



Client File #: _____ Appraisal File #: 183301

Summary Appraisal Report • Residential

Appraisal Company: Brubaker & Associates, Inc.
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 Phone: (713) 464-4666 Fax: (713) 464-4669 Website: http://www.brubakerandassociates.com

Appraiser: Braden M. Hillman	Co-Appraiser:
AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA	AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA
AI Status (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate	AI Status (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate
Other Professional Affiliation: HAR, TAR, NAR	Other Professional Affiliation:
E-mail: hillman@houstonappraiser.com	E-mail:
Client: Kay Sharp	Contact:
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SUBJECT PROPERTY IDENTIFICATION

Address: 2200 Willowick Rd # 5GH
 City: Houston County: Harris State: TX ZIP: 77027
 Legal Description: Units 5G & 5H, Bldg A, The Willowick Condo Amend KM: 492S
 **Taxes reflect no exemptions
 Tax Parcel #: 111-584-000-0007 RE Taxes: 2,017 Tax Year: 13769
 Use of the Real Estate As of the Date of Value: Residential
 Use of the Real Estate Reflected in the Appraisal: Residential
 Opinion of highest and best use (if required): Residential

SUBJECT PROPERTY HISTORY

Owner of Record: Sharp Family 1989 Trust The
 Description and analysis of sales within 3 years (minimum) prior to effective date of value: My research for past sales or transfers of the subject property included searches in the local MLS system as well as searches in the local central appraisal district web site. I have not personally inspected the court-house records. My research did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
 Description and analysis of agreements of sale (contracts), listings, and options: Per MLS, the subject property is not currently offered for sale nor has it been offered for sale in the twelve month period prior to the effective date of this appraisal.

RECONCILIATIONS AND CONCLUSIONS

Indication of Value by Sales Comparison Approach	\$ 850,000
Indication of Value by Cost Approach	\$ Not Developed
Indication of Value by Income Approach	\$ Not Developed

Final Reconciliation of the Methods and Approaches to Value: Since homes in this area are not typically marketed for their income producing capability, the Income Approach is not considered a reliable or relevant indicator of the subject's value. Since the subject property is not new construction, the Cost Approach is not considered a reliable or relevant indicator of the subject's value. The Sales Comparison Approach is reflective of buyer and seller attitudes toward properties in the subject neighborhood under market conditions existing as of the effective date of this appraisal. This approach is considered the most applicable, most reliable, and is given the greatest weight in this appraisal analysis.

Opinion of Value as of: 08/02/2018 \$ 850,000
 Exposure Time: Less than 120 days.
 The above opinion is subject to: Hypothetical Conditions and/or Extraordinary Assumptions cited on the following page.

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