

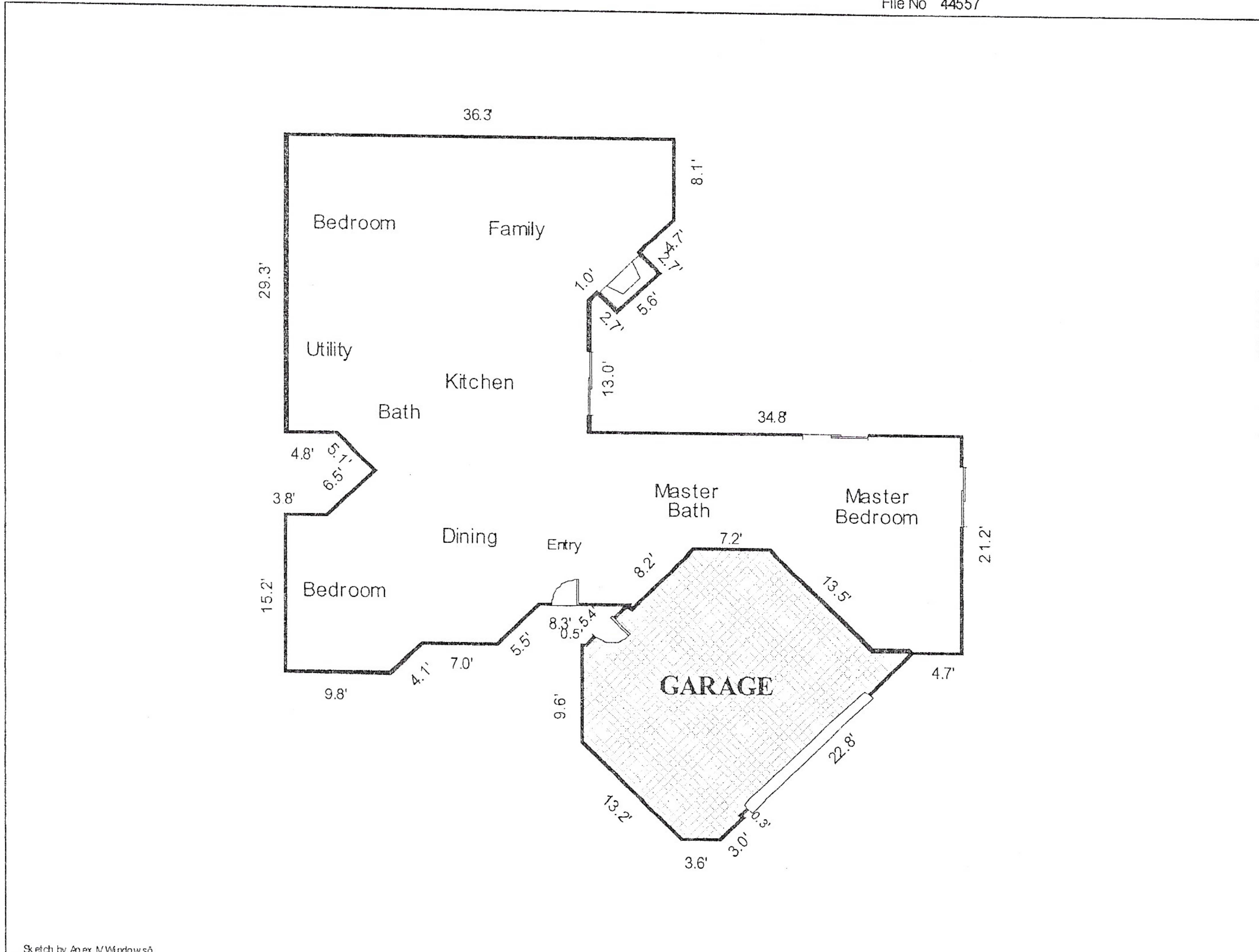
SKETCH ADDENDUM

LN#CT-60570-C

File No: 44557

Borrower	AMY B. KAPLAN			
Property Address	1828 PINE CONE DR.			
City	KATY	County	HARRIS	State TX Zip Code 77493
Lender/Client	HOUSTON CAPITAL MTG.			

File No 44557



Sketch by Apex Windows

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	2563.50	
	Garage	-526.48	2037.03

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	2.7 x	5.6	14.89
	13.2 x	23.5	311.07
	0.2 x	34.8	7.38
	0.5 x	30.4	15.48
0.5 x	4.9 x	4.9	12.25
0.5 x	6.9 x	13.9	48.26
0.5 x	1.1 x	1.1	0.58
	1.1 x	13.9	15.02
	5.4 x	15.0	81.31
0.5 x	3.8 x	3.8	7.35
	2.5 x	15.0	37.99
	4.0 x	19.9	79.14
	8.3 x	16.6	138.47
	20.4 x	26.6	543.76

Uniform Residential Appraisal Report

LN#CT-60570-C

File # 44557

There are **31** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **84,000** to \$ **260,000**.
 There are **84** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **49,900** to \$ **265,000**.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	1828 PINE CONE DR.	1820 PINE CONE DR.			5385 INWOOD DR.			6433 MAGNOLIA		
Proximity to Subject		0.00 MI S			0.77 MI SE			1.0 MI NNW		
Sale Price	\$ 142,000	\$ 142,000			\$ 144,000			\$ 172,000		
Sale Price/Gross Liv. Area	\$ 69.71 sq. ft.	\$ 67.49 sq. ft.			\$ 86.23 sq. ft.			\$ 72.45 sq. ft.		
Data Source(s)		MLS/REI DATA			MLS/REI DATA			MLS/REI DATA		
Verification Source(s)		MLS#8762775			MLS#9105736			MLS#3786464		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing		CONV		CONV		CASH SALE				
Concessions		\$5300 SC	-5,300	\$4320 SC	-4,320	NONE				
Date of Sale/Time		CLOSED 8/06		CLOSED 6/06		CLOSED 7/06				
Location	KATY	KATY		KATY		KATY				
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE				
Site	13,860 S.F.	10,487 S.F.	+1,700	27,042 S.F.	-6,600	16,000 S.F.	-1,100			
View	SFR/AVERAGE	SFR/HTS	+5,000	SFR/AVERAGE		SFR/AVERAGE				
Design (Style)	1 STORY	1 STORY		1 STORY		1 STORY				
Quality of Construction	BV/SIDING	BV/SIDING		BV/SIDING		BV/SIDING				
Actual Age	1979	1981		1979		1986				
Condition	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths				
Room Count	8 3 2.0	8 4 2.5	-1,500	8 3 2.0		8 3 2.5	-1,500			
Gross Living Area	2,037 sq. ft.	2,104 sq. ft.	-2,000	1,670 sq. ft.	+11,000	2,374 sq. ft.	-10,100			
Basement & Finished	N/A	N/A		N/A		N/A				
Rooms Below Grade										
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Heating/Cooling	CENTRAL	CENTRAL		CENTRAL		CENTRAL				
Energy Efficient Items	TYPICAL	TYPICAL		TYPICAL		TYPICAL				
Garage/Carport	2/GARAGE	2/GARAGE		2/GARAGE		2/GARAGE				
Porch/Patio/Deck	PORCH, PATIO	PORCH, PATIO		PORCH, PATIO		PORCH, PATIO				
Fireplaces, etc.	1 FP	1 FP		1 FP		1 FP				
Fence, Pool, etc.	FENCE	FENCE		FENCE		FENCE				
Trim, finish, etc.	AVG FEATURES	SIM FEATURES		SIM FEATURES		SUP FEATURES	-5,000			
Net Adjustment (Total)			\$ -2,100		\$ +80		\$ -17,700			
Adjusted Sale Price		Net Adj. -1.48 %		Net Adj. 0.06 %		Net Adj. -10.29 %				
of Comparables		Gross Adj. 10.92 %	\$ 139,900	Gross Adj. 15.22 %	\$ 144,080	Gross Adj. 10.29 %	\$ 154,300			

SALES COMPARISON APPROACH

I did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) **REI DATA AND MLS RECORDS**

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) **REI DATA AND MLS RECORDS**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	NONE IN THE	NONE IN THE	NONE IN THE	NONE IN THE
Price of Prior Sale/Transfer	PAST 3 YEARS	PAST YEAR	PAST YEAR	PAST YEAR
Data Source(s)	MLS/REI DATA	MLS/REI DATA	MLS/REI DATA	MLS/REI DATA
Effective Date of Data Source(s)	01/04/2007	01/04/2007	01/04/2007	01/04/2007

Analysis of prior sale or transfer history of the subject property and comparable sales **THE SUBJECT PROPERTY IS CURRENTLY UNDER CONTRACT FOR \$142,000. IT HAS NOT BEEN PREVIOUSLY TRANSFERRED WITHIN THE PAST THREE YEARS. NONE OF THE COMPARABLE SALES HAVE TRANSFERRED WITHIN THE PRIOR YEAR.**

Summary of Sales Comparison Approach **SEE ADDITIONAL COMMENTS...**