

FROM:

James D. Baker
Baker Appraisals, Inc.
1433 Elkins Lake
Huntsville, TX 77340

Telephone Number: 936-537-6241

Fax Number:

TO:

Pam Lavender
206A S Loop 336 West
#289
Conroe, TX 77304

Telephone Number: 936-520-2527

Fax Number:

Alternate Number:

E-Mail: pamlavender@yahoo.com

INVOICE**INVOICE NUMBER**

BA3666-0221.RCNV

DATE

02/22/2021

REFERENCE

Internal Order #: BA3666-0221.RCNV

Lender Case #: Seaton

Client File #: Seaton

Main File # on form: BA3666-0221.RCNV

Other File # on form: Seaton

Federal Tax ID: 20-0740988

Employer ID:

DESCRIPTION

Lender: Pam Lavender

Client: Pam Lavender

Purchaser/Borrower: Jackie Seaton - Estate

Property Address: 6615 FM 1280 E

City: Lovelady

County: Houston

State: TX

Zip: 75851

Legal Description: AB 26, Wm Cruz Survey, 2.86 acres

FEES**AMOUNT**

Form 1004 - Houston County

600.00

SUBTOTAL

600.00

PAYMENTS**AMOUNT**

Check #: 999

Date: 02/22/2021

Description: Jackson Seaton - Estate

600.00

Check #:

Date:

Description:

Check #:

Date:

Description:

SUBTOTAL

600.00

TOTAL DUE \$

0.00

Uniform Residential Appraisal Report

Seaton
File # BA3666-0221.RCNV

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

| | | | | | | | |
|--|---|------------------------|------------------------|------------------------------|---------|----------|--|
| Property Address | 6615 FM 1280 E | City | Lovelady | State | TX | Zip Code | 75851 |
| Borrower | Jackie Seaton - Estate | Owner of Public Record | Jackie Seaton - Estate | County | Houston | | |
| Legal Description | AB 26, Wm Cruz Survey, 2.86 acres | | | | | | |
| Assessor's Parcel # | 16442 | Tax Year | 2020 | R.E. Taxes \$ | 2,763 | | |
| Neighborhood Name | Lovelady - Holly | Map Reference | Houston County | Census Tract | 9507.00 | | |
| Occupant | <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant | Special Assessments \$ | 0 | <input type="checkbox"/> PUD | HOA \$ | 0 | <input type="checkbox"/> per year <input type="checkbox"/> per month |
| Property Rights Appraised | <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe) | | | | | | |
| Assignment Type | <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Determine the fair market value for the client. | | | | | | |
| Lender/Client | Pam Lavender Address 206A S Loop 336 W, #289, Conroe, TX 77304 | | | | | | |
| Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | | | |
| Report data source(s) used, offering price(s), and date(s). | www.har.com MLS. | | | | | | |

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. To the best of the appraiser's knowledge, the subject property is not currently under contract for sale.

| | | | | |
|--|------------------|--|--|----------------|
| Contract Price \$ | Date of Contract | Is the property seller the owner of public record? | <input type="checkbox"/> Yes <input type="checkbox"/> No | Data Source(s) |
| Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No | | | | |
| If Yes, report the total dollar amount and describe the items to be paid. | | | | |

Note: Race and the racial composition of the neighborhood are not appraisal factors.

| Neighborhood Characteristics | | One-Unit Housing Trends | | | One-Unit Housing | | Present Land Use % | |
|---|--|-------------------------|---|----------|------------------|----------|--------------------|--|
| Location | <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural | Property Values | <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining | PRICE | AGE | One-Unit | 40 % | |
| Built-Up | <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% | Demand/Supply | <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply | \$ (000) | (yrs) | 2-4 Unit | 0 % | |
| Growth | <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow | Marketing Time | <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths | 60 | Low | 0 | Multi-Family | |
| Neighborhood Boundaries | Neighborhood Boundaries for Lovelady include: CR 3365 and CR 4030 to the north, the Trinity County Line to the east and south, and the Trinity River to the west. | | | 2,250 | High | 112 | Commercial | |
| Neighborhood Description | Lovelady (pop. 649 per 2010 Census) is a small town in southern Houston County. Homes vary widely in most aspects, including age, GLA, site size, quality, and condition. Public schools are provided by the Lovelady ISD. Crockett (14 miles north) and Huntsville (34 miles south) provide most employment, shopping, commercial, and medical services. No conditions were observed which would adversely affect the continued marketability of homes in the area. | | | 180 | Pred. | 40 | Other | |
| Market Conditions (including support for the above conclusions) | See the attached Form 1004MC for a description of market conditions. Present Land Use % Other is comprised mainly of timber, agricultural use, and vacant land. | | | | | | | |

| | | | | | | | | |
|---|---|---|--------------------------|-------------------------------------|------------------------------|------|-------------------------------------|--------------------------|
| Dimensions | Survey not provided. | Area | 2.86 ac | Shape | Irregular (see Plat) | View | N;Res;Rural | |
| Specific Zoning Classification | No Zoning | Zoning Description | No Zoning - Unrestricted | | | | | |
| Zoning Compliance | <input type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input checked="" type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe) | No Zoning - Unrestricted | | | | | | |
| Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe The most common uses of properties near the subject are rural SFR, agricultural, and timber. The current use of rural SFR would produce the highest value for the subject. | | | | | | | | |
| Utilities | Public | Other (describe) | Public | Other (describe) | Off-site Improvements - Type | | Public | Private |
| Electricity | <input checked="" type="checkbox"/> | | Water | <input checked="" type="checkbox"/> | Street Paved | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Gas | <input type="checkbox"/> | <input checked="" type="checkbox"/> Propane | Sanitary Sewer | <input type="checkbox"/> | Alley None | | <input type="checkbox"/> | <input type="checkbox"/> |
| FEMA Special Flood Hazard Area | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | FEMA Flood Zone | X | FEMA Map # | 48225C0625D | | FEMA Map Date | 04/04/2011 |
| Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe | | | | | | | | |
| Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe | | | | | | | | |
| No adverse easements, encroachments, or environmental conditions were noted at the time of inspection. The subject is situated on a 2.86 acre site on FM 1280 E, approximately six miles east of downtown Lovelady. It does not appear to be located in the 100 Year Flood Zone (see Flood Map). Septic systems are common for the area and were not considered to adversely affect value or marketability. | | | | | | | | |

| General Description | | Foundation | | Exterior Description | | materials/condition | | Interior | | materials/condition | |
|--|---|--|---------------|--|---|--|--|-------------------------------|-----------------------------------|---------------------|--|
| Units | <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit | <input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space | | Foundation Walls | Concrete Slab | | Floors | Carpet/Tile/Avg. | | | |
| # of Stories | 2 | <input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement | | Exterior Walls | Brick/Wood/Hardi/Avg. | | Walls | Drywall/Panel/Wood/Avg. | | | |
| Type | <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit | Basement Area | 0 sq.ft. | Roof Surface | Comp.Shingle/Fair | | Trim/Finish | Wood/Avg. | | | |
| <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const. | | Basement Finish | 0 % | Gutters & Downspouts | None | | Bath Floor | Carpet/Vinyl/Avg. | | | |
| Design (Style) | Traditional | <input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump | | Window Type | Aluminum SH/Avg. | | Bath Wainscot | Fiberglass/Avg. | | | |
| Year Built | 1989 | Evidence of <input type="checkbox"/> Infestation *Add. Comm. | | Storm Sash/Insulated | No/No | | Car Storage | <input type="checkbox"/> None | | | |
| Effective Age (Yrs) | 25 | <input type="checkbox"/> Dampness <input checked="" type="checkbox"/> Settlement | | Screens | Vinyl/Avg. | | <input checked="" type="checkbox"/> Driveway | # of Cars | 2 | | |
| Attic | <input type="checkbox"/> None | Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant | | Amenities | <input type="checkbox"/> Woodstove(s) # 0 | | Driveway Surface | Gravel/Dirt | | | |
| <input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs | | <input type="checkbox"/> Other | Fuel Electric | <input checked="" type="checkbox"/> Fireplace(s) # | 1 | <input checked="" type="checkbox"/> Fence Pipe/Wire | <input checked="" type="checkbox"/> Garage | # of Cars | 2 | | |
| <input type="checkbox"/> Floor <input type="checkbox"/> Scuttle | | Cooling <input checked="" type="checkbox"/> Central Air Conditioning | | <input checked="" type="checkbox"/> Patio/Deck Conc. | | <input checked="" type="checkbox"/> Porch Cvrd.Conc. | <input type="checkbox"/> Carport | # of Cars | 0 | | |
| <input type="checkbox"/> Finished <input type="checkbox"/> Heated | | <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other WUs | | <input type="checkbox"/> Pool None | | <input checked="" type="checkbox"/> Other Sheds | <input checked="" type="checkbox"/> Att. | <input type="checkbox"/> Det. | <input type="checkbox"/> Built-in | | |

| | | | | |
|---|---|------------|-------------|--|
| Appliances | <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) | Vent Fan | | |
| Finished area above grade contains: | 9 Rooms | 5 Bedrooms | 3.0 Bath(s) | 2,925 Square Feet of Gross Living Area Above Grade |
| Additional features (special energy efficient items, etc.). Insulation, central heat, a fireplace, ceiling fans, custom cabinets, a kitchen island, 5 bedrooms, 3 baths, covered porches, and a 2 car garage. | | | | |
| Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;See the Additional Comments Section for a description of the subject's deferred maintenance. The appraiser is not a structural, electrical, or plumbing inspector. Unless otherwise noted, the items noted above appear to be in adequate condition. *The appraiser reserves the right to modify the opinion of value, based on any potential future findings not apparent in the scope of an appraisal. | | | | |

| | | |
|--|---|------------------|
| Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | If Yes, describe |
| See the Additional Comments Section for a description of the subject's deferred maintenance. The appraiser is not a structural, electrical, or plumbing inspector. This appraisal should not be considered a home inspection. Unless otherwise noted, the items noted above appear to be in "Average" condition. | | |
| Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | If No, describe |
| The subject generally conforms to the neighborhood. | | |

Uniform Residential Appraisal Report

Seaton
File # BA3666-0221.RCNV

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 247,000 to \$ 290,000 .
There are 5 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 208,000 to \$ 325,000 .

| FEATURE | SUBJECT | COMPARABLE SALE # 1 | | | COMPARABLE SALE # 2 | | | COMPARABLE SALE # 3 | | | |
|---------------------------------------|--------------------------------------|--|--------------------|------------|---|--------------------|------------|--|--------------------|------------|---------|
| Address | 6615 FM 1280 E Lovelady, TX 75851 | 715 County Road 3490 Lovelady, TX 75851 | | | 4560 State Highway 19 S Crockett, TX 75835 | | | 208 County Road 4215 Lovelady, TX 75851 | | | |
| Proximity to Subject | | 14.47 miles SW | | | 10.59 miles NW | | | 0.42 miles SE | | | |
| Sale Price | \$ | \$ 242,500 | | | \$ 305,000 | | | \$ 295,000 | | | |
| Sale Price/Gross Liv. Area | \$ sq.ft. | \$ 97.00 sq.ft. | | | \$ 116.19 sq.ft. | | | \$ 100.55 sq.ft. | | | |
| Data Source(s) | | harMLS#7000308;DOM 199 | | | harMLS#57839131;DOM 222 | | | harMLS#67751910;DOM 170 | | | |
| Verification Source(s) | | Lawrence Realty / HCAD website | | | Lawrence Realty / HCAD website | | | Melder R.E. / HCAD website | | | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) \$ Adjustment | | DESCRIPTION | +(-) \$ Adjustment | | DESCRIPTION | +(-) \$ Adjustment | | |
| Sales or Financing Concessions | | ArmLth Conv;0 | 0 | | ArmLth VA;0 | 0 | | ArmLth Conv;0 | 0 | | |
| Date of Sale/Time | | s08/20;c06/20 | | | s07/20;c06/20 | | | s06/20;c04/20 | | | |
| Location | N;Res;Rural | N;Res;Rural | | | N;Res;Rural | | | N;Res;Rural | | | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | | Fee Simple | | | Fee Simple | | | |
| Site | 2.86 ac | 5.37 ac | | -10,500 | 14.38 ac | | -50,500 | 6.89 ac | | -20,000 | |
| View | N;Res;Rural | N;Res;Rural | | | N;Res;Rural | | | N;Res;Rural | | | |
| Design (Style) | DT2;Traditional | DT2;Ranch | | 0 | DT1;Ranch | | 0 | DT1;Ranch | | 0 | |
| Quality of Construction | Q4 | Q4 | | | Q4 | | | Q4 | | | |
| Actual Age | 32 | 38 | | 0 | 51 | | 0 | 36 | | 0 | |
| Condition | C4 | C4 | | | C4 | | | C3 | | | -20,000 |
| Above Grade | Total Bdrms. Baths | Total Bdrms. Baths | | 0 | Total Bdrms. Baths | | +4,000 | Total Bdrms. Baths | | +2,000 | |
| Room Count | 9 5 3.0 | 8 5 3.0 | | 0 | 7 3 2.1 | | +1,500 | 9 4 3.0 | | 0 | |
| Gross Living Area | 2,925 sq.ft. | 2,500 sq.ft. | | +21,300 | 2,625 sq.ft. | | +15,000 | 2,934 sq.ft. | | 0 | |
| Basement & Finished Rooms Below Grade | 0sf | 0sf | | | 0sf | | | 0sf | | | |
| Functional Utility | Average | Average | | | Average | | | Average | | | |
| Heating/Cooling | *EFWA/WUs | EFWA/CAC | | -5,000 | EFWA/CAC | | -5,000 | EFWA/CAC | | -5,000 | |
| Energy Efficient Items | Insulation | Insulation | | | Insulation | | | Insulation | | | |
| Garage/Carport | 2ga2dw | 2cp2dw | | +6,000 | 1ga2cp3dw | | 0 | 2dw | | +12,000 | |
| Porch/Patio/Deck | Porches,Balcony | Porches | | | 0 | Porch,Sunroom | | 0 | Porch,Patio | | 0 |
| Fireplace | 1 Fireplace | 1 Fireplace | | | 2 Fireplaces | | | -2,000 | 1 Fireplace | | |
| Outbuildings,Pool | None | Barn,Sheds | | -5,000 | Shop,Barn,Shed | | -40,000 | 1000sf Shop,Pool | | -40,000 | |
| Deferred Maintenance | Deferred Maint. | None noted. | | | -10,000 | None noted. | | -10,000 | None noted. | | -10,000 |
| Net Adjustment (Total) | | □ + <input checked="" type="checkbox"/> - | | \$ -3,200 | □ + <input checked="" type="checkbox"/> - | | \$ -87,000 | □ + <input checked="" type="checkbox"/> - | | \$ -81,000 | |
| Adjusted Sale Price of Comparables | | Net Adj. 1.3 % | | | Net Adj. 28.5 % | | | Net Adj. 27.5 % | | | |
| | | Gross Adj. 23.8 % | | \$ 239,300 | Gross Adj. 42.0 % | | \$ 218,000 | Gross Adj. 36.9 % | | \$ 214,000 | |

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) the HCAD website.

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) www.har.com MLS and the HCAD website.

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

| ITEM | SUBJECT | COMPARABLE SALE #1 | | | COMPARABLE SALE #2 | | | COMPARABLE SALE #3 | | |
|----------------------------------|--------------------------|--------------------------|--|--|--------------------------|--|--|--------------------------|--|--|
| Date of Prior Sale/Transfer | 10/07/2019 | | | | | | | | | |
| Price of Prior Sale/Transfer | \$0 | | | | | | | | | |
| Data Source(s) | har.com & houstoncad.org | har.com & houstoncad.org | | | har.com & houstoncad.org | | | har.com & houstoncad.org | | |
| Effective Date of Data Source(s) | 02/22/2021 | 02/22/2021 | | | 02/22/2021 | | | 02/22/2021 | | |

Analysis of prior sale or transfer history of the subject property and comparable sales According to the HCAD website, the subject transferred from A.W. Seaton to Jackie Seaton on 10/07/2019. The transfer was not listed on har.com MLS, and no sales information was available. No prior sales of the comparable sales were noted for the year preceeding their closing dates, according to harMLS and the HCAD website.

Summary of Sales Comparison Approach Lovelady (pop. 649 per 2010 census) is a small sparsely populated rural town, located in a rural county. According to harMLS, there were only seven listed SFR sales and nine country home sales for the entire 75851 zip code for the past year to date. The resulting limited sales data directly similar to the subject (2,925 sq. ft. homes on 2.86 acre sites), necessitates the use of comparable sales over one mile away, it causes Sales #4 and #5 to be over one year old, and it causes some adjustments to exceed typical 10/15/25 percentage guidelines. This is common when appraising rural homes on small acreage in the area, and is unavoidable. The comparables used in the valuation of the subject were considered to represent the most recent, similar, and proximate data currently available, and result in a reasonable range of adjusted values. The subject was placed at the lower end of the value range due to its deferred maintenance.

Indicated Value by Sales Comparison Approach \$ 220,000

Indicated Value by: Sales Comparison Approach \$ 220,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

Most weight was placed on the Sales Comparison Approach because it best reflects the actions of buyers and sellers in the market. The Cost Approach was not developed, since it is not required by HUD or Fannie Mae, and is more accurate on new and recent construction homes. The Income Approach was not developed because the area is primarily owner occupied.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. This appraisal is based on the subject's "As Is" condition. **THIS APPRAISAL CONSTITUTES AN APPRAISAL REPORT.**

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 220,000 , as of 02/22/2021 , which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

Seaton
File # BA3666-0221.RCNV

See attached Additional Comments addenda.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Site value is based on review of recent land sales, site to value ratios, and/or extraction.

COST APPROACH

| | | | | | | | | | | | | | | | | | | | | | |
|---|--|--------------------|--------------|----------|--|--------------|--|--|--------------|----------------------------------|--|--|------|------------------------------------|--|--|------|--|--|--|------|
| ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW Source of cost data Not developed. Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Cost Approach is more accurate on new and recent construction homes. It is not required by Fannie Mae or HUD, and was not developed due to the difficulty of accurately determining the effective age and the estimated remaining life of existing or older structures. | OPINION OF SITE VALUE = \$ 21,500 DWELLING Sq.Ft. @ \$ = \$ 0 Sq.Ft. @ \$ = \$ = \$ Garage/Carport Sq.Ft. @ \$ = \$ Total Estimate of Cost-New = \$ <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Less Physical</td> <td style="width: 25%;">Functional</td> <td style="width: 25%;">External</td> <td style="width: 25%;"></td> </tr> <tr> <td>Depreciation</td> <td></td> <td></td> <td>= \$()</td> </tr> <tr> <td colspan="3">Depreciated Cost of Improvements</td> <td>= \$</td> </tr> <tr> <td colspan="3">"As-is" Value of Site Improvements</td> <td>= \$</td> </tr> <tr> <td colspan="3"></td> <td>= \$</td> </tr> </table> Estimated Remaining Economic Life (HUD and VA only) 35 Years INDICATED VALUE BY COST APPROACH = \$ | Less Physical | Functional | External | | Depreciation | | | = \$() | Depreciated Cost of Improvements | | | = \$ | "As-is" Value of Site Improvements | | | = \$ | | | | = \$ |
| Less Physical | Functional | External | | | | | | | | | | | | | | | | | | | |
| Depreciation | | | = \$() | | | | | | | | | | | | | | | | | | |
| Depreciated Cost of Improvements | | | = \$ | | | | | | | | | | | | | | | | | | |
| "As-is" Value of Site Improvements | | | = \$ | | | | | | | | | | | | | | | | | | |
| | | | = \$ | | | | | | | | | | | | | | | | | | |

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) The Income Approach was not developed because the area is primarily owner occupied.

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data Source

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

PUD INFORMATION

Uniform Residential Appraisal Report

Seaton
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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

Seaton
File # BA3666-0221.RCNV

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

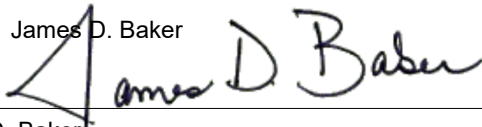
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER James D. Baker
 Signature 
 Name James D. Baker
 Company Name Baker Appraisals, Inc.
 Company Address 1433 Elkins Lake
Huntsville, TX 77340
 Telephone Number 936-537-6241
 Email Address bakerappraisals@windstream.net
 Date of Signature and Report 03/05/2021
 Effective Date of Appraisal 02/22/2021
 State Certification # 1331206
 or State License # _____
 or Other (describe) _____ State # _____
 State TX
 Expiration Date of Certification or License 07/31/2022

SUPERVISORY APPRAISER (ONLY IF REQUIRED)
 Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED
6615 FM 1280 E
Lovelady, TX 75851
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 220,000

SUBJECT PROPERTY
 Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

LENDER/CLIENT
 Name No AMC
 Company Name Pam Lavender
 Company Address 206A S Loop 336 W, #289, Conroe, TX 77304
 Email Address pamlavender@yahoo.com

COMPARABLE SALES
 Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Uniform Residential Appraisal Report

Seaton
File # BA3666-0221.RCNV

| FEATURE | SUBJECT | COMPARABLE SALE # 4 | | | COMPARABLE SALE # 5 | | | COMPARABLE SALE # 6 | | | | |
|--|--------------------------------------|--|--------------------|------------|--|--------------------|------------|--|--------------------|-------------|---------|---------|
| Address | 6615 FM 1280 E Lovelady, TX 75851 | 1304 County Road 3455A Lovelady, TX 75851 | | | 12163 FM 1280 W Crockett, TX 75835 | | | 737 Oak Holw Lovelady, TX 75851 | | | | |
| Proximity to Subject | | 14.90 miles W | | | 17.00 miles W | | | 7.05 miles W | | | | |
| Sale Price | \$ | \$ 225,000 | | | \$ 249,000 | | | \$ 245,000 | | | | |
| Sale Price/Gross Liv. Area | \$ sq.ft. | \$ 118.55 sq.ft. | | | \$ 109.16 sq.ft. | | | \$ 134.76 sq.ft. | | | | |
| Data Source(s) | | harMLS#81361782;DOM 153 | | | harMLS#8371551;DOM 86 | | | harMLS#84352038;DOM 230 | | | | |
| Verification Source(s) | | Inspection / Appraiser's Files | | | The Micheal Group R.E. / HCAD | | | Lawrence Realty / HCAD website | | | | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) \$ Adjustment | | DESCRIPTION | +(-) \$ Adjustment | | DESCRIPTION | +(-) \$ Adjustment | | | |
| Sales or Financing Concessions | | ArmLth Conv;0 | 0 | | ArmLth Not Avail.;0 | 0 | | ArmLth Not Avail.;0 | 0 | | | |
| Date of Sale/Time | | s12/19;c11/19 | | | s01/19;c11/18 | | | s03/21;c01/21 | | | | |
| Location | N;Res;Rural | N;Res;Rural | | | N;Res;Rural | | | N;Res;Rural | | | | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | | Fee Simple | | | Fee Simple | | | | |
| Site | 2.86 ac | 13.92 ac | | -48,000 | 8.39 ac | | -29,000 | 2.76 ac | | 0 | | |
| View | N;Res;Rural | N;Res;Rural | | | N;Res;Rural | | | N;Res;Rural | | | | |
| Design (Style) | DT2;Traditional | DT1;Ranch | | 0 | DT1;Ranch | | 0 | DT2;Traditional | | | | |
| Quality of Construction | Q4 | Q4 | | | Q4 | | | Q4 | | | | |
| Actual Age | 32 | 22 | | 0 | 13 | | 0 | 36 | | 0 | | |
| Condition | C4 | C4 | | | C3 | | | -20,000 | C3 | | -20,000 | |
| Above Grade | Total Bdrms. Baths | Total Bdrms. Baths | +4,000 | | Total Bdrms. Baths | +4,000 | | Total Bdrms. Baths | +4,000 | | | |
| Room Count | 9 5 3.0 | 6 3 2.0 | | +3,000 | 7 3 2.0 | | +3,000 | 6 3 2.0 | | +3,000 | | |
| Gross Living Area | 2,925 sq.ft. | 1,898 sq.ft. | | +51,400 | 2,281 sq.ft. | | +32,200 | 1,818 sq.ft. | | +55,400 | | |
| Basement & Finished Rooms Below Grade | 0sf | 0sf | | | 0sf | | | 0sf | | | | |
| Functional Utility | Average | Average | | | Average | | | Average | | | | |
| Heating/Cooling | *EFWA/WUs | EFWA/CAC | | -5,000 | EFWA/CAC | | -5,000 | EFWA/CAC | | -5,000 | | |
| Energy Efficient Items | Insulation | Insulation | | | Insulation | | | Insulation | | | | |
| Garage/Carport | 2ga2dw | 2ga2cp2dw | | -2,000 | 2gd2cp2dw | | -6,000 | 2ga2dw | | | | |
| Porch/Patio/Deck | Porches,Balcony | Porch,Small Patio | | +2,000 | Porches | | | 0 | Porch,Deck,Patio | | 0 | |
| Fireplace | 1 Fireplace | 1 Fireplace | | | 1 Fireplace | | | 1 Fireplace | | | | |
| Outbuildings,Pool | None | Strg.Bldg.,Shed | | -3,000 | None | | | Workshop | | | -3,000 | |
| Deferred Maintenance | Deferred Maint. | None noted. | | | -10,000 | None noted. | | | -10,000 | None noted. | | -10,000 |
| Net Adjustment (Total) | | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | | \$ -7,600 | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | | \$ -30,800 | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | | \$ 24,400 | | |
| Adjusted Sale Price of Comparables | | Net Adj. 3.4 % | | | Net Adj. 12.4 % | | | Net Adj. 10.0 % | | | | |
| | | Gross Adj. 57.1 % | | \$ 217,400 | Gross Adj. 43.9 % | | \$ 218,200 | Gross Adj. 41.0 % | | \$ 269,400 | | |
| Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3). | | | | | | | | | | | | |
| ITEM | SUBJECT | COMPARABLE SALE # 4 | | | COMPARABLE SALE # 5 | | | COMPARABLE SALE # 6 | | | | |
| Date of Prior Sale/Transfer | 10/07/2019 | | | | | | | | | | | |
| Price of Prior Sale/Transfer | \$0 | | | | | | | | | | | |
| Data Source(s) | har.com & houstoncad.org | har.com & houstoncad.org | | | har.com & houstoncad.org | | | har.com & houstoncad.org | | | | |
| Effective Date of Data Source(s) | 02/22/2021 | 02/22/2021 | | | 02/22/2021 | | | 02/22/2021 | | | | |
| Analysis of prior sale or transfer history of the subject property and comparable sales | | | | | | | | | | | | |
| Analysis/Comments Sales #4 and #5 are over one year old, but were included due to the limited sales data. Sale #6 was a Pending Sale as of the effective date of the appraisal. It sold for \$245,000 on 03/05/2021. | | | | | | | | | | | | |

SALES COMPARISON APPROACH

SALE HISTORY

ANALYSIS / COMMENTS

Supplemental Addendum

File No. BA3666-0221.RCNV

| | | | | | | | |
|------------------|------------------------|--------|---------|-------|----|----------|-------|
| Borrower | Jackie Seaton - Estate | | | | | | |
| Property Address | 6615 FM 1280 E | | | | | | |
| City | Lovelady | County | Houston | State | TX | Zip Code | 75851 |
| Lender/Client | Pam Lavender | | | | | | |

• URAR: Additional Comments

SUBJECT COMMENTS: The subject is a two story brick, wood and hardi siding home on a concrete slab, built in 1989 according to the TCAD website. It is situated on a 2.86 acre site on FM 1280 E, approximately six miles east of downtown Lovelady. The home features central heat, a fireplace, ceiling fans, custom cabinets, a kitchen island, 5 bedrooms, 3 baths, covered porches, and a 2 car garage. It does not appear to be located in the 100 Year Flood Zone (see Flood Map).

DEFERRED MAINTENANCE: 1.) The subject does not have central air or heat installed on the second floor.

2) The central air downstairs does not currently function, the central heat does.

3.) The ceiling and roof on the balcony are damaged (see photos). Other than the balcony, the rest of the roof shows signs of age, but appears to be performing properly. It was considered to be in fair overall condition.

4.) The second floor shows signs of settlement (i.e. unlevel or sagging floors on the second floor). It also has some brick and mortar cracks on the exterior (see photos). The settlement did not appear to be excessive as of the effective date of the appraisal.

5.) The garage does not have a garage door, and the door frame is damaged (see photos).

6.) There is some rotten fascia and cornice.

SALES COMPARISON ANALYSIS COMMENTS: Lovelady (pop. 649 per 2010 census) is a small sparsely populated rural town, located in a rural county. According to harMLS, there were only seven listed SFR sales and nine country home sales for the entire 75851 zip code for the past year to date. The resulting limited sales data directly similar to the subject (2,925 sq. ft. homes on 2.86 acre sites), necessitates the use of comparable sales over one mile away, it causes Sales #4 and #5 to be over one year old, and it causes some adjustments to exceed typical 10/15/25 percentage guidelines. This is common when appraising rural homes on small acreage in the area, and is unavoidable. The comparables used in the valuation of the subject were considered to represent the most recent, similar, and proximate data currently available, and result in a reasonable range of adjusted values. The subject was placed at the lower end of the value range due to its deferred maintenance.

DEFINITION OF CONTRIBUTORY VALUE: *A real estate term that refers to the contribution a particular component has to the value of the whole property. This is determined by the market and is often different than the cost of that particular component. It is important to realize that not all home improvements will show up on an appraisal with a contributory value amount and, that those that do will not necessarily raise the value equal to the money invested.*

Sales #1, #2, #3, #4, and #5 were adjusted for the estimated contributory value of their sites and/or views versus the subject's. Site and view adjustments are based on vacant land sales in the area, extracted land values from sales with existing improvements, public record data, and the appraiser's experience and knowledge in this market area. The estimated overall site values were compared for each property, and adjustments were made accordingly. The subject site was estimated at approximately \$21,500, or \$7,500 per acre.

Sales #3, #5, and #6 were adjusted downward for the estimated contributory value of their C3 condition and/or updating versus the subject's C4 condition.

Sales #2, #3, #4, #5, and #6 were adjusted for the estimated contributory value differences in bedroom and/or bath count.

Sales #1, #2, #4, #5, and #6 were adjusted for the differences in gross living area. Sale #3 was less than 50 square feet different and was not adjusted.

All sales were adjusted downward for the estimated contributory value of their fully functioning central air and heat versus the subject's central heat.

Sales #1, #3, #4, and #5 were adjusted for the estimated contributory value of their garage and/or carport parking spaces versus the subject. Sale #4 was adjusted less since its carport was not as substantial.

All sales were adjusted for the estimated contributory value of their porches, patios, and/or decks versus the subject's porches and balcony.

Sale #2 was adjusted downward for the estimated contributory value of an additional fireplace.

Sales #1, #2, #3, #4, and #6 were adjusted downward for the estimated contributory value of their outbuildings.

All sales were adjusted downward for the estimated contributory value of the subject's deferred maintenance.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

Market Conditions Addendum to the Appraisal Report

Seaton
File No. BA3666-0221.RCNV

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 6615 FM 1280 E City Lovelady State TX ZIP Code 75851

Borrower Jackie Seaton - Estate

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

| Inventory Analysis | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend | | |
|---|---|------------------|--------------------|-------------------------------------|--|-------------------------------------|
| Total # of Comparable Sales (Settled) | 5 | 0 | 0 | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining |
| Absorption Rate (Total Sales/Months) | 0.83 | 0 | 0 | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining |
| Total # of Comparable Active Listings | 1 | 1 | 2 | <input type="checkbox"/> Declining | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing |
| Months of Housing Supply (Total Listings/Ab.Rate) | 1.2 | 0 | 0 | <input type="checkbox"/> Declining | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing |
| Median Sale & List Price, DOM, Sale/List % | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend | | |
| Median Comparable Sale Price | \$295,000 | 0 | 0 | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining |
| Median Comparable Sales Days on Market | 199 | 0 | 0 | <input type="checkbox"/> Declining | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing |
| Median Comparable List Price | \$247,000 | \$247,000 | \$268,500 | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining |
| Median Comparable Listings Days on Market | 80 | 172 | 138 | <input type="checkbox"/> Declining | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing |
| Median Sale Price as % of List Price | 97.2 | 0 | 0 | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining |
| Seller-(developer, builder, etc.)paid financial assistance prevalent? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | <input type="checkbox"/> Declining | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Increasing |

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). The HAR MLS indicates there were 5 closed sales during the past 12 months and 1 of those sales contained seller concessions which is 20% of the total transactions in this market area. Prior Months 7-12: 5 Sales; 1 with concessions; 20% of sales for this period. 4-6: 0 Sales; 0 with concessions; 0% of sales for this period. 0-3: 0 Sales; 0 with concessions; 0% of sales for this period. The concessions ranged between \$1,500 and \$1,500. The median concession amount is \$1,500.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. The HAR MLS was the data source used to complete the Market Conditions Addendum. Effective Date: Monday, February 22, 2021.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Market conditions and property values appear to be relatively stable to increasing for the past year to date for the greater Lovelady/Houston County area. **The limited amount of sales data and the wide range of properties make it difficult to accurately determine, and limit the validity of this analysis.** Marketing time for sold properties is mainly 0 to 180 days, although some properties do take longer. Various types of financing are currently available at competitive rates. Some seller contributions have been noted.

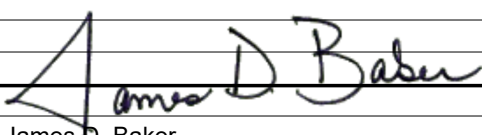
If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

| Subject Project Data | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend | | |
|--|-------------------|------------------|--------------------|-------------------------------------|---------------------------------|-------------------------------------|
| Total # of Comparable Sales (Settled) | | | | <input type="checkbox"/> Increasing | <input type="checkbox"/> Stable | <input type="checkbox"/> Declining |
| Absorption Rate (Total Sales/Months) | | | | <input type="checkbox"/> Increasing | <input type="checkbox"/> Stable | <input type="checkbox"/> Declining |
| Total # of Active Comparable Listings | | | | <input type="checkbox"/> Declining | <input type="checkbox"/> Stable | <input type="checkbox"/> Increasing |
| Months of Unit Supply (Total Listings/Ab.Rate) | | | | <input type="checkbox"/> Declining | <input type="checkbox"/> Stable | <input type="checkbox"/> Increasing |

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

| | |
|---|-------------------------------------|
| Signature  | Signature |
| Appraiser Name James D. Baker | Supervisory Appraiser Name |
| Company Name Baker Appraisals, Inc. | Company Name |
| Company Address 1433 Elkins Lake, Huntsville, TX 77340 | Company Address |
| State License/Certification # 1331206 State TX | State License/Certification # State |
| Email Address bakerappraisals@windstream.net | Email Address |

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

USPAP ADDENDUM

Seaton
File No. BA3666-0221.RCNV

Table with 4 columns: Field, Borrower, Property Address, City, County, State, Zip Code, Lender.

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).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 90 to 180 DOM
Based on the marketing time of the comparable sales used in the valuation of the subject, which range from 89 to 222 days, with a median of 170 DOM, an average of 167 DOM, and the typical marketing time of sold homes in the 75851 zip code for the past year to date, my opinion of a reasonable exposure time for the subject would be 90 to 180 days.

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

PURPOSE The purpose of this appraisal report is to provide the client with an accurate and adequately supported opinion of the market value of the subject property, to assist in the evaluation of the subject property.
SCOPE OF WORK The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form. See page 4-6 of the URAR form for the definition of market value, the statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal reports.
INTENDED USE The intended use of this appraisal is to evaluate the property that is the subject of this appraisal, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value.
INTENDED USER The intended user of this appraisal report is the client.
CURRENT LISTING INFORMATION According to www.har.com MLS and local realtor websites, the subject property has not been offered for sale for the past year to date.
PRIOR SALE According to the HCAD website, the subject transferred from A.W. Seaton to Jackie Seaton on 10/07/2019. The transfer was not listed on har.com MLS, and no sales information was available.

APPRAISER:

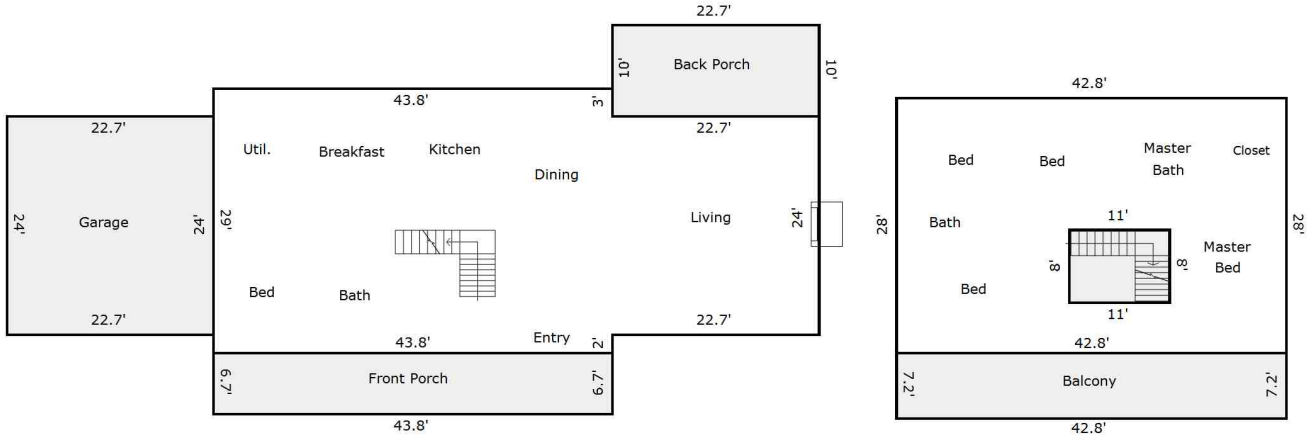
Signature: James D Baker
Name: James D. Baker
Date Signed: 03/05/2021
State Certification #: 1331206
or State License #:
State: TX
Expiration Date of Certification or License: 07/31/2022
Effective Date of Appraisal: 02/22/2021

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

Building Sketch

| | | | | | | | |
|------------------|------------------------|--------|---------|-------|----|----------|-------|
| Borrower | Jackie Seaton - Estate | | | | | | |
| Property Address | 6615 FM 1280 E | | | | | | |
| City | Lovelady | County | Houston | State | TX | Zip Code | 75851 |
| Lender/Client | Pam Lavender | | | | | | |



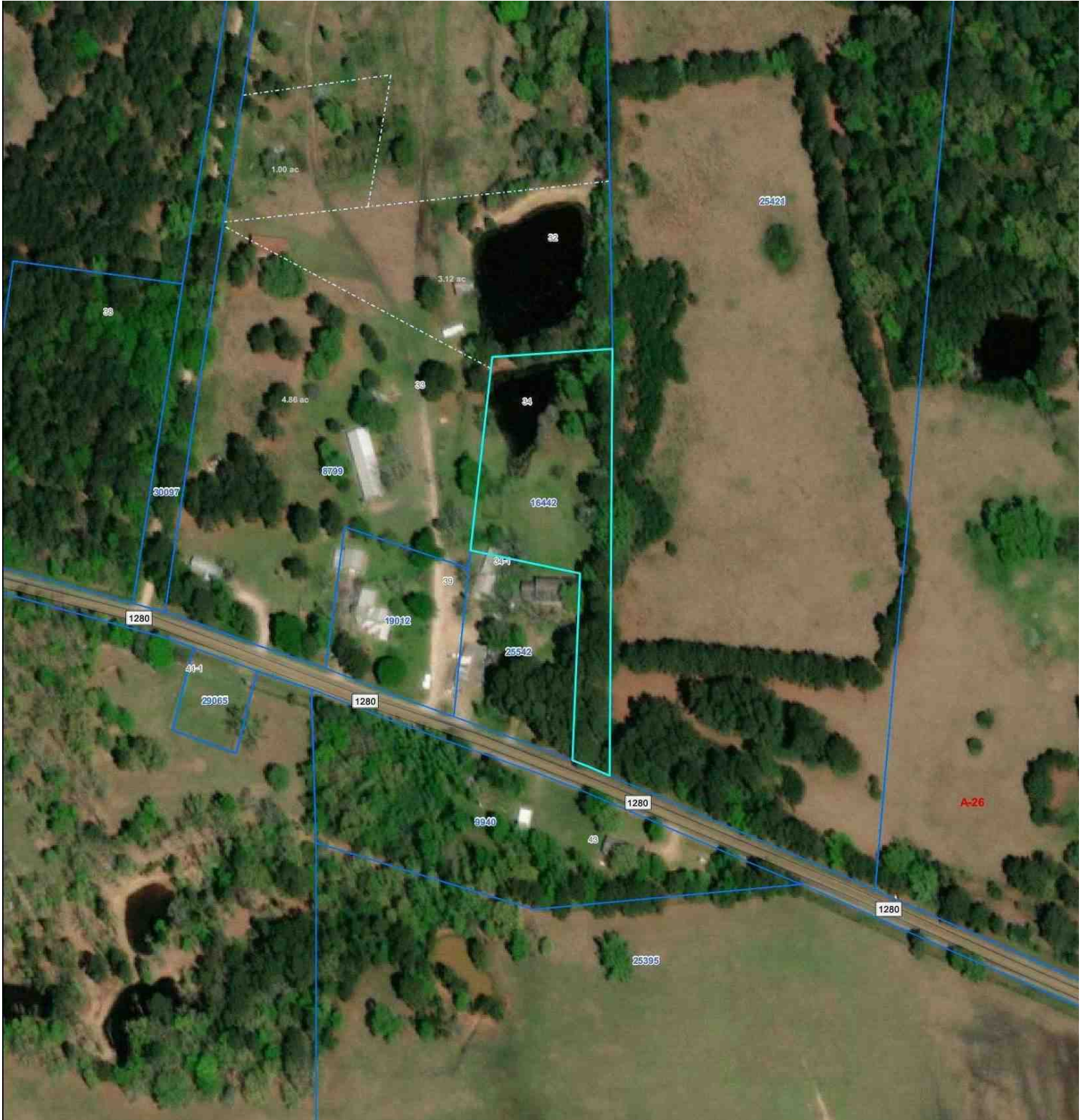
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

| Living Area | Calculation Details | |
|-------------------------------------|---------------------|---|
| First Floor | 1815 Sq ft | 24 × 22.7 = 544.8 29 × 43.8 = 1270.2 |
| Second Floor | 1198.4 Sq ft | 42.8 × 28 = 1198.4 |
| Open | -88 Sq ft | 8 × 11 = 88 |
| Total Living Area (Rounded): | 2925 Sq ft | |
| Non-living Area | | |
| Back Porch | 227 Sq ft | 22.7 × 10 = 227 |
| Front Porch | 293.46 Sq ft | 43.8 × 6.7 = 293.46 |
| Balcony | 308.16 Sq ft | 42.8 × 7.2 = 308.16 |
| Garage | 544.8 Sq ft | 22.7 × 24 = 544.8 |

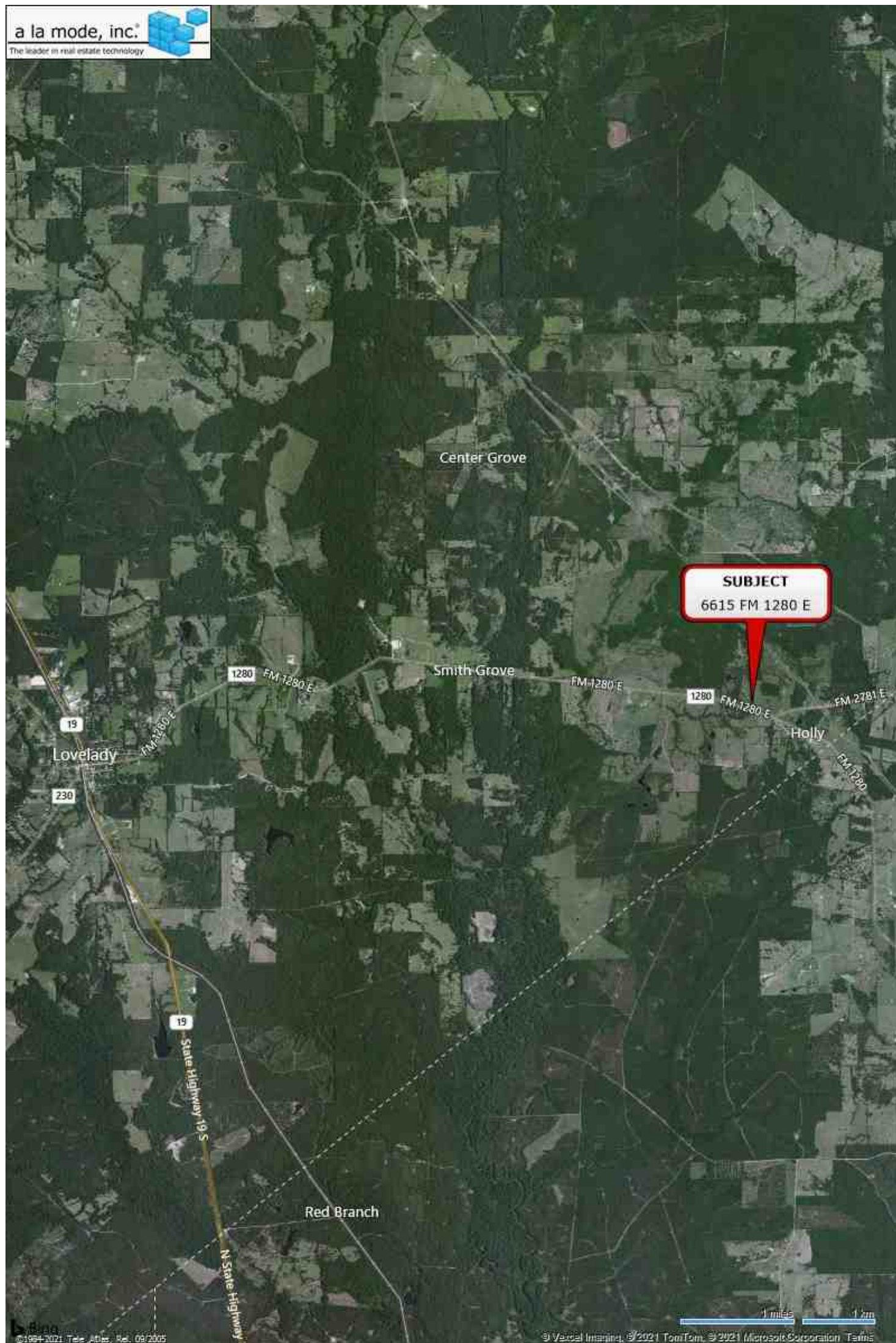
HCAD Plat Map

| | | | | | | | |
|------------------|------------------------|--------|---------|-------|----|----------|-------|
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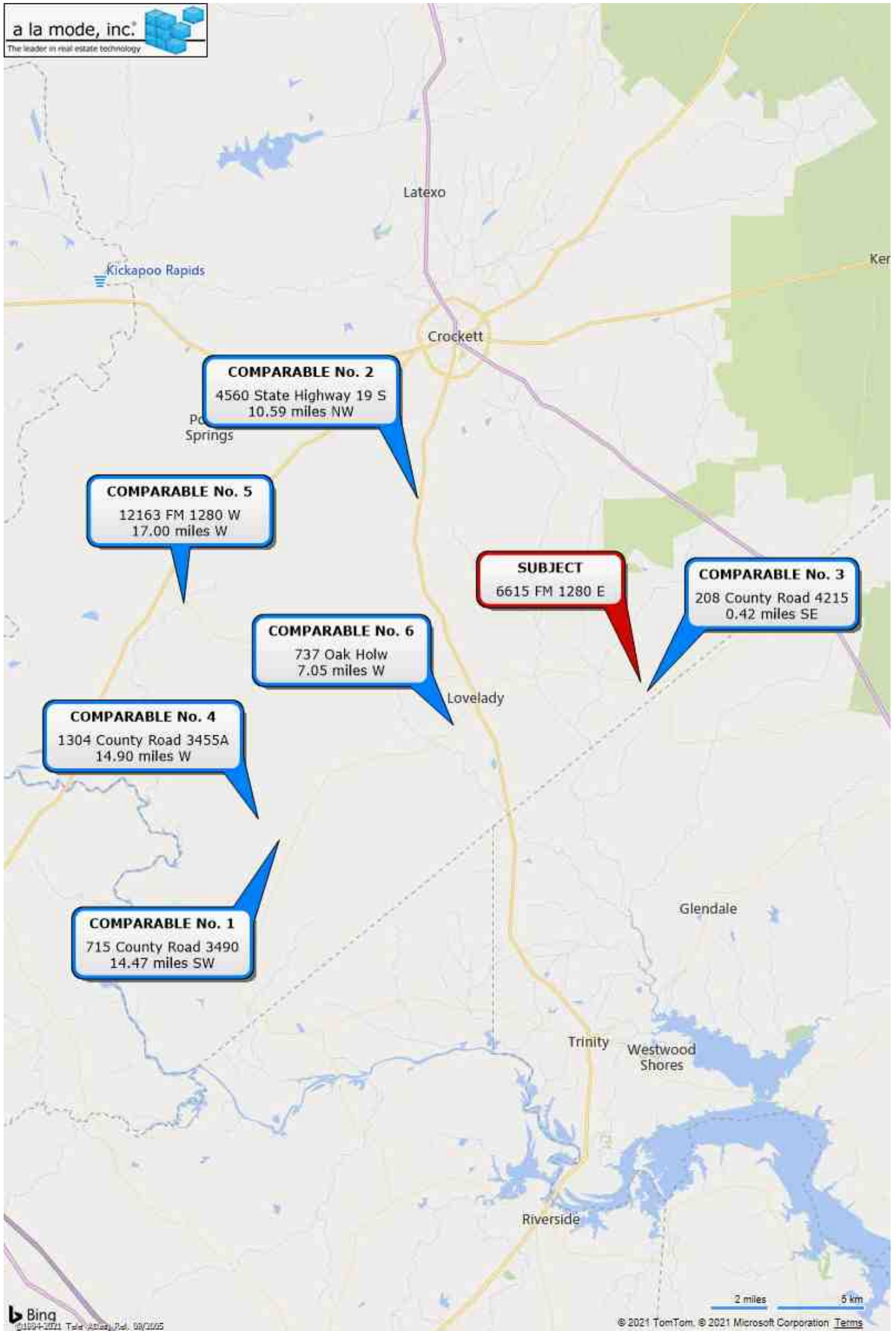
Location Map

| | | | | | | | |
|------------------|------------------------|--------|---------|-------|----|----------|-------|
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Comparable Sales Map

| | | | | | | | |
|------------------|------------------------|--------|---------|-------|----|----------|-------|
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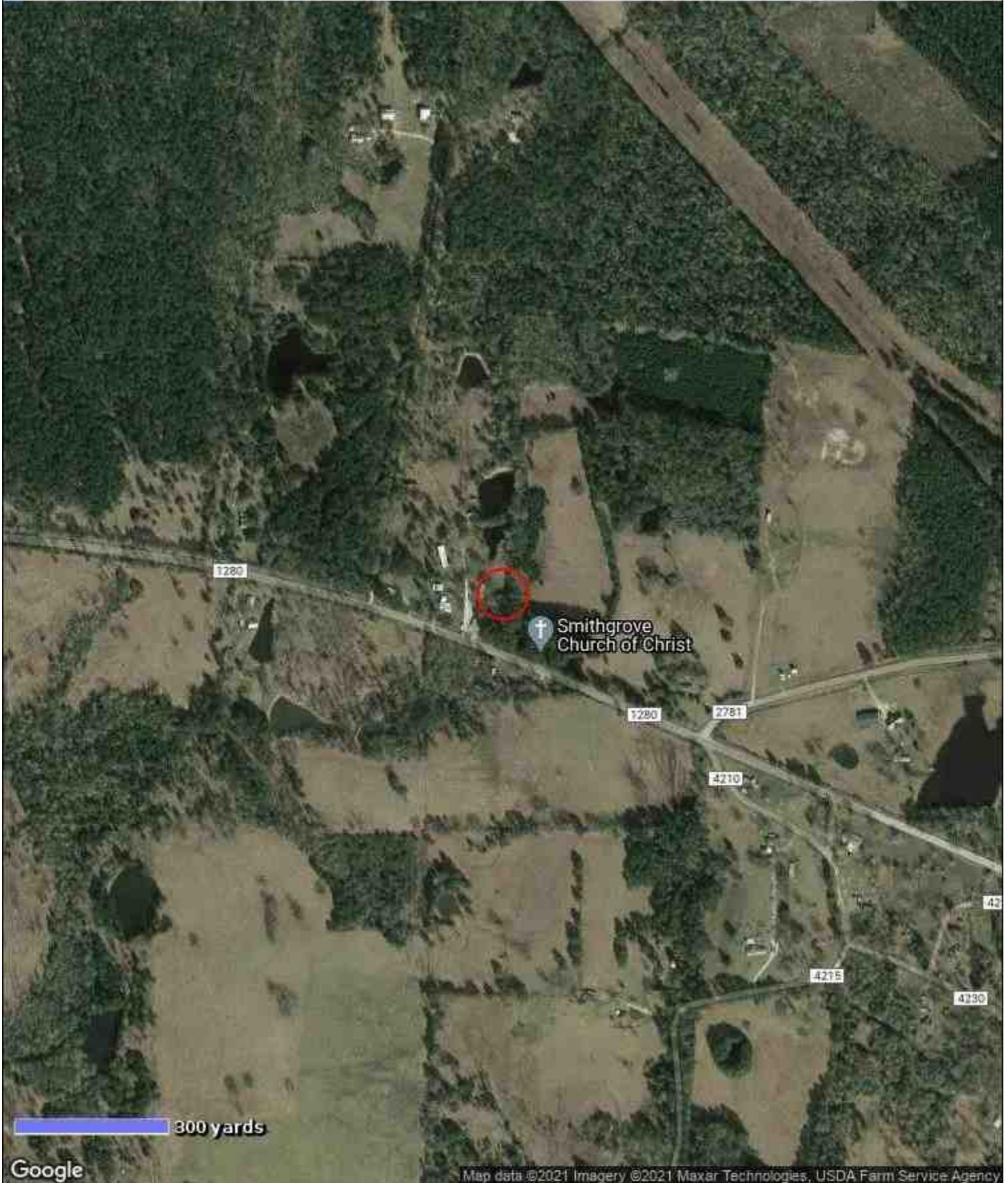


Flood Map

| | | | | |
|------------------|------------------------|--------|---------|------------------------------|
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| City | Lovelady | County | Houston | State TX Zip Code 75851 |
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InterFlood by a la mode

Prepared for: Baker Appraisals
6615 FM 1280 E
Lovelady, TX 75851



Google

Map data ©2021 Imagery ©2021 Maxar Technologies, USDA Farm Service Agency

MAP DATA

FEMA Special Flood Hazard Area: **No**
 Map Number: **48225C0625D**
 Zone: **X**
 Map Date: **April 04, 2011**
 FIPS: **48225**

MAP LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> Areas inundated by 500-year flooding Areas inundated by 100-year flooding Velocity Hazard | <ul style="list-style-type: none"> Protected Areas Floodway Subject Area |
|---|---|

Powered by CoreLogic®

Subject Photo Page

| | | | | | | | |
|------------------|------------------------|--------|---------|-------|----|----------|-------|
| Borrower | Jackie Seaton - Estate | | | | | | |
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Subject Front

6615 FM 1280 E
Sales Price
Gross Living Area 2,925
Total Rooms 9
Total Bedrooms 5
Total Bathrooms 3.0
Location N;Res;Rural
View N;Res;Rural
Site 2.86 ac
Quality Q4
Age 32



Subject Rear



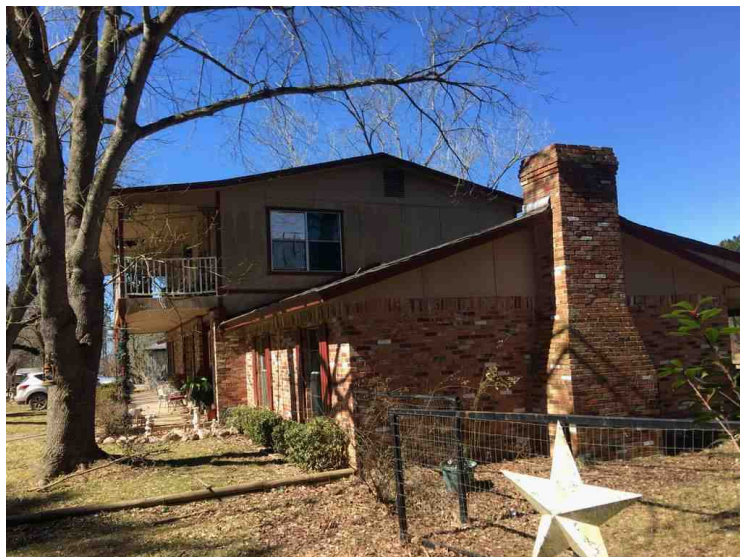
Subject Street

Photograph Addendum

| | | | | | | | |
|------------------|------------------------|--------|---------|-------|----|----------|-------|
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Left Side



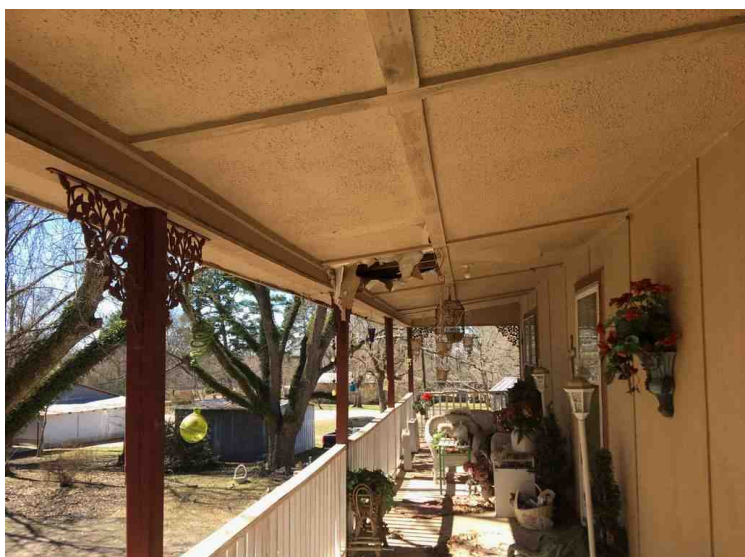
Right Side



View from Street



Back Porch



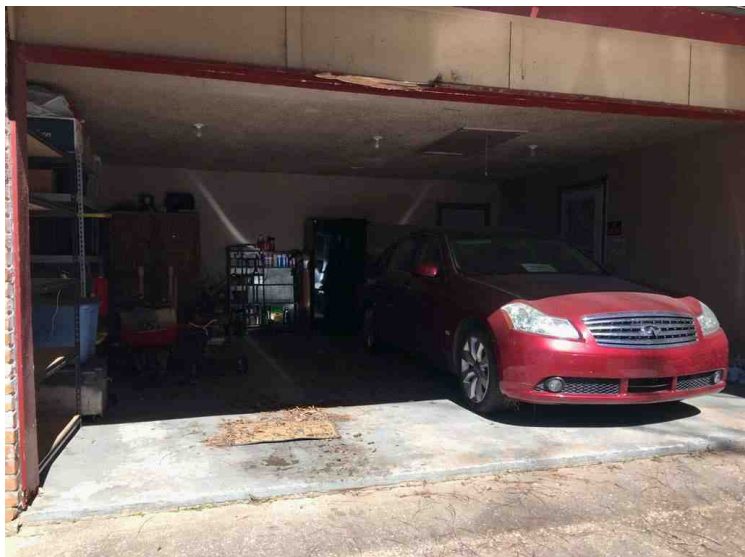
Balcony



Opposite Street View

Photograph Addendum

| | | | | | | | |
|------------------|------------------------|--------|---------|-------|----|----------|-------|
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Garage



Shed



Shed



Front Yard



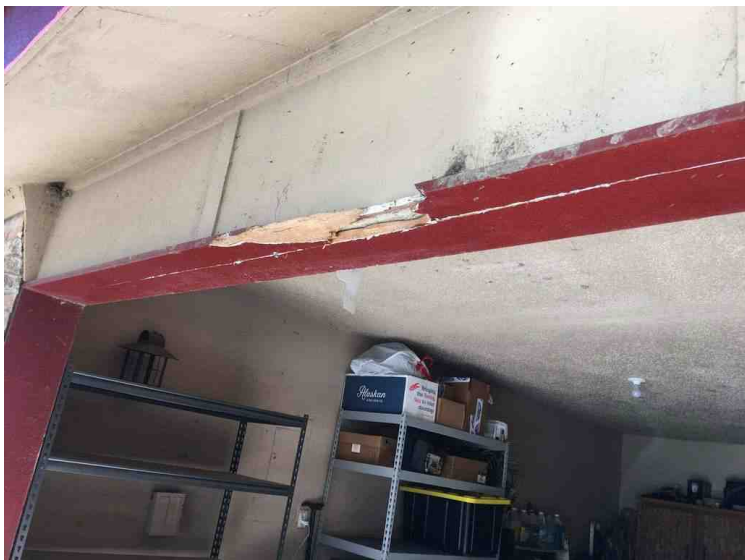
Back Yard

Photograph Addendum

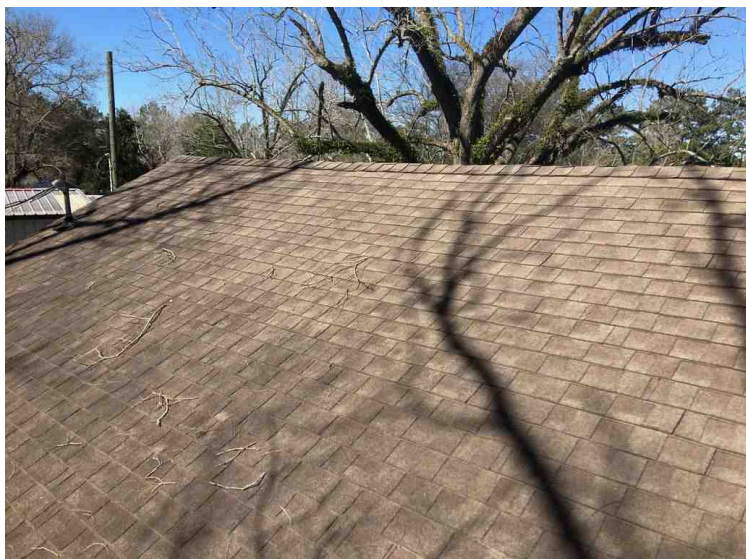
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|------------------|------------------------|--------|---------|-------|----|----------|-------|
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| Lender/Client | Pam Lavender | | | | | | |



Balcony Ceiling



Garage Door Frame



Subject Roof



Rotten Fascia and Cornice



Rotten Fascia Board



Settlement Crack

Interior Photos

| | | | | | | | |
|------------------|------------------------|--------|---------|-------|----|----------|-------|
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Living



Kitchen



Dining



Breakfast



Downstairs Bedroom



Master Bedroom

Interior Photos

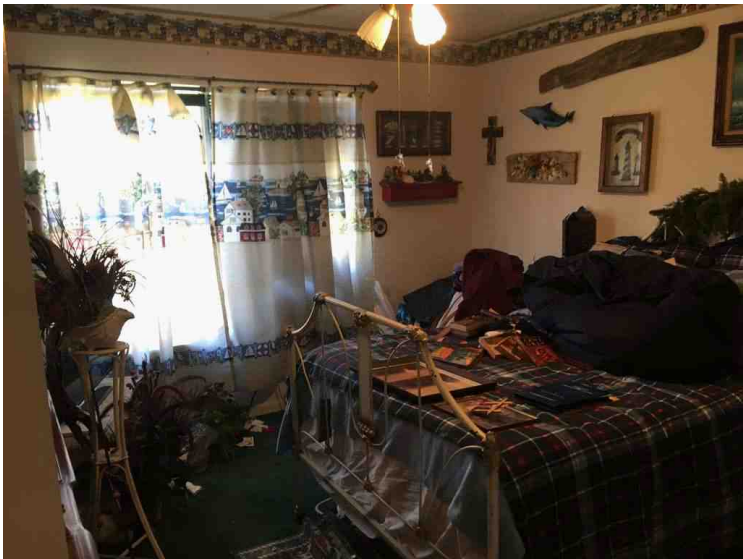
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|------------------|------------------------|--------|---------|-------|----|----------|-------|
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Bedroom



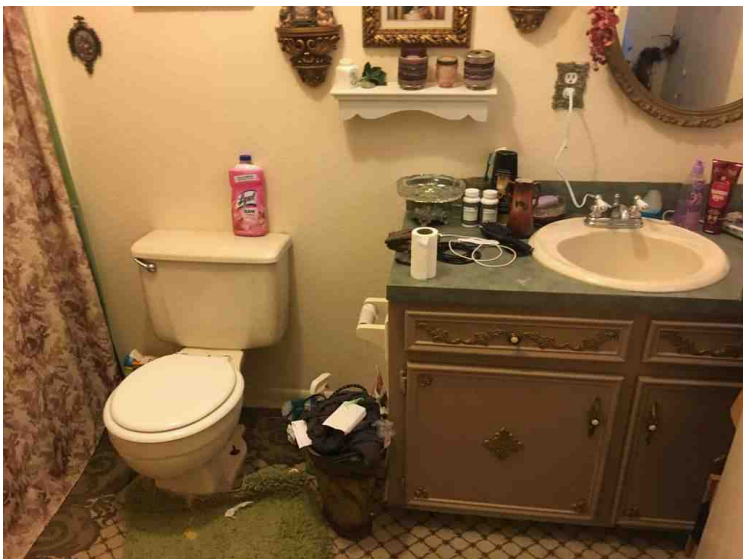
Bedroom



Bedroom



Downstairs Bath



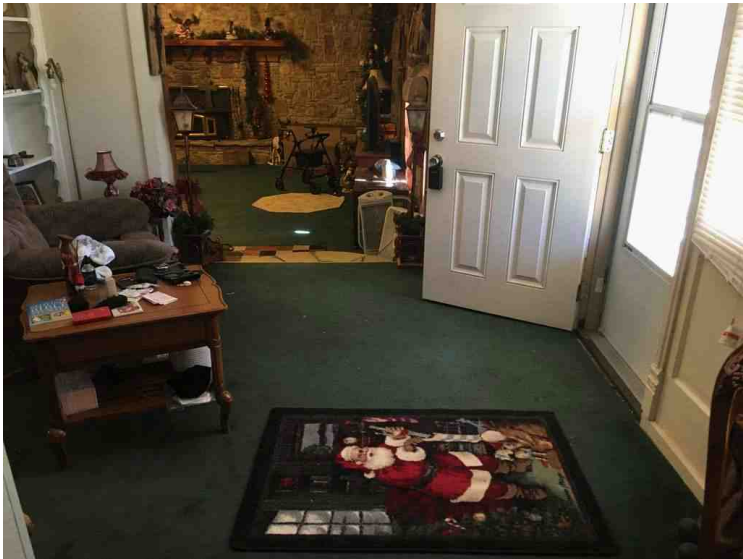
Master Bath



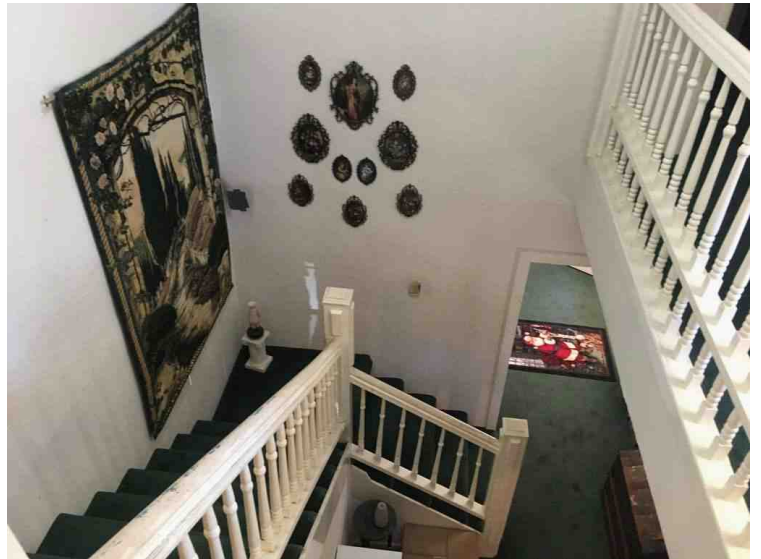
Upstairs Bath

Interior Photos

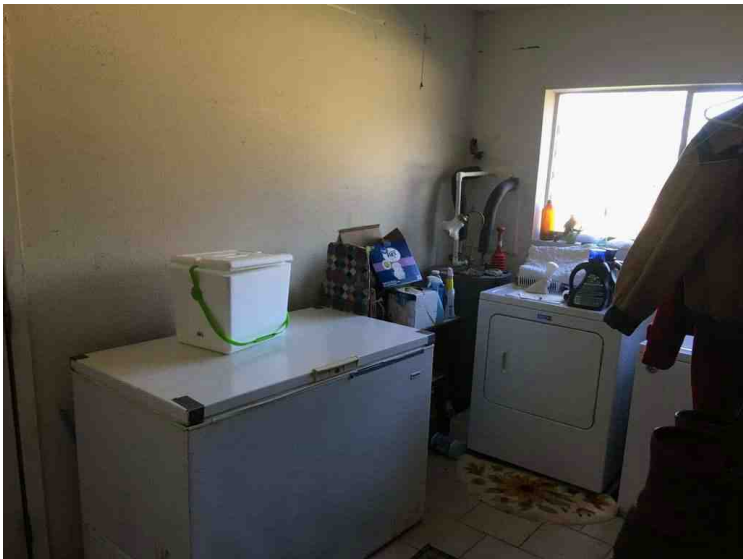
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|------------------|------------------------|--------|---------|-------|----|----------|-------|
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| Lender/Client | Pam Lavender | | | | | | |



Entry



Stairs



Utility Room

Comparable Photo Page

| | | | | | |
|------------------|------------------------|----------------|----------|----------------|--|
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Comparable 1

715 County Road 3490
 Prox. to Subject 14.47 miles SW
 Sales Price 242,500
 Gross Living Area 2,500
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;Rural
 View N;Res;Rural
 Site 5.37 ac
 Quality Q4
 Age 38



Comparable 2

4560 State Highway 19 S
 Prox. to Subject 10.59 miles NW
 Sales Price 305,000
 Gross Living Area 2,625
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;Rural
 View N;Res;Rural
 Site 14.38 ac
 Quality Q4
 Age 51



Comparable 3

208 County Road 4215
 Prox. to Subject 0.42 miles SE
 Sales Price 295,000
 Gross Living Area 2,934
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;Rural
 View N;Res;Rural
 Site 6.89 ac
 Quality Q4
 Age 36

Comparable Photo Page

| | | | | | |
|------------------|------------------------|----------------|----------|----------------|--|
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Comparable 4

1304 County Road 3455A
 Prox. to Subject 14.90 miles W
 Sales Price 225,000
 Gross Living Area 1,898
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;Rural
 View N;Res;Rural
 Site 13.92 ac
 Quality Q4
 Age 22



Comparable 5

12163 FM 1280 W
 Prox. to Subject 17.00 miles W
 Sales Price 249,000
 Gross Living Area 2,281
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;Rural
 View N;Res;Rural
 Site 8.39 ac
 Quality Q4
 Age 13



Comparable 6

737 Oak Holw
 Prox. to Subject 7.05 miles W
 Sales Price 247,000
 Gross Living Area 1,818
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 2.76 ac
 Quality Q4
 Age 36

State Certification



**Certified Residential
Real Estate Appraiser**

Appraiser: James D Baker

License #: TX 1331206 R

License Expires: 07/31/2022

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.

**Chelsea Buchholtz
Commissioner**