

Home Measurement Report



LOCATED AT

1034 Hilbun Rd
New Ulm, TX 78950-2281
A-479 E Ruhman, 49.89 ac

FOR

Lindi Surovik

OPINION OF VALUE

n/a

AS OF

08/13/2020

BY

Michael A. Tolopka, SRA, HMS

P.O. Box 570
Brenham, TX 77833
(979) 836-7237
mat@rlmfinancial.com

Michael A. Tolopka

Supplemental Addendum

File No. Meas20-003

Borrower/Client					
Property Address	1034 Hilbun Rd				
City	New Ulm	County	Colorado	State	TX Zip Code 78950-2281
Lender	Lindi Surovik				

Scope of Work

The appraiser was asked to measure the improvements to determine the square footage of the various buildings including the main home, guest homes, barns, living quarters, etc. for the purpose of providing an accurate square footage of the GLA for listing purposes. The subject's square footage was determined by the appraisers measurements and calculations. The appraiser is a certified Home Measurement Specialist and uses the ANSI standard of measurement.

The following are definitions used in calculating square footage:

Detached Single-Family House

A house that has open space on all its sides.

Finished Area

An enclosed area in a house that is suitable for year-round use, embodying walls, floors, and ceilings that are similar to the rest of the house.

Grade

The ground level at the perimeter of the exterior finished surface of a house.

Level

Areas of the house that are vertically within 2 feet of the same horizontal plane.

Square Footage

An area of a house that is measured and calculated in accordance with the standard. When employing Metric or Standard International (SI) measurement units, the term floor area is used in place of square footage.

Unfinished Area

Sections of a house that do not meet the criteria of finished area.

Detached Single-Family Finished Square Footage

For detached single-family houses, the finished square footage of each level is the sum of finished areas on that level measured at floor level to the exterior finished surface of the outside walls.

Openings to the Floor Below

Openings to the floor below cannot be included in the square footage calculation. However, the area of both stair treads and landings proceeding to the floor below is included in the finished area of the floor from which the stairs descend, not to exceed the area of the opening in the floor.

Above- and Below-Grade Finished Areas

The above-grade finished square footage of a house is the sum of finished areas on levels that are entirely above grade. The below-grade finished square footage of a house is the sum of finished areas on levels that are wholly or partly below grade.

Final Comments

The appraiser's measurements showed the GLA of the main home to be 3,291 sq ft. There is also a front porch, side breezeway, back porch, uncovered concrete patio in the backyard around the swimming pool, an in-ground swimming pool, a 2-car carport, and various other buildings including a workout room, "cat" house, workshop with living quarters and office area, a bunkhouse, and schoolhouse. The property has extensive fencing, ponds, and a gravel driveway from the road to the home. The sketches attached to this report show GLA of the main home, and square footages of all of the other pertinent structures on the property. The appraiser did not measure the green barn in the pasture nor the chicken coops.



Subject Photo Page

Borrower/Client				
Property Address	1034 Hilbun Rd			
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Subject Front

1034 Hilbun Rd
 Sales Price
 G.L.A. 3,291
 Tot. Rooms 7
 Tot. Bedrms. 3
 Tot. Bathrms. 2.1
 Location
 View
 Site
 Quality
 Age 36



Subject Rear



Subject Street

Misha S. Lopez

Serial# 4C72CD9E
esign.alamode.com/verify

Photograph Addendum

Borrower/Client					
Property Address 1034 Hilbun Rd					
City	New Ulm	County	Colorado	State	TX
			Zip Code	78950-2281	
Lender Lindi Surovik					



17x13.6 Cabana



Workout Room (see sketch)



28.15x10 Cat House



12x16 Greenhouse



Workshop (see sketch)



12x16



12x18 Well House



Bunkhouse (see sketch)

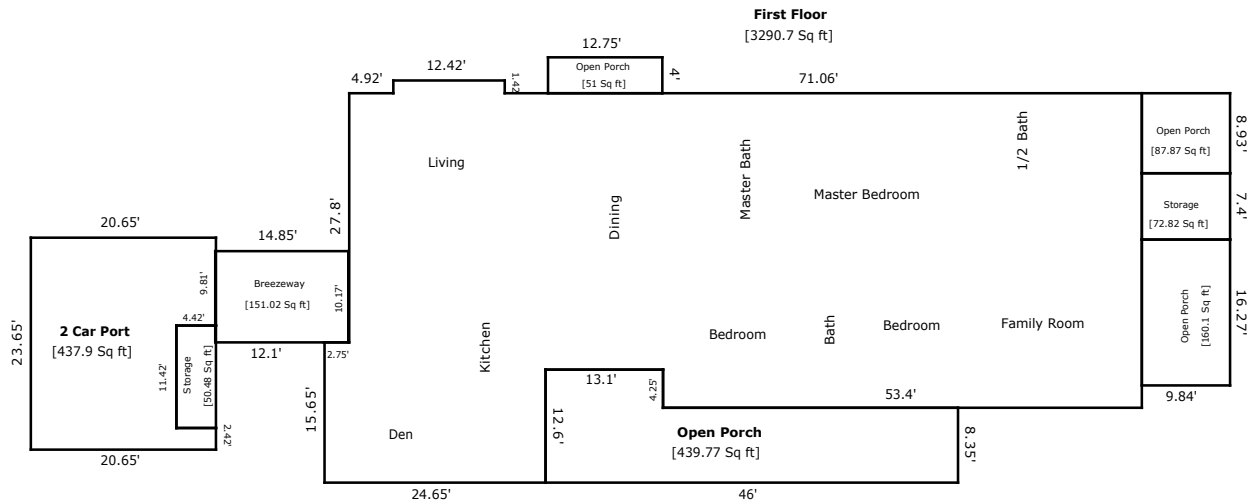


Schoolhouse (see sketch)

Misha G. Lopez

Building Sketch (Page - 1)

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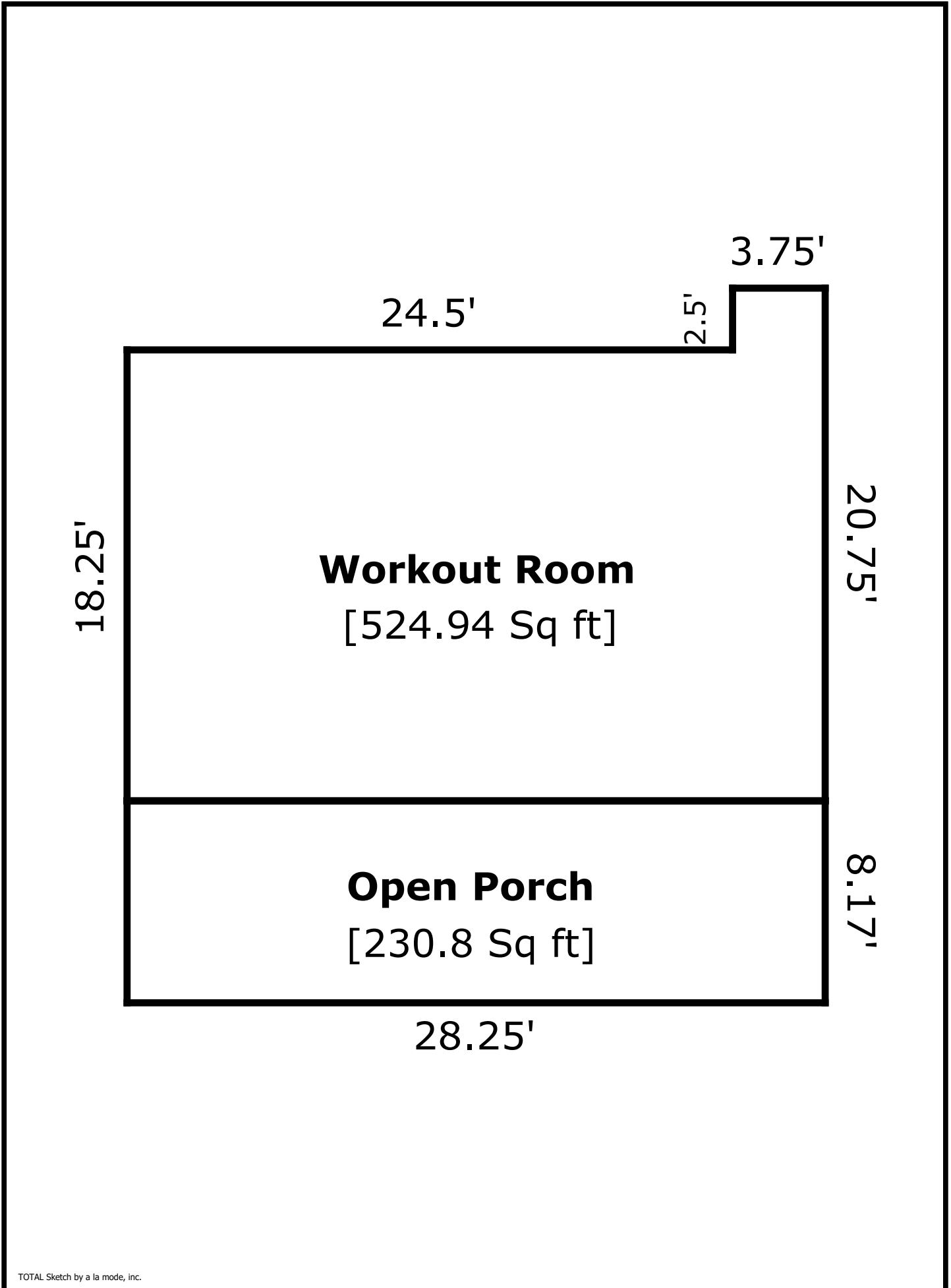


TOTAL Sketch by a la mode, inc.

Mikaal Tolpa

Building Sketch (Page - 2)

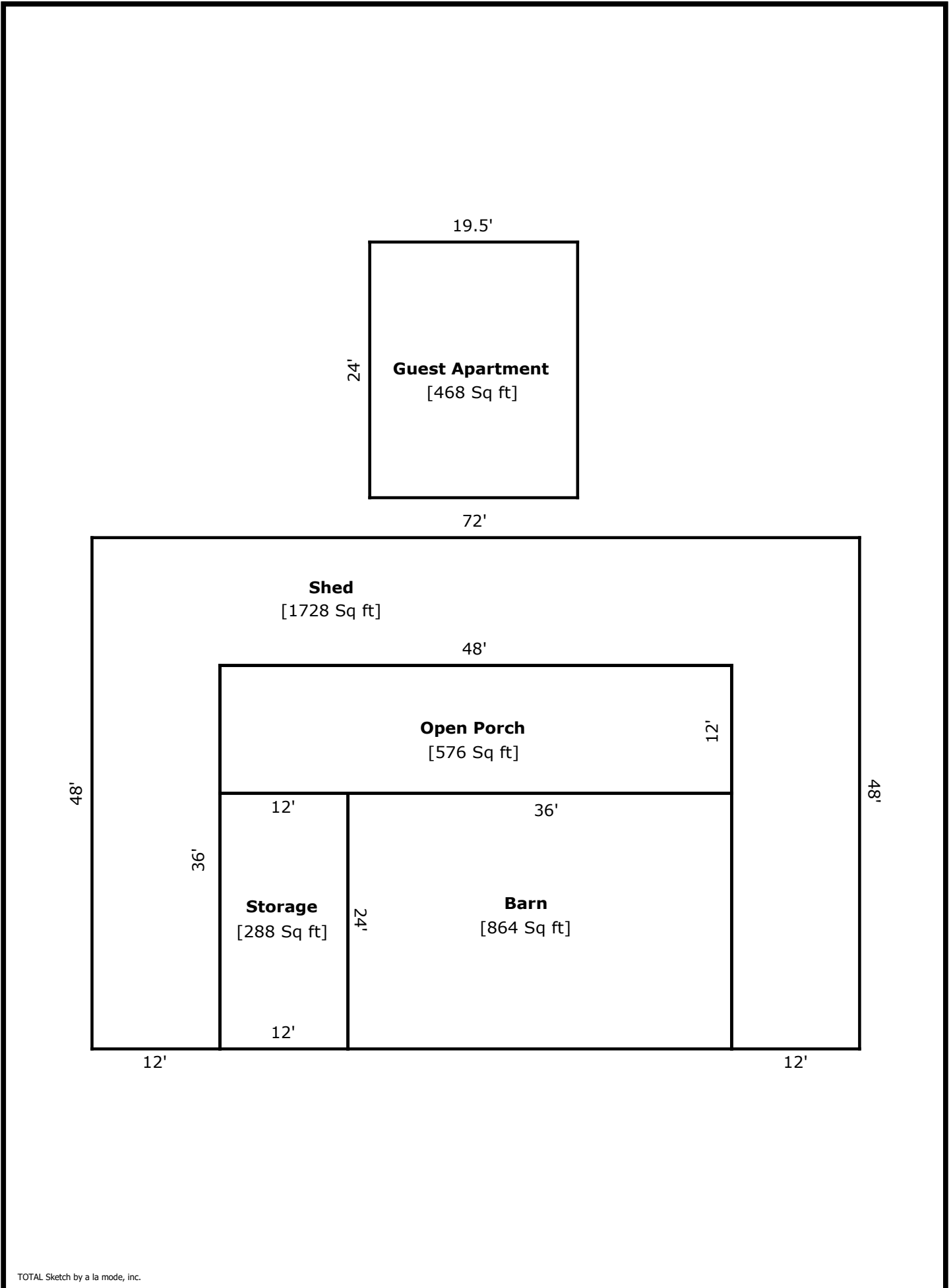
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TOTAL Sketch by a la mode, inc.

Building Sketch (Page - 3)

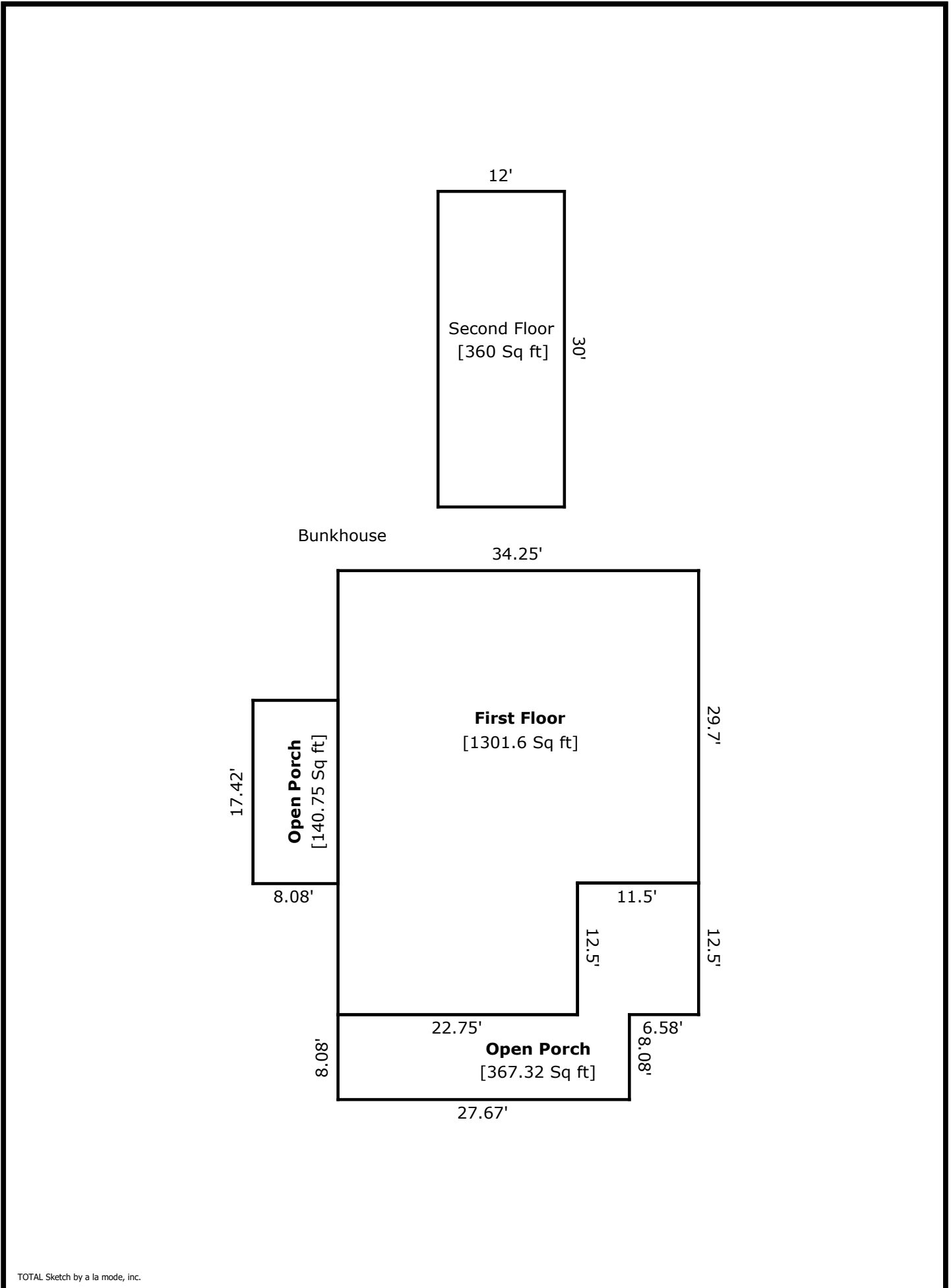
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TOTAL Sketch by a la mode, inc.

Building Sketch (Page - 4)

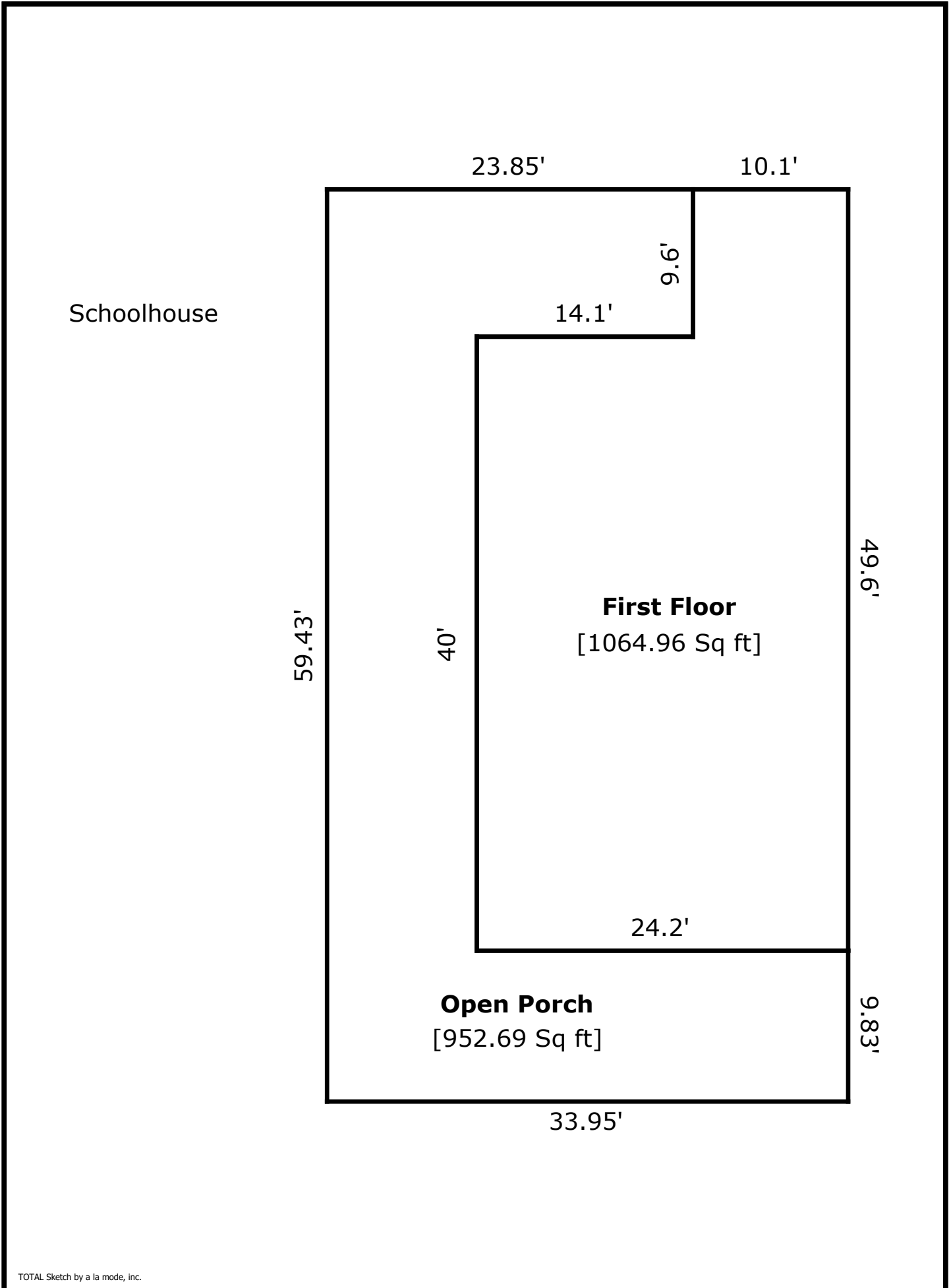
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Building Sketch (Page - 5)

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TOTAL Sketch by a la mode, inc.

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Building Sketch (Page - 6)

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TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details		
First Floor	3290.7 Sq ft	12.42 × 1.42 =	17.64
		35.1 × 53.4 =	1874.34
		35 × 27.8 =	973
		15.65 × 24.65 =	385.77
		13.1 × 3.05 =	39.96
Total Living Area (Rounded):	3291 Sq ft		
Non-living Area			
Storage	72.82 Sq ft	9.84 × 7.4 =	72.82
Open Porch	51 Sq ft	12.75 × 4 =	51
Breezeway	151.02 Sq ft	10.17 × 14.85 =	151.02
Storage	50.48 Sq ft	11.42 × 4.42 =	50.48
2 Car Port	437.9 Sq ft	23.65 × 16.23 =	383.84
		2.42 × 4.42 =	10.7
		9.81 × 4.42 =	43.36
Open Porch	439.77 Sq ft	12.6 × 13.1 =	165.06
		8.35 × 32.9 =	274.71
Open Porch	87.87 Sq ft	8.93 × 9.84 =	87.87
Open Porch	160.1 Sq ft	9.84 × 16.27 =	160.1
Open Porch	230.8 Sq ft	28.25 × 8.17 =	230.8
Workout Room	524.94 Sq ft	18.25 × 24.5 =	447.12
		20.75 × 3.75 =	77.81
Open Porch	576 Sq ft	48 × 12 =	576
Shed	1728 Sq ft	72 × 12 =	864
		36 × 12 =	432
		36 × 12 =	432
Guest Apartment	468 Sq ft	19.5 × 24 =	468
Barn	864 Sq ft	36 × 24 =	864
Storage	288 Sq ft	12 × 24 =	288
First Floor	1301.6 Sq ft	34.25 × 29.7 =	1017.22
		12.5 × 22.75 =	284.38
Second Floor	360 Sq ft	30 × 12 =	360
Open Porch	367.32 Sq ft	27.67 × 8.08 =	223.57
		11.5 × 12.5 =	143.75
Open Porch	140.75 Sq ft	17.42 × 8.08 =	140.75
First Floor	1064.96 Sq ft	10.1 × 9.6 =	96.96
		40 × 24.2 =	968
Open Porch	952.69 Sq ft	9.83 × 24.2 =	237.89
		9.6 × 14.1 =	135.36
		9.75 × 59.43 =	579.44

Miska J. Tolpa

Appraiser Certification

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

MICHAEL ANTHONY TOLOPKA
P O BOX 570
BRENHAM, TX 77834

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 1327110 R**

Issued: **08/29/2018** Expires: **08/31/2020**

Appraiser: **MICHAEL ANTHONY TOLOPKA**

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.

Douglas E. Oldmixon
Douglas E. Oldmixon
Commissioner

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

Certified Residential Real Estate Appraiser

Number: **TX 1327110 R**

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Appraiser: **MICHAEL ANTHONY TOLOPKA**

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Douglas E. Oldmixon
Commissioner

HMS Certification**Home Measurement Specialist**

Council of Certified Home Measurement Specialist

Michael Tolopka

Michael Tolopka has completed the advanced training in square footage measurement, calculation, and communication. He has passed the extensive examinations to earn the prestigious HMS® Certification

This 19th Day of September 2016



Michael Tolopka

Professional Qualifications - Page 1

MICHAEL A. TOLOPKA, SRA
STATE CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

Texas Certification # TX-1327110-R, Expires 8/31/2020

Business Mailing Address:

RLM Financial Group, Inc.
P.O. Box 570
Brenham, Texas 77834-0570

Telephone: (979) 836-7237
Fax: (979) 836-3299

Office Physical Address:

RLM Financial Group, Inc.
107 E Lubbock
Brenham, Texas 77833

FORMAL EDUCATION BACKGROUND:

Diploma from Somerville High School, Somerville, Texas in 1989
Associate in Arts degree from Blinn College in 1992 in the field of General Business

PROFESSIONAL LEVEL REAL ESTATE APPRAISAL COURSES AND/OR EXAMINATIONS

	Course	Completion Date
0211	Real Estate Appraisal	11/23/1994
1410	Standards of Professional Practice, Part A (USPAP)	8/28/1995
	Fair Lending and The Appraiser (Seminar)	10/15/1995
0221	Residential Appraisal	05/12/1996
	Appraisal of Personal Property (TAAD)	02/27/1998
AP700	Income Property Appraisal	06/12/1998
AP900	Appraisal Standards and Ethics 2000 (USPAP)	06/09/2000
0221	Appraising Residential Properties	08/07/2000
	Mass Appraisal Practices	10/11/2001
	Residential Sales Comparison Approach	05/17/2002
	Appraising Complex Residential Properties	05/18/2002
	2002 USPAP Update Course	05/19/2002
	Residential Construction and Inspection	05/12/2004
	FHA and the Appraisal Process	05/22/2004
	Appraising From Blueprints and Specifications	07/26/2004
	USPAP Update – Standards and Ethics for Professionals	07/31/2004
	Professionals Guide to the Uniform Residential Appr Report	05/06/2005
	Residential Design & Functional Utility	04/19/2006
	Appraising Manufactured Housing	05/01/2006
	National USPAP Equivalent Course	08/02/2006
	Business Practices & Ethics	07/18/2008
	Professionals Guide to the FNMA 2-4 Unit Form 1025	07/23/2008
	National USPAP Equivalent Course	07/25/2008
	Reviewing Residential Appraisals and Using FNMA Form 2000	08/01/2008
	Spotlight on Challenges: 1004MC, HVCC, USPAP	03/13/2009
	National 7 Hour USPAP Update Course	08/04/2010
	Hypothetical Conditions & Extraordinary Assumptions	08/04/2010
	Attacking & Defending an Appraisal in Litigation	08/06/2010
	Understanding Appraisal Data Standardization and Delivery	08/09/2011
	Residential Report Writing & Case Studies	08/09/2012
	7 Hour National USPAP Equivalent Course	08/23/2012
	7-Hour National USPAP Update	03/21/2014
	Residential Market Analysis and Highest & Best Use	07/19/2014
	Real Estate Finance, Statistics and Valuation Modeling	07/25/2014
	Residential Equivalency Exam	10/22/2015
	Introduction to Green Buildings: Principles & Concepts	07/09/2016
	7-Hour National USPAP Update Course	07/15/2016
	Using Your HP12C Financial Calculator	07/17/2016
	ANSI, Home Measurements & the Power of Price/Square Foot	08/07/2016
	Public Records, Square Footage & The R.E. Information Crisis	09/16/2016
	Advanced Residential Applications & Case Studies / Part 1	12/01/2016
	Advanced Residential Report Writing / Part 2	12/06/2016
	7-Hour National USPAP Update	07/26/2018
	2018 Real Estate Symposium	09/28/2018
	Appraiser Liability 101	05/05/2020
	Depreciated Replacement Cost	05/16/2020
	Valuation Impacts of COVID-19: 1-4 Unit Residential	06/12/2020
	Business Practices and Ethics	08/06/2020

Michael A. Tolopka

Professional Qualifications - Page 2**REAL ESTATE AND RELATED COURSES: (1991 – 1996)**

Real Estate Principles
Real Estate Finance
Real Estate Mathematics
Performing Phase I Environmental Inspections

SUMMARY OF PROFESSIONAL EXPERIENCE:

Studied business and real estate while attending Blinn College. In 1994 took a position with the RLM Financial Group, Inc. During employment with RLM, achieved specific appraisal experience needed to take the state certification examination for real estate appraisal certification in Texas. State Certification for Residential Appraisers was awarded in 1996. At RLM worked on appraisal assignments ranging from single-family residential, rural properties, small income properties, as well as appraisals used in court cases to determine the existence of diminution. In 1997, worked as an appraiser at the Washington County Appraisal District. Is now Owner / President of the RLM Financial Group, Inc. In September 2016, received the Home Measurement Specialist Certification from the Institute of Housing Technologies. In January 2017 received the SRA designation from the Appraisal Institute.

LICENSURE/CERTIFICATIONS/DESIGNATIONS:

State Certified Residential Real Estate Appraiser #TX-1327110
Certified Home Measurement Specialist
SRA – Appraisal Institute



Serial# 4C72CD9E
esign.alamode.com/verify