

APPRAISAL OF REAL PROPERTY



LOCATED AT

4010 Mount Vernon Ave
Sugar Land, TX 77479

FOR

OPINION OF VALUE

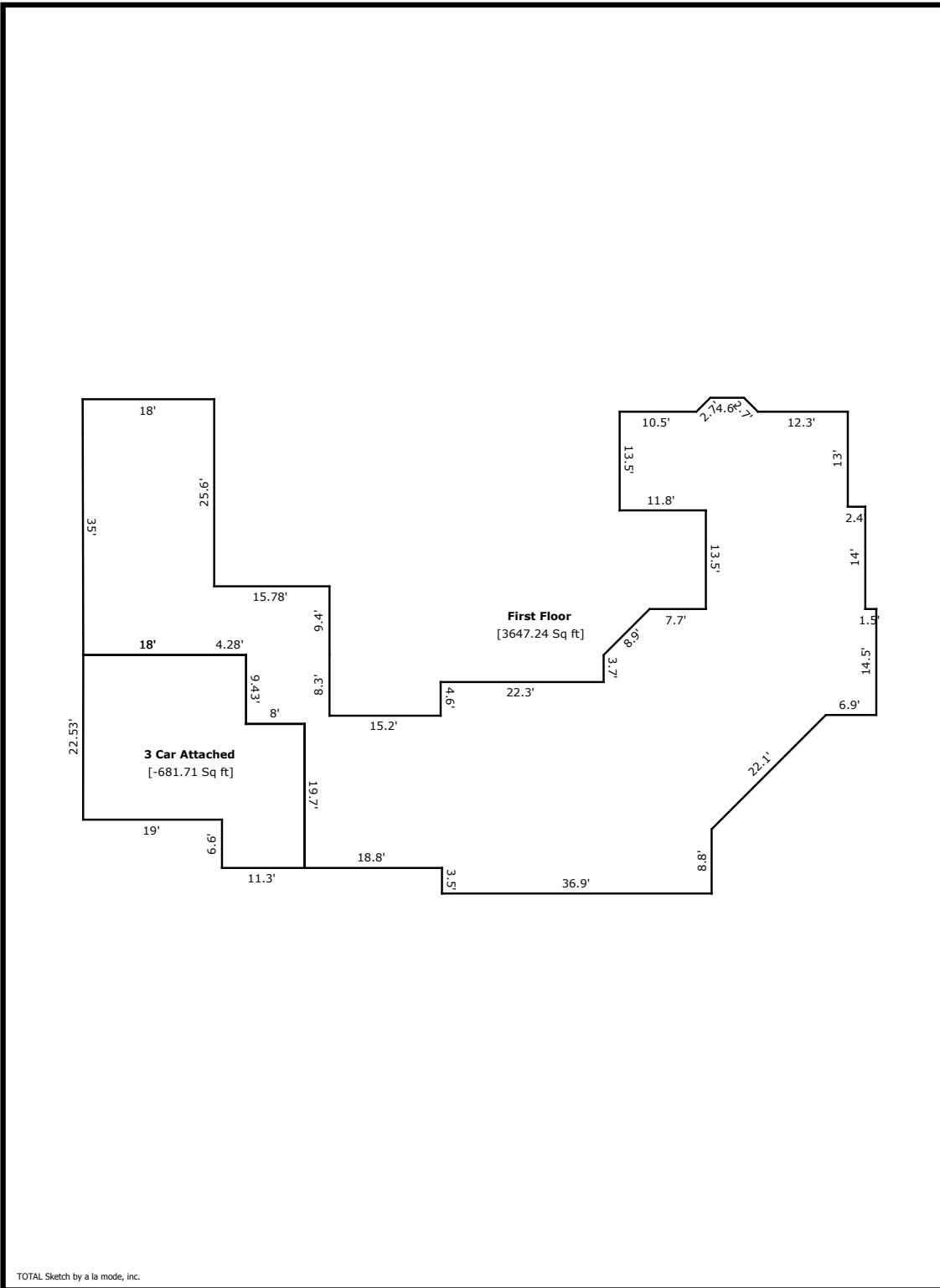
AS OF

BY

Robert Kyle Visser
V Valuation
P.O. BOX 316
Fulshear, TX 77441
(713) 398-3247
kvisser3@gmail.com

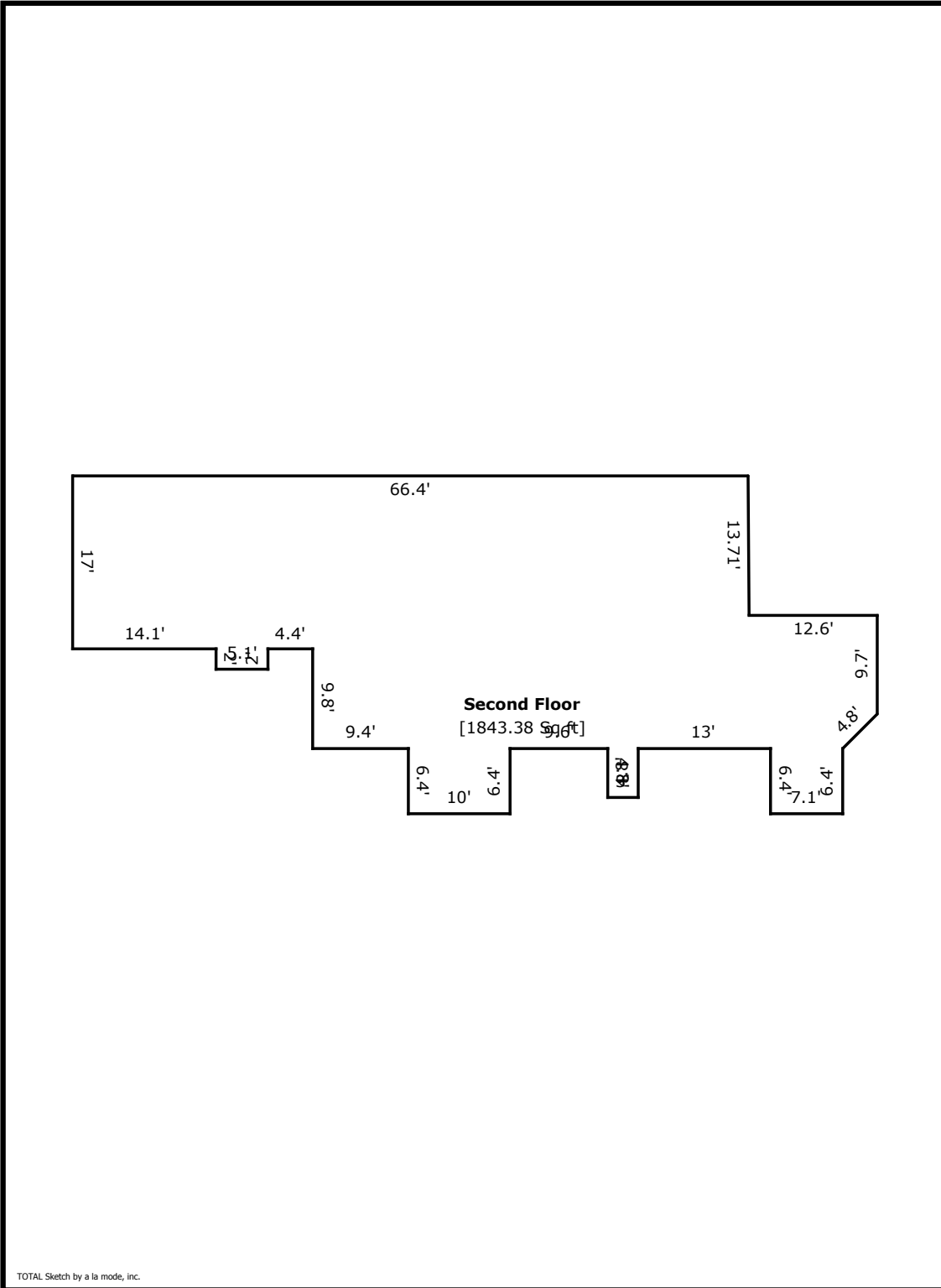
Building Sketch (Page - 1)

Borrower				
Property Address	4010 Mount Vernon Ave			
City	Sugar Land	County	State TX	Zip Code 77479
Lender/Client				



Building Sketch (Page - 2)

Borrower				
Property Address	4010 Mount Vernon Ave			
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Lender/Client				



Building Sketch (Page - 3)

Borrower				
Property Address	4010 Mount Vernon Ave			
City	Sugar Land	County	State	TX Zip Code 77479
Lender/Client				

TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	3647.24 Sq ft	$0.5 \times 1.91 \times 1.91 = 1.82$ $0.5 \times 1.91 \times 1.91 = 1.82$ $4.6 \times 1.91 = 8.78$ $14.5 \times 1.5 = 21.75$ $28.5 \times 2.4 = 68.4$ $41.5 \times 3 = 124.5$ $0.5 \times 15.63 \times 15.63 = 122.1$ $41.5 \times 15.63 = 648.52$ $65.93 \times 0.79 = 52.17$ $38.93 \times 7.7 = 299.74$ $0.5 \times 6.29 \times 6.29 = 19.8$ $32.63 \times 6.29 = 205.37$ $28.93 \times 22.12 = 639.88$ $25.43 \times 0.18 = 4.7$ $20.83 \times 15.2 = 316.67$ $38.53 \times 3.42 = 131.61$ $18.83 \times 8 = 150.67$ $9.4 \times 4.28 = 40.28$ $9.4 \times 0.08 = 0.75$ $35 \times 17.92 = 627.2$ $0.5 \times 35 \times 0.08 = 1.4$ $13.5 \times 11.8 = 159.3$
3 Car Attached	-681.71 Sq ft	$11.3 \times 6.6 = 74.58$ $13.1 \times 8 = 104.8$ $22.53 \times 22.28 = 502.16$ $0.5 \times 22.53 \times 0.02 = 0.17$
Second Floor	1843.38 Sq ft	$5.1 \times 2 = 10.2$ $10 \times 6.4 = 64$ $3 \times 4.8 = 14.4$ $7.1 \times 6.4 = 45.44$ $0.5 \times 0.09 \times 13.71 = 0.64$ $66.4 \times 13.71 = 910.07$ $79.09 \times 3.29 = 260.54$ $55.49 \times 6.41 = 355.49$ $0.5 \times 3.39 \times 3.39 = 5.76$ $52.1 \times 3.39 = 176.83$
Total Living Area (Rounded):	5491 Sq ft	

You may wish to laminate the pocket identification card to preserve it.

ROBERT KYLE VISSER
P O BOX 316
FULSHEAR, TX 77441

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, Tx 78711-2188
www.talcb.texas.gov
(512) 936-3001
Fax (512) 936-3899

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188

Certified Residential Real Estate Appraiser

Number: TX 1333468 R

Issued: 03/28/2018

Expires: 03/31/2020

Appraiser: ROBERT KYLE VISSER

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 the title, Certified Residential Real Estate Appraiser.

Douglas E. Oldmixon
Douglas E. Oldmixon
Commissioner

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

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Subject Photo Page

Borrower				
Property Address	4010 Mount Vernon Ave			
City	Sugar Land	County	State	TX Zip Code 77479
Lender/Client				



Subject Front

4010 Mount Vernon Ave
Sales Price
G.L.A. 5,491
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location
View N;Res;
Site
Quality
Age



Subject Rear



Subject Street