

# INVOICE

**FROM:**

KYLE VISSER  
 V VALUATION  
 P.O. BOX 316  
 FULSHEAR, TX 77441

Telephone Number: 281-346-0123 Fax Number: 281-346-0565

**INVOICE NUMBER**

2005v024

**DATE**

**REFERENCE**

Internal Order #:  
 Lender Case #:  
 Client File #:  
 Main File # on form: 2005v024  
 Other File # on form:  
 Federal Tax ID: 26-3714436  
 Employer ID:

**TO:**

Ryan & Lauren McMillan

Telephone Number: Fax Number:  
 Alternate Number: E-Mail:

**DESCRIPTION**

Lender: Ryan & Lauren McMillan Client: Ryan & Lauren McMillan  
 Purchaser/Borrower: N/A  
 Property Address: 32711 Wales Cir  
 City: Fulshear  
 County: Fort Bend State: TX Zip: 77441  
 Legal Description: Riverwood Forest at Weston Lakes Sec 2, Block 2, Lot 16, Acres 1.011

**FEEES**

**AMOUNT**

Measure Fee	150.00
<b>SUBTOTAL</b>	
	150.00

**PAYMENTS**

**AMOUNT**

Check #:	Date:	Description: paid	150.00
Check #:	Date:	Description:	
Check #:	Date:	Description:	
<b>SUBTOTAL</b>			150.00
<b>TOTAL DUE</b>			<b>\$ 0</b>

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

32711 Wales Cir  
Fulshear, TX 77441  
Riverwood Forest at Weston Lakes Sec 2, Block 2, Lot 16, Acres 1.011

### FOR

Ryan & Lauren McMillan

### OPINION OF VALUE

### AS OF

### BY

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

ROBERT KYLE VISSER  
PO BOX 316  
FJLSHEAR, TX 77441



**Certified Residential  
Real Estate Appraiser**

Appraiser: **Robert Kyle Visser**  
License #: **TX 1333468 R** License Expires: **03/31/2022**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:  
Certified Residential Real Estate Appraiser

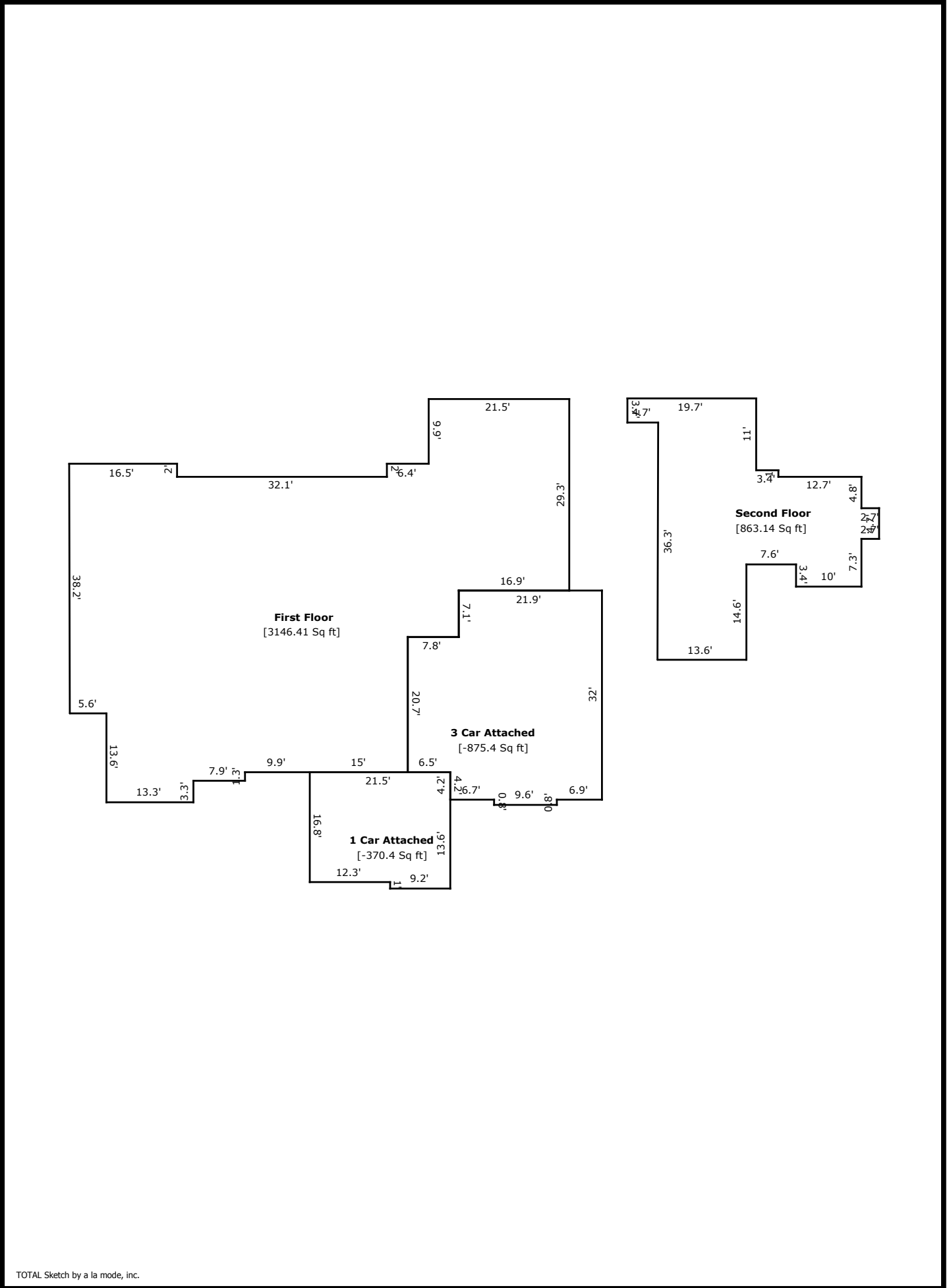
For additional information or to file a complaint please contact TALCB at [www.talcb.texas.gov](http://www.talcb.texas.gov).



Chelsea Buchholtz  
Commissioner

### Building Sketch (Page - 1)

Borrower	N/A				
Property Address	32711 Wales Cir				
City	Fulshear	County	Fort Bend	State	TX
Lender/Client	Ryan & Lauren McMillan				
				Zip Code	77441



TOTAL Sketch by a la mode, inc.

## Building Sketch (Page - 2)

Borrower	N/A			
Property Address	32711 Wales Cir			
City	Fulshear	County Fort Bend	State TX	Zip Code 77441
Lender/Client	Ryan & Lauren McMillan			

TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Calculation Details		
3 Car Attached	-875.4 Sq ft	9.6 × 0.8 = 7.68	32 × 21.9 = 700.8
		7.8 × 20.7 = 161.46	4.2 × 1.3 = 5.46
1 Car Attached	-370.4 Sq ft	21.5 × 16.8 = 361.2	1 × 9.2 = 9.2
First Floor	3146.41 Sq ft	29.3 × 16.9 = 495.17	4.6 × 9.9 = 45.54
		26.5 × 7.8 = 206.7	3.2 × 2 = 6.4
		45.2 × 24.9 = 1125.48	13.3 × 3.3 = 43.89
		21.2 × 10.3 = 218.36	36.2 × 10.4 = 376.48
		38.2 × 16.4 = 626.48	0.5 × 38.2 × 0.1 = 1.91
Second Floor	863.14 Sq ft	4.7 × 2.7 = 12.69	16.8 × 10 = 168
		13.4 × 2.7 = 36.18	14.4 × 3.4 = 48.96
		25.4 × 1.5 = 38.1	40 × 13.5 = 540
		0.5 × 36.3 × 0.1 = 1.82	3.7 × 4.7 = 17.39
<b>Total Living Area (Rounded):</b>	<b>4010 Sq ft</b>		