

PROPERTY MEASUREMENT REPORT



LOCATED AT

14248 Spring Cypress Rd
Cypress, TX 77429
Res A Blk 1 Pham Cypress

FOR

Hanh Doan

AS OF

01/06/2021

BY

Richard F. Herndon Jr.
Valuation Services
P.O. BOX 686
Tomball, TX 77377
(832) 887-9856
info@re-vs.com
<http://www.re-vs.com>

Borrower		File No. VS-21001	
Property Address	14248 Spring Cypress Rd		
City	Cypress	County	Harris
		State	TX
		Zip Code	77429
Lender/Client	Hanh Doan		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

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

- 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.
- Unless otherwise indicated, I have performed no 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 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).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

Mandatory State Requirement:

The fee retained for property measurement was \$250.

*The appraiser has prepared this report in full compliance with applicable Appraiser Independence Requirements and has not performed, participated in, or been associated with any activity in violation of those requirements.

*No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner.

*I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically.

This is not an appraisal.

APPRAISER:

Signature: Richard F. Herndon Jr.

Name: Richard F. Herndon Jr.

State Certification #: 1360494

or State License #: _____

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

Date of Signature and Report: 01/06/2021

Effective Date of Appraisal: 01/06/2021

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 01/06/2021

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

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The property located at 14248 Spring Cypress Rd, was measured by Richard F. Herndon Jr., a state certified residential appraiser, with over 14 years of residential appraisal and measuring experience.

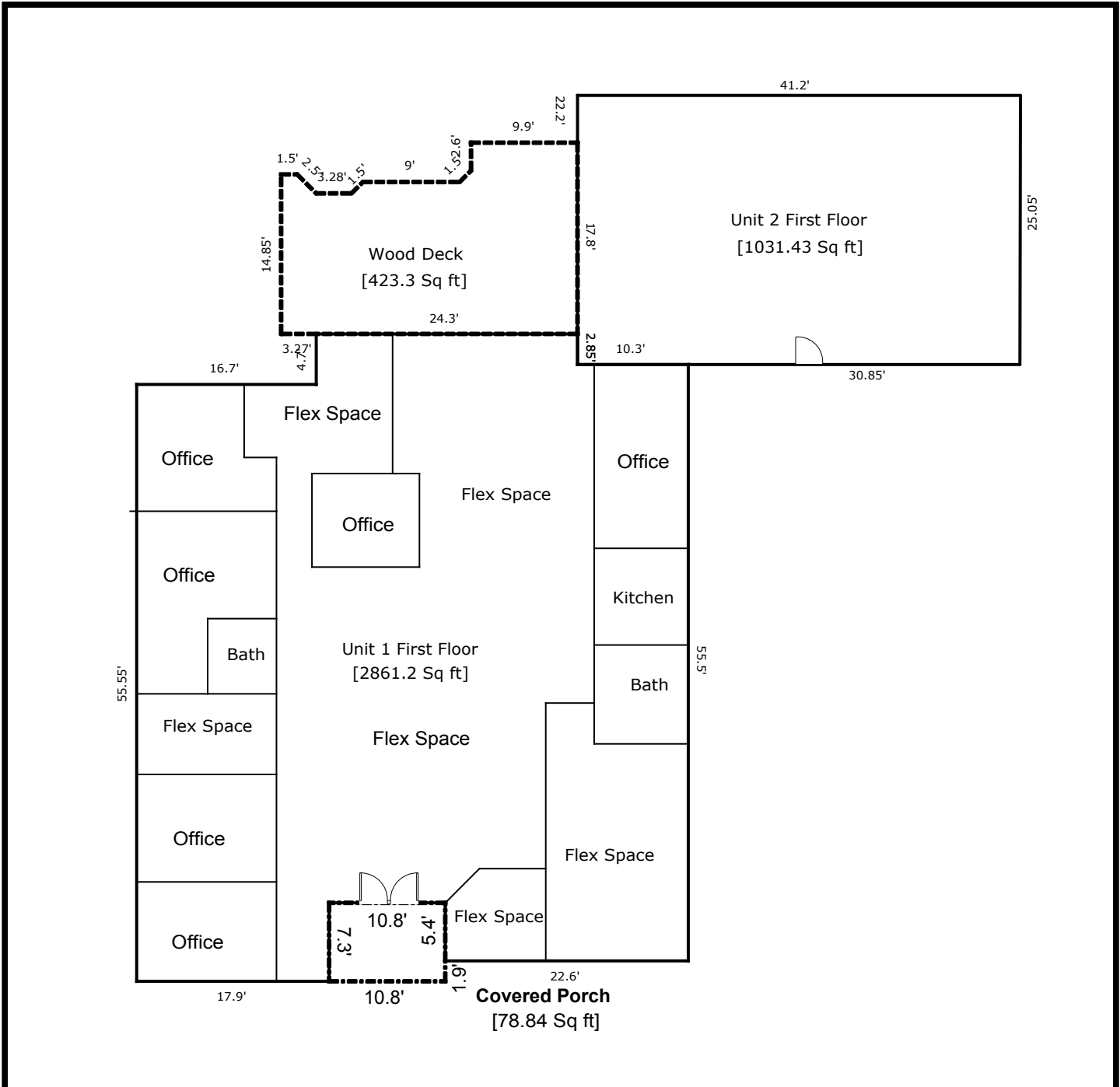
The marketable gross building area of unit one is 2,861 sf. Unit two offers 1,031 sf of gross building area.

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.

Building Sketch

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Property Address	14248 Spring Cypress Rd			
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TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
Unit 2 First Floor	1031.43 Sq ft	$25.05 \times 41.15 = 1030.81$ $0.5 \times 25.05 \times 0.05 = 0.63$
Unit 1 First Floor	2861.2 Sq ft	$17.9 \times 7.3 = 130.67$ $48.25 \times 16.7 = 805.78$ $22.6 \times 5.4 = 122.04$ $34.6 \times 50.1 = 1733.46$ $24.3 \times 2.85 = 69.26$
Total Living Area (Rounded):	3893 Sq ft	
Non-living Area		
Wood Deck	423.3 Sq ft	$17.8 \times 9.9 = 176.22$ $17.67 \times 13.08 = 231.07$ $1.06 \times 1.06 = 1.13$ $0.5 \times 1.06 \times 1.06 = 0.56$ $1.06 \times 9 = 9.55$ $0.5 \times 1.06 \times 1.06 = 0.56$ $1.77 \times 1.5 = 2.65$ $0.5 \times 1.77 \times 1.77 = 1.56$
Covered Porch	78.84 Sq ft	$7.3 \times 10.8 = 78.84$

Subject Photo Page

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Subject Front

14248 Spring Cypress Rd
Sales Price
Gross Living Area 3,893
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age



Subject Rear



Subject Street

Photograph Addendum

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Side View



Alternate Side View



Alternate Street Scene

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



Douglas E. Oldmixon
Commissioner

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.