

Cotton Appraisal Company  
18611 Bridle Grove Ct  
Tomball, TX 77377  
(281) 701-8323

05/12/2021

Alan & Jolynda McGrath  
3118 Pine Chase Dr  
Montgomery, TX 77356

**Property:** 3118 Pine Chase Dr  
Montgomery, TX 77356  
Alan & Jolynda McGrath  
21-5011

To Whom It May Concern:

Per request, I have inspected the property noted above for the purpose of determining the Gross Living Area (GLA) of the primary residence. Measurements were taken in accordance with recognized and accepted appraisal standards.

**Based on my measurements, the GLA for the subject property is 2,114 square feet.**

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

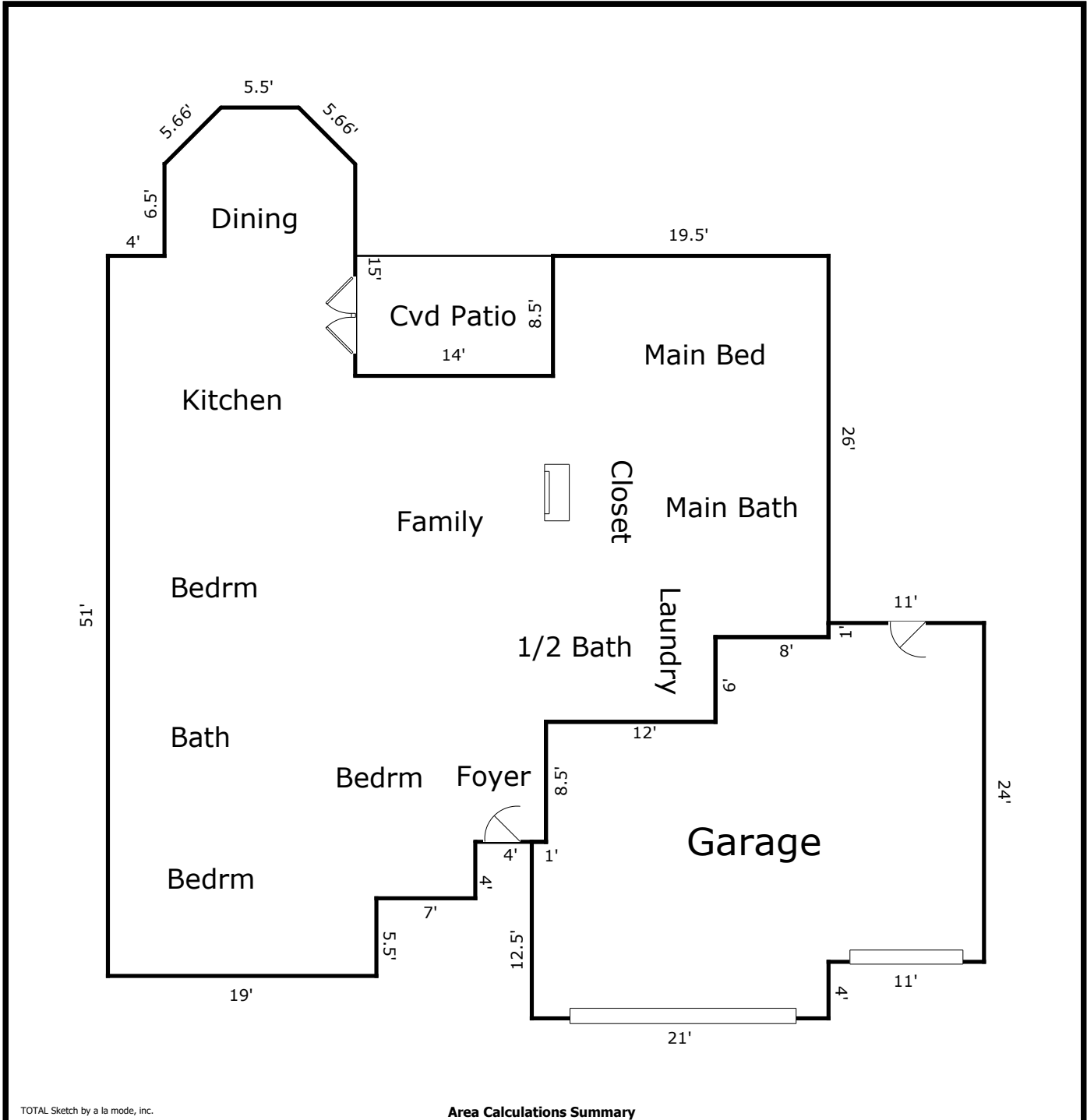
Respectfully submitted,

A handwritten signature in black ink that reads "Eric Cotton". The signature is written in a cursive, flowing style.

Eric Cotton  
License or Certification #: 1331964  
State: TX Expires: 02/28/2023  
eric2appraise@earthlink.net

## Building Sketch

Borrower	Alan & Jolynda McGrath			
Property Address	3118 Pine Chase Dr			
City	Montgomery	County	Montgomery	State TX Zip Code 77356
Lender/Client	Alan & Jolynda McGrath			



TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	2113.75 Sq ft	$27 \times 8 = 216$ $33 \times 11.5 = 379.5$ $19 \times 5.5 = 104.5$ $26 \times 4 = 104$ $31 \times 8.5 = 263.5$ $31.5 \times 24.5 = 771.75$ $17.5 \times 8.5 = 148.75$ $13.5 \times 6.5 = 87.75$ $5.5 \times 4 = 22$ $0.5 \times 4 \times 4 = 8$ $0.5 \times 4 \times 4 = 8$
<b>Total Living Area (Rounded):</b>	<b>2114 Sq ft</b>	
<b>Non-living Area</b>		
2 Car Attached	744.5 Sq ft	$24 \times 11 = 264$ $8 \times 6 = 48$ $21 \times 20 = 420$ $12.5 \times 1 = 12.5$



## Certified Residential Real Estate Appraiser

Appraiser: **Eric Glenn Cotton**

License #: **TX 1331964 R**

License Expires: **02/28/2023**

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](http://www.talcb.texas.gov).

Chelsea Buchholtz  
Commissioner