



Texas Appraisals, LLC
167 Bethany Bend Dr.
Spring, TX 77382

July 29, 2020

Mr. & Mrs. Andrew Hood
54 Cascade Springs Pl
Spring, TX 77381

Dear Mr. & Mrs. Hood,

Please find attached the sketch of your property at 54 Cascade Springs Pl, Spring, TX 77381. The house was measured on July 27, 2020 and found to be 3477 sq ft. The first floor measured 2050 sq ft and the second floor measured 1427 sq ft. The measurements were performed to ANSI Standards which are common standards to the Real Estate Appraisal Profession in Texas and would be considered Gross Living Area (GLA) for a residential appraisal report.

Please note that the patio measurements are approximate and for representation, however these do not count towards the GLA of your property.

Thank you for using Texas Appraisals, LLC for your measurement needs. No valuation services were provided for this property. If you have any questions or require any more information, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Tiffany M Good". The signature is written in a cursive, flowing style.

Tiffany Good
Texas Appraisals, LLC
tiffany@txappraisals.com
(832) 800-1254
Enclosures

RESIDENTIAL MEASUREMENT REPORT



54 Cascade Springs

Spring, TX 77381

July 27, 2020

Living Area		Calculation Details	
First Floor	2050.1 Sq ft	$9.1 \times 2 = 18.2$ $11.3 \times 2.3 = 26$ $14.2 \times 4.1 = 58.2$ $17.1 \times 2.8 = 47.9$ $20.3 \times 3.7 = 75.1$ $1.8 \times 0.3 = 0.5$ $31.6 \times 20.2 = 638.3$ $7.4 \times 3.2 = 23.7$ $30.2 \times 12.5 = 377.5$ $32.9 \times 23.8 = 783$ $0.5 \times 32.9 \times 0.1 = 1.6$	
Second Floor	1426.6 Sq ft	$13 \times 6.4 = 83.2$ $12.8 \times 3.7 = 47.4$ $16.2 \times 2 = 32.4$ $30.3 \times 11.6 = 351.5$ $35 \times 3.9 = 136.5$ $10.5 \times 3.7 = 38.8$ $20.7 \times 9.1 = 188.4$ $30 \times 13.2 = 396$ $17.3 \times 6.9 = 119.4$ $4.8 \times 3.4 = 16.3$ $0.5 \times 4.8 \times 0.1 = 0.2$ $4.8 \times 3.4 = 16.3$ $0.5 \times 4.8 \times 0.1 = 0.2$	
Total Living Area (Rounded):	3477 Sq ft		
Non-living Area			
Open Porch	187.2 Sq ft	$8.7 \times 5.1 = 44.4$ $23.8 \times 6 = 142.8$	
Covered Patio	24.6 Sq ft	$4.1 \times 6 = 24.6$	
Concrete Patio	607.5 Sq ft	$29.9 \times 10.7 = 319.9$ $14.4 \times 2.3 = 33.1$ $22.2 \times 3.5 = 77.7$ $14.7 \times 7.5 = 110.2$ $0.5 \times 7.5 \times 7.5 = 28.1$ $2.5 \times 14.1 = 35.2$ $0.5 \times 2.5 \times 2.5 = 3.1$	
2 Car Carport	414.8 Sq ft	$19.2 \times 18.3 = 351.4$ $3.8 \times 16.7 = 63.5$	
2 Car Detached	592.2 Sq ft	$9.4 \times 9.4 = 88.4$ $22.4 \times 14.9 = 333.8$ $23.2 \times 7.2 = 167$ $1 \times 1.2 = 1.2$ $0.5 \times 1.2 \times 1.2 = 0.7$ $0.5 \times 0.1 \times 22 = 1.1$	

Texas Appraiser Licensing and Certification Board

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

Certified Residential Real Estate Appraiser

Number: **TX 1360746 R**

Issued: **08/28/2018**

Expires: **08/31/2020**

Appraiser: **TIFFANY MICHELLE GOOD**

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
Commissioner