

Initech Appraisals LLC



**Appraisal of real property**

**LOCATED AT:**

8906 English Manor Drive  
Lt 15 Blk 2 Miramesa Sec 9  
Cypress, TX 77433

**FOR:**

Fausto Andrade

**AS OF:**

12/29/2020

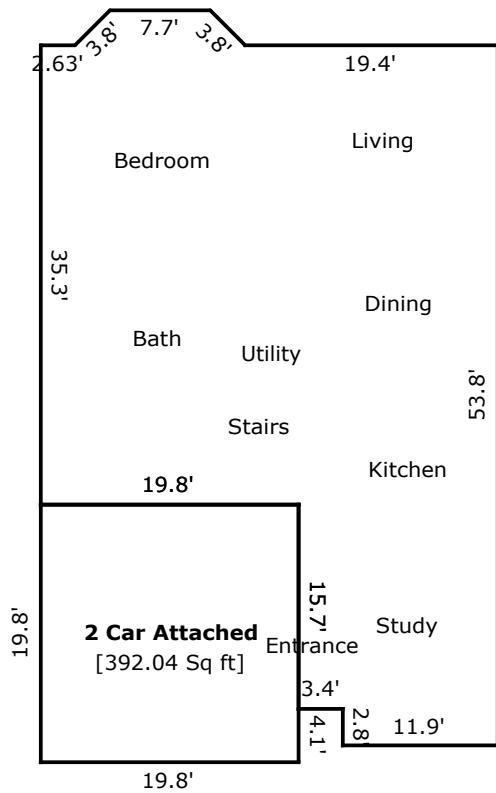
**BY:**

James C Villarreal

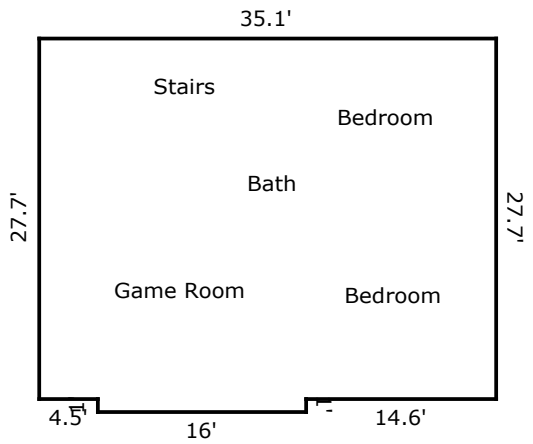
## Building Sketch

Borrower	N/a						
Property Address	8906 English Manor Drive						
City	Cypress	County	Harris	State	TX	Zip Code	77433
Lender/Client	Fausto Andrade						

**First Floor**  
[1540.47 Sq ft]



**Second Floor**  
[988.27 Sq ft]



TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Calculation Details		
First Floor	1540.47 Sq ft		$0.5 \times 2.69 \times 2.69 = 3.61$ $0.5 \times 2.69 \times 2.69 = 3.61$ $7.7 \times 2.69 = 20.69$ $35.1 \times 35.3 = 1239.03$ $15.3 \times 15.7 = 240.21$ $2.8 \times 11.9 = 33.32$
Second Floor	988.27 Sq ft		$16 \times 1 = 16$ $35.1 \times 27.7 = 972.27$
<b>Total Living Area (Rounded):</b>	<b>2529 Sq ft</b>		
<b>Non-living Area</b>			
2 Car Attached	392.04 Sq ft		$19.8 \times 19.8 = 392.04$



## Licensed Residential Real Estate Appraiser

Appraiser: **James C Villarreal**

License #: **TX 1350378 L**

License Expires: **09/30/2021**

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:  
Licensed Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at [www.talcb.texas.gov](http://www.talcb.texas.gov).

  
Douglas E. Oldmixon  
Commissioner