

PROPERTY MEASUREMENT REPORT



LOCATED AT

36089 Tompkins Rd
Hempstead, TX 77445
Abs A311000 A-110 J Clary Tract Pt 35 Acres 5.0 P/o 20.00 Ac

FOR

Wendy Cline

AS OF

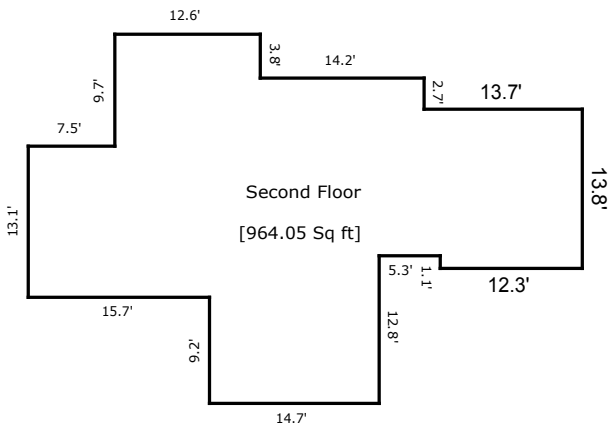
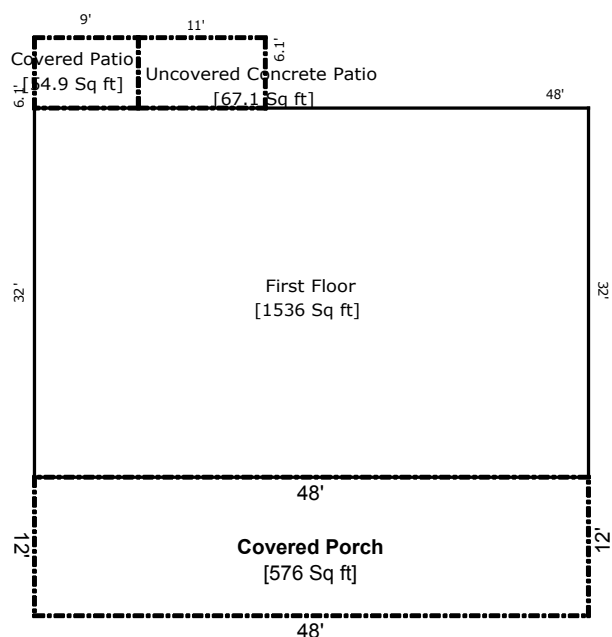
07/06/2020

BY

Richard F. Herndon Jr.
Valuation Services
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<http://www.re-vs.com>

Building Sketch (Main House)

Borrower				
Property Address	36089 Tompkins Rd			
City	Hempstead	County	Waller	State TX Zip Code 77445
Lender/Client	Wendy Cline			



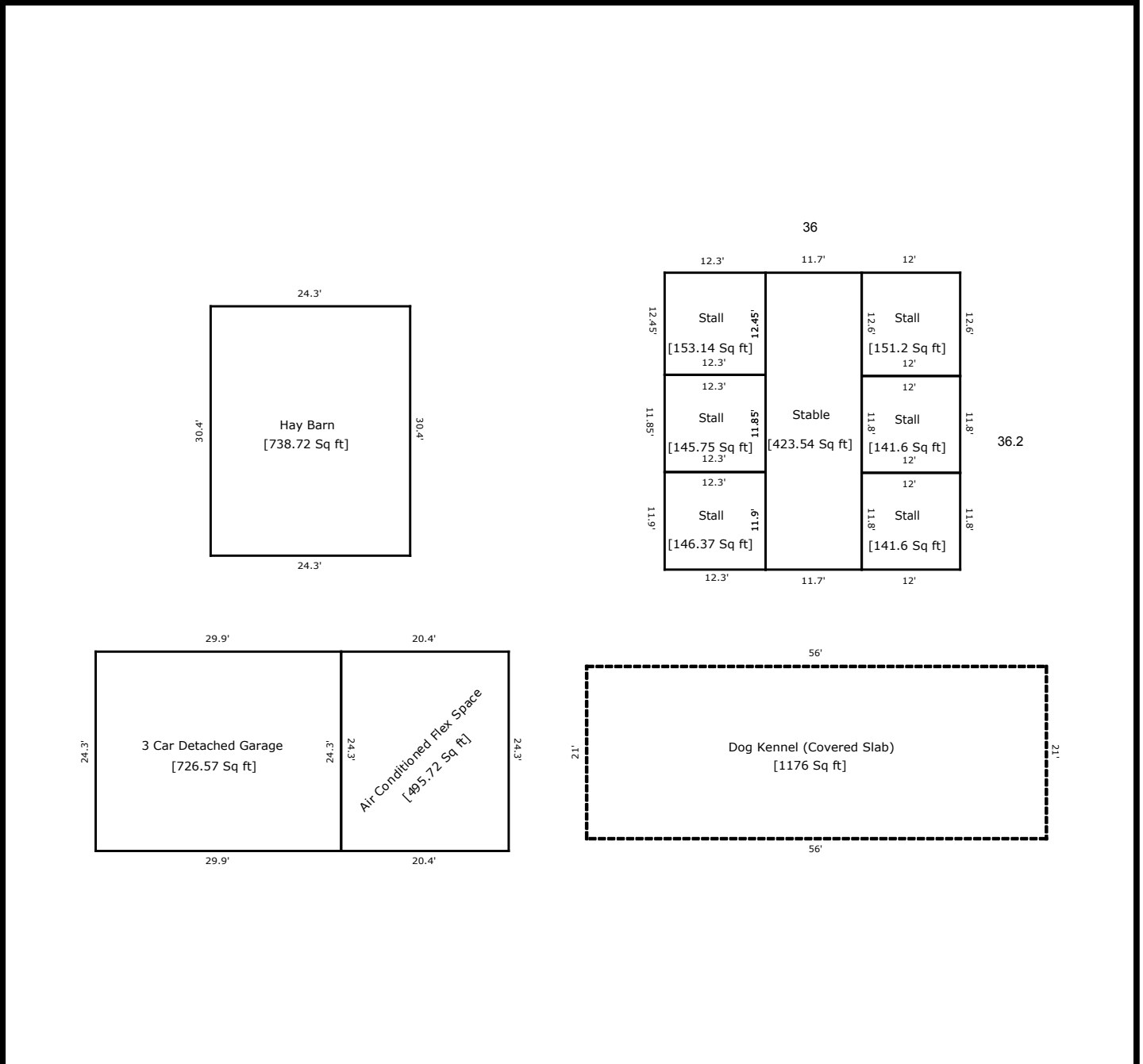
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1536 Sq ft	$48 \times 32 = 1536$
Second Floor	964.05 Sq ft	$14.7 \times 9.2 = 135.24$ $13.1 \times 7.5 = 98.25$ $22.8 \times 12.6 = 287.28$ $19 \times 10.3 = 195.7$ $3.9 \times 2.7 = 10.53$ $17.6 \times 12.7 = 223.52$ $1.1 \times 12.3 = 13.53$
Total Living Area (Rounded):	2500 Sq ft	
Non-living Area		
Covered Patio	54.9 Sq ft	$6.1 \times 9 = 54.9$
Covered Porch	576 Sq ft	$48 \times 12 = 576$
Uncovered Concrete Patio	67.1 Sq ft	$6.1 \times 11 = 67.1$

Building Sketch (Page - 2)

Borrower				
Property Address 36089 Tompkins Rd				
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Lender/Client Wendy Cline				



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Non-living Area		
3 Car Detached Garage	726.57 Sq ft	$29.9 \times 24.3 = 726.57$
Dog Kennel (Covered Slab)	1176 Sq ft	$21 \times 56 = 1176$
Stable	423.54 Sq ft	$11.7 \times 36.2 = 423.54$
Stall	141.6 Sq ft	$11.8 \times 12 = 141.6$
Stall	145.76 Sq ft	$11.85 \times 12.3 = 145.76$
Stall	146.37 Sq ft	$12.3 \times 11.9 = 146.37$
Hay Barn	738.72 Sq ft	$30.4 \times 24.3 = 738.72$
Stall	151.2 Sq ft	$12.6 \times 12 = 151.2$
Stall	141.6 Sq ft	$12 \times 11.8 = 141.6$
Stall	153.13 Sq ft	$12.45 \times 12.3 = 153.13$
Air Conditioned Flex Space	495.72 Sq ft	$24.3 \times 20.4 = 495.72$

USPAP ADDENDUM

Cline
File No. VS-20-1706

Borrower				
Property Address	36089 Tompkins Rd			
City	Hempstead	County	Waller	State TX Zip Code 77445
Lender	Wendy Cline			

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

N/A; Property measurement only

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: _____

N/A: The services performed were a property measurement and no market value was determined.

Additional Certifications
I certify that, to the best of my knowledge and belief:

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

Mandatory State Requirement:
The fee retained for appraisal services related to this report are \$250.

APPRAISER:

Signature: Richard F. Herndon Jr.

Name: Richard F. Herndon Jr.

Date Signed: 07/06/2020

State Certification #: 1360494

or State License #: _____

State: TX

Expiration Date of Certification or License: 01/31/2022

Effective Date of Appraisal: 07/06/2020

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

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The property located at 36089 Tompkins Rd, was measured by Richard F. Herndon Jr., a state certified residential appraiser, with over 13 years of residential appraisal and measuring experience.

The marketable living area of the subject is 2,500 sf. The main home has a 576 sf covered front porch, a 55 sf covered patio and a 67 sf open concrete patio.

The three car detached garage is approximately 727 sf and it has a connected 496 sf air conditioned flex space (not living area). There is also a covered slab that was used for dog kennels that measures 1,176 sf. The hay barn is 739 sf and there is also a 1,303 sf stable with six stalls (each approximately 145 sf).

The gross living area (GLA) was calculated based on physical measurements that are taken in accordance with ANSI-2013 guidelines for measuring real property, using measurements to the nearest 1/10 of a foot. It is assumed to be generally accurate by this appraiser. However, these dimensions are inherently inaccurate due to rounding errors, errors in measuring devices, and adjustments that must be made to "square the drawing". The more complex the design of the improvements, the greater these errors may be.

This appraiser is not an architect or an engineer. Due to the irregular configuration of the improvements being measured the GLA has been calculated to the best of this appraiser's capabilities and is approximate. GLA deviation is possible from architectural plans, builder warranty, county tax authorities, or a different appraiser. The resulting GLA is an estimate only and is not to be relied upon as if fact. My measurements were taken to the nearest tenth of a foot using a 100-ft tape measure and a Leica Disto laser distance meter which is accurate to ~1/16 of an inch and has a 200 foot range; which is calibrated before each use.

Qualifications

General

Richard F. Herndon Jr. has been active in real estate appraisal since 2007. He received his residential training through two companies in the Houston metro area and has been very active in residential appraisal for the past 13 years. He is a Certified Residential Appraiser for the State of Texas, Certification no. TX-1360494-R. He is certified to perform FHA appraisals and stays up to date on standards and requirements for HUD/FHA.

Education

He attended Sam Houston State University from 1999-2001; Graduated with a Bachelor of Arts degree in Criminal Justice and a minor in History in December 2001.

Appraisal Courses

Champions School of Real Estate: Appraisal Principles I, Appraisal Procedures II, 15-hour USPAP (2007), Report Writing, Residential Sales Comparison & Income Approach, Residential Market Analysis & Highest & Best Use, Residential Site Valuation & Cost Approach, Advanced Residential Case Studies, Statistics, Modeling and Finance, Mastering Unique & Complex Properties, and FHA Analysis.

McKissock: USPAP Update 2020-2021, Understanding Luxury Home Features, New Construction Essentials: Luxury Homes, The FHA Handbook 4000.1, and REO & Foreclosures.

Other Institutions: Apartment Appraisal, How to Analyze & Value Income Properties, The Cost Approach, Introduction to Legal Description, Current Issues in Appraising, Land & Site Valuation, Form 1004MC: Accurately Analyzing and Reporting Market Conditions and the Dirty Dozen.

Real Estate Courses

Champions School of Real Estate: Law of Agency, Principles, Practices & Principles of Real Estate II, and Law of Contracts.

Experience

Richard has worked as a certified residential appraiser since January 2016. He has performed appraisals of all types to including: standard mortgage appraisals, FHA and reverse mortgage appraisals, multi-million dollar appraisals, high-end and unique/complex property appraisal, proposed construction, master appraisals (land and improved), new construction, small income producing housing, small apartments, foreclosure including cost to cure, divorce and estate settlement, tax appeal, multi-family, condominium, relocation, and rural property. He also has commercial appraisal experience in appraising: land, RV Parks, Apartments, Office Warehouses, and auto dealerships.

- July 2007 - 2012: Perform contract work for Leland Conn & Associates, an appraisal firm located at 1331 Serene Trails, Tomball, TX; ph. 281.255.9293; performing primarily residential and commercial appraisals.
- December 2010- Current: Owner/ operator, Valuation Services; perform residential and commercial appraisals as well as appraisal review.

License



**Certified Residential
Real Estate Appraiser**

Appraiser: **Richard Farmer Herndon Jr**

License #: **TX 1360494 R**

License Expires: **01/31/2022**

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.



Douglas E. Oldmixon
Commissioner