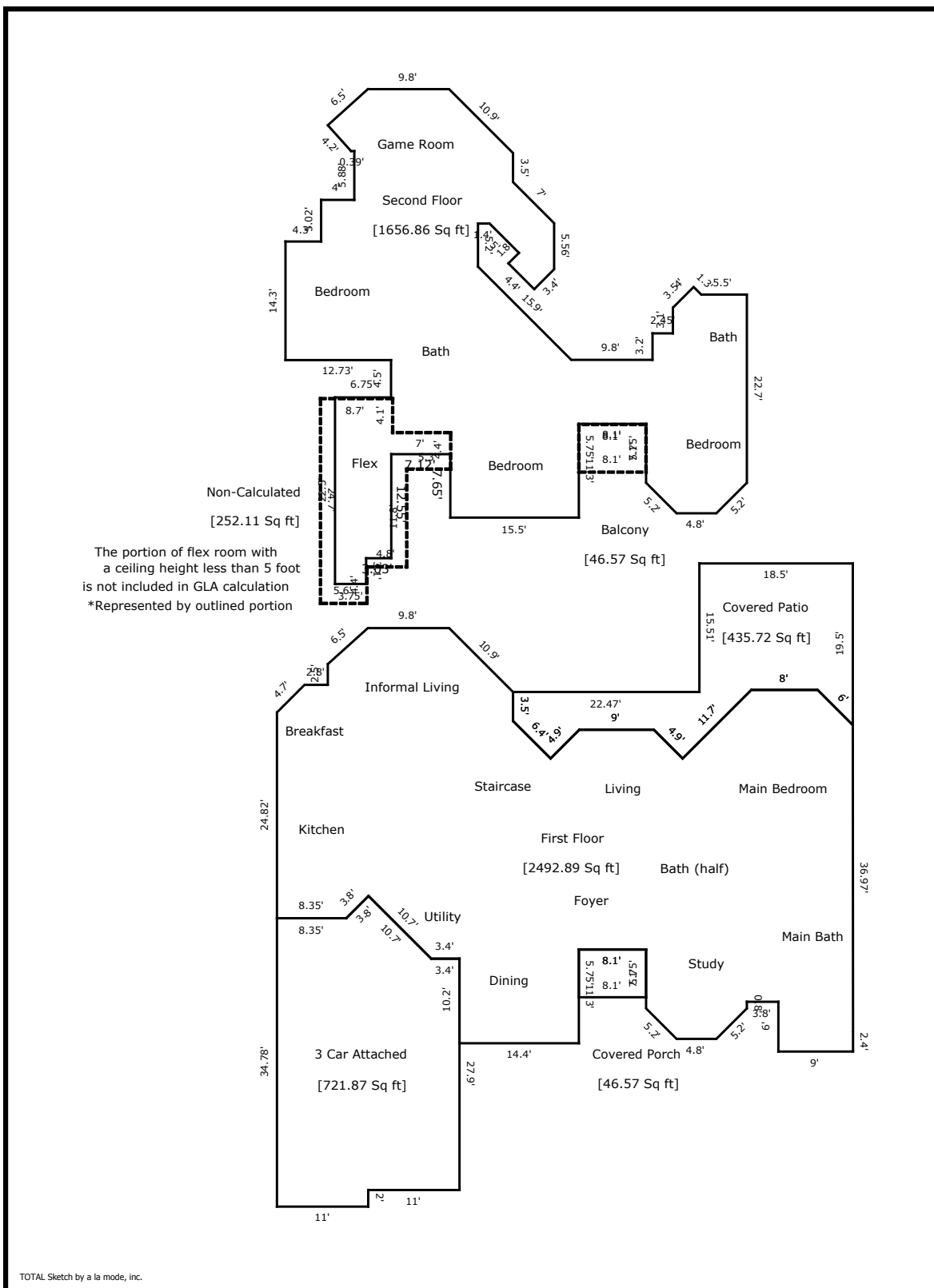
**Subject Front**

7119 Eldorado Centre  
 Sales Price  
 Gross Living Area 4,150  
 Total Rooms 10  
 Total Bedrooms 4  
 Total Bathrooms 3.1  
 Location  
 View  
 Site 12144 sf  
 Quality  
 Age 21

**Subject Rear****Subject Street**

Building Sketch (Page - 1)

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Lender	N/A						



TOTAL Sketch by a la mode, inc.

## Building Sketch (Page - 2)

Borrower/Client	N/A				
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Lender	N/A				

TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	2492.89 Sq ft	$9 \times 2.4 = 21.6$ $14.4 \times 10.2 = 146.88$ $24.82 \times 3.32 = 82.49$ $0.5 \times 3.32 \times 3.32 = 5.52$ $28.14 \times 2.8 = 78.8$ $30.64 \times 2.22 = 68.14$ $0.5 \times 2.22 \times 2 = 2.23$ $4.8 \times 3.68 = 17.65$ $0.5 \times 3.68 \times 3.68 = 6.76$ $0.5 \times 3.68 \times 3.68 = 6.76$ $9 \times 3.6 = 32.39$ $0.5 \times 3.6 \times 0 = 0$ $12.15 \times 0.8 = 9.72$ $24.95 \times 6.3 = 157.17$ $0.5 \times 6.3 \times 0 = 0.01$ $17.8 \times 1.1 = 19.58$ $0.5 \times 1.1 \times 1.1 = 0.6$ $9.8 \times 2.35 = 23$ $0.5 \times 2.61 \times 2.35 = 3.06$ $0.5 \times 2.35 \times 2.35 = 2.75$ $14.75 \times 5.36 = 79.09$ $0.5 \times 5.36 \times 5.36 = 14.37$ $24.6 \times 2.69 = 66.1$ $0.5 \times 2.69 \times 2.69 = 3.61$ $24.6 \times 6.47 = 159.06$ $0.5 \times 6.47 \times 6.47 = 20.9$ $31.07 \times 10.96 = 340.52$ $40.97 \times 23.04 = 944.02$ $0.5 \times 23.04 \times 0.01 = 0.16$ $8 \times 4.24 = 33.94$ $0.5 \times 4.24 \times 4.24 = 9$ $0.5 \times 4.24 \times 4.24 = 9$ $16.49 \times 4.03 = 66.44$ $0.5 \times 4.03 \times 4.03 = 8.12$ $0.5 \times 4.03 \times 0 = 0$ $9 \times 3.46 = 31.18$ $0.5 \times 3.46 \times 3.46 = 6$ $0.5 \times 3.46 \times 3.46 = 6$ $0.5 \times 4.53 \times 4.53 = 10.24$
Second Floor	1656.86 Sq ft	$0.5 \times 4.83 \times 4.35 = 10.5$ $0.5 \times 4.35 \times 4.35 = 9.46$ $9.8 \times 4.35 = 42.62$ $0.5 \times 3.12 \times 2.81 = 4.39$ $0.5 \times 3.12 \times 3.12 = 4.87$ $3.12 \times 16.17 = 50.47$ $0.5 \times 0.24 \times 0.24 = 0.03$ $18.9 \times 0.24 = 4.48$ $19.14 \times 3.5 = 66.98$ $0.5 \times 2.14 \times 2.14 = 2.29$ $19.14 \times 2.14 = 40.99$ $0.5 \times 2.81 \times 2.81 = 3.94$ $25.28 \times 2.81 = 70.98$ $0.5 \times 0.05 \times 0 = 0$ $28.09 \times 0.05 = 1.38$ $18.92 \times 2.17 = 40.98$ $23.22 \times 3.03 = 70.43$ $0.5 \times 11.24 \times 11.24 = 63.2$ $23.22 \times 11.24 = 261.02$ $0.5 \times 1.84 \times 0.92 = 0.85$ $0.5 \times 1.58 \times 1.58 = 1.25$ $7.34 \times 1.58 = 11.6$ $8.92 \times 3.1 = 27.66$ $11.37 \times 3.2 = 36.34$ $55.63 \times 0.02 = 1.3$ $42.9 \times 4.5 = 193.05$ $49.65 \times 3.2 = 158.89$ $29.4 \times 3.65 = 107.31$ $6.78 \times 12.55 = 85.06$ $3.75 \times 3.1 = 11.62$ $0.5 \times 7.65 \times 0 = 0$ $15.5 \times 7.65 = 118.58$ $12.15 \times 7.1 = 86.29$ $0.5 \times 3.68 \times 3.68 = 6.76$ $0.5 \times 3.68 \times 3.68 = 6.76$ $4.8 \times 3.68 = 17.65$ $0.5 \times 3.54 \times 3.54 = 6.25$ $0.5 \times 3.54 \times 0 = 0.01$ $3.54 \times 4.24 = 14.98$ $0.5 \times 1.27 \times 1.27 = 0.81$ $0.5 \times 1.27 \times 0 = 0$ $4.24 \times 1.27 = 5.4$

## Building Sketch (Page - 3)

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Lender	N/A				

TOTAL Sketch by a la mode, inc.

## Area Calculations Summary

Living Area		Calculation Details	
Second Floor	1656.86 Sq ft	0.5 × 4.83 × 4.35	= 10.5
		0.5 × 4.35 × 4.35	= 9.46
		9.8 × 4.35	= 42.62
		0.5 × 3.12 × 2.81	= 4.39
		0.5 × 3.12 × 3.12	= 4.87
		3.12 × 16.17	= 50.47
		0.5 × 0.24 × 0.24	= 0.03
		18.9 × 0.24	= 4.48
		19.14 × 3.5	= 66.98
		0.5 × 2.14 × 2.14	= 2.29
		19.14 × 2.14	= 40.99
		0.5 × 2.81 × 2.81	= 3.94
		25.28 × 2.81	= 70.98
		0.5 × 0.05 × 0	= 0
		28.09 × 0.05	= 1.38
		18.92 × 2.17	= 40.98
		23.22 × 3.03	= 70.43
		0.5 × 11.24 × 11.24	= 63.2
		23.22 × 11.24	= 261.02
		0.5 × 1.84 × 0.92	= 0.85
		0.5 × 1.58 × 1.58	= 1.25
		7.34 × 1.58	= 11.6
		8.92 × 3.1	= 27.66
		11.37 × 3.2	= 36.34
		55.63 × 0.02	= 1.3
		42.9 × 4.5	= 193.05
		49.65 × 3.2	= 158.89
		29.4 × 3.65	= 107.31
		6.78 × 12.55	= 85.06
		3.75 × 3.1	= 11.62
		0.5 × 7.65 × 0	= 0
		15.5 × 7.65	= 118.58
		12.15 × 7.1	= 86.29
		0.5 × 3.68 × 3.68	= 6.76
		0.5 × 3.68 × 3.68	= 6.76
		4.8 × 3.68	= 17.65
		0.5 × 3.54 × 3.54	= 6.25
		0.5 × 3.54 × 0	= 0.01
		3.54 × 4.24	= 14.98
		0.5 × 1.27 × 1.27	= 0.81
		0.5 × 1.27 × 0	= 0
		4.24 × 1.27	= 5.4
		0.5 × 0.71 × 0.71	= 0.25
		0.5 × 0.71 × 0	= 0
		0.71 × 4.81	= 3.4
		0.5 × 4.81 × 2.4	= 5.78
<b>Total Living Area (Rounded):</b>	<b>4150 Sq ft</b>		
<b>Non-living Area</b>			
Covered Patio	435.72 Sq ft	18.5 × 15.26	= 282.26
		0.5 × 4.24 × 4.24	= 9
		0.5 × 0.25 × 0.25	= 0.03
		6.01 × 0.25	= 1.49
		0.5 × 3.5 × 3.5	= 6.12
		24.98 × 3.5	= 87.43
		0.5 × 1.06 × 1.06	= 0.56
		0.5 × 1.06 × 1.06	= 0.56
		22.86 × 1.06	= 24.24
		0.5 × 6.93 × 3.46	= 12
		0.5 × 6.93 × 3.46	= 12.01
Balcony	46.57 Sq ft	5.75 × 8.1	= 46.58
Covered Porch	46.57 Sq ft	5.75 × 8.1	= 46.58
3 Car Attached	721.87 Sq ft	11 × 2	= 22
		22 × 27.9	= 613.8
		0.5 × 4.88 × 4.88	= 11.9
		13.72 × 4.88	= 66.94
		0.5 × 5.37 × 2.69	= 7.22

## Qualifications

### QUALIFICATIONS

#### General

Audrey Herndon has been actively learning real estate appraisal since 1999. She received her residential training through several companies in Houston, TX and has been active in residential appraisal since 2005. She is a Certified Residential Appraiser for the State of Texas, License no. TX-1338591-R with a SRA designation through the Appraisal Institute. She is certified to perform FHA appraisals and stays current on standards and requirements for HUD/FHA.

#### Education

She attended Sam Houston State University on scholarship from the Texas Department of Education from 1999-2001; Received an Assoc. of Applied Science from Tomball Community College in 2002; Graduated from Texas State University with a Bachelor of Arts degree in Biology and a minor in Photography in 2004.

#### Appraisal Courses

**Appraisal Institute:** Appraisal Principles, Appraisal Procedures, 15-hour USPAP (2009), 7-hr USPAP update (2018 & 2019), Apartment Appraisal, General Appraiser Income (parts 1 & 2), Statistics, Modeling and Finance, Appraisal Institutes Business Practices and Ethics, Advanced Workshop in Appraisal Concepts Using Excel (Basics and Sales/Rent Analysis), Appraising the Appraisal- Appraisal Review-Residential, Seller Concessions, The Woodlands Development, Form 1004MC: Accurately Analyzing and Reporting Market Conditions, Advanced Residential Applications & Case Studies, Pt. I, Advanced Residential Report Writing, Pt. II., Houston's New Formula for Economic Growth, State of the Economy and Houston R.E. Market, Residential Market Analysis and Highest & Best Use, Supervisory Appraiser/Trainee Appraiser Course, Reappraising, Readdressing, Reassigning: What to Do and Why, Agreement of Services, Hypothetical Conditions and Extraordinary Assumptions, Income Approach for Residential Appraisers, Appraising Condos, Co-ops, and PUDS, The Appraiser as an Expert Witness: Preparation & Testimony, Advanced Land Valuation, Transferred Value, Raise Your Appraiser IQ.

**Other Institutions:** Residential Market Analysis and Highest and Best Use, Residential Report Writing and Case Studies, Appraisal Challenges: Declining Markets and Sales Concessions, Private Appraisal Assignments, Relocation Appraisal is Different, Appraising FHA Today, the Dirty Dozen, Relocation Appraisal and the ERC Form.

#### Experience

Audrey has worked as a licensed residential appraiser since 2005, and was certified in 2009. She has performed appraisals of all types to including: typical single family residential, vacant land, luxury/multi-million dollar property, unique/complex property, mansions, replacement cost, proposed & new construction, multi-family residential, small apartments, foreclosures and renovations including cost to cure, divorce and estate settlement, loss reporting, tax appeal, condominium, relocation, equestrian property and rural property (improved and vacant).

- October 2004 – July 2007: Employed by Bill Jackson & Associates, an appraisal firm located at 17024 Butte Creek Dr, Houston, TX; ph. 281.444.7744; performed residential appraisals;
- July 2007- 2013: Performed contract work for Leland Conn & Associates, an appraisal firm located at 1331 Serene Trails, Tomball, TX; ph. 281.255.9293; performing primarily commercial appraisal.
- December 2010- Current: Owner/ operator, Valuation Services as senior appraiser; perform residential appraisals and review.

VALUATION SERVICES • PO BOX 686, TOMBALL, TX 77577 • PH. 281.780.9072



# License

<b>Texas Appraiser Licensing and Certification Board</b> P.O. Box 12188 Austin, Texas 78711-2188 <b>Certified Residential Real Estate Appraiser</b>		
Number:	<b>TX 1338591 R</b>	
Issued:	<b>10/17/2017</b>	Expires: <b>11/30/2019</b>
Appraiser:	<b>AUDREY LAINE HERNDON</b>	
<p>Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified Residential Real Estate Appraiser.</p>		
		 Douglas E. Oldmixon Commissioner