

Uniform Residential Appraisal Report

File # 2607760H

There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 346,000 to \$ 427,000 .							
There are 27 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 310,000 to \$ 499,000 .							
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
11708 CASCADE FALLS LN.		3616 TRINITY ROSE LN.	3412 MISTY GAP CT.	11739 ARROYO SPRINGS LN.			
Address PEARLAND, TX 77584		PEARLAND, TX 77584	PEARLAND, TX 77584	PEARLAND, TX 77584			
Proximity to Subject		0.05 miles S	0.26 miles N	0.16 miles N			
Sale Price		\$ 391,872	\$ 413,545	\$ 415,000			
Sale Price/Gross Liv. Area		\$ 113.52 sq. ft.	\$ 121.27 sq. ft.	\$ 120.29 sq. ft.			
Data Source(s)		MLS#80537787/BLDR;DOM 61	MLS#94526332/BLDR;DOM 180	MLS#56413714/BLDR;DOM 215			
Verification Source(s)		VILLAGE BUILDERS	ASHTON WOODS HOMES	VILLAGE BUILDERS			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Conv;0		Conv;3000		Conv;8000	
Date of Sale/Time		s02/17;c01/17		s04/17;c03/17		s06/17;c04/17	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	7476 sf	12402 sf	-9,800	9557 sf	-4,200	7690 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2:RAMBLER	DT2:RAMBLER		DT2:RAMBLER		DT2:RAMBLER	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	0	0		0		0	
Condition	C1	C1		C1		C1	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	10 5 4.1	10 5 4.1		10 4 3.1	+5,000	9 4 3.1	+5,000
Gross Living Area	3,452 sq. ft.	3,410 sq. ft.	0	3,450 sq. ft.	0	3,135 sq. ft.	+20,605
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	CENTRAL	CENTRAL		CENTRAL		CENTRAL	
Energy Efficient Items	INSULATION	INSULATION		INSULATION		INSULATION	
Garage/Carport	3ga2dw	3ga2dw		2ga2dw	+5,000	2ga2dw	+5,000
Porch/Patio/Deck	PORCH/PATIO	PORCH/PATIO		PORCH/PATIO		PORCH/PATIO	
FIREPLACE	WB-1	WB-1		WB-1		WB-1	
FENCE/POOL	FENCE/NONE	FENCE/NONE		FENCE/NONE		FENCE/NONE	
AMMENITY	SPRINKLER	SUMR KIT/SPRINK	-5,000	SPRINKLER		SUMR KIT/SPRINK	-5,000
Net Adjustment (Total)			\$ -14,800		\$ 5,800		\$ 25,605
Adjusted Sale Price of Comparables		Net Adj. 3.58 %		Net Adj. 1.40 %		Net Adj. 6.77 %	
		Gross Adj. 3.58 %	\$ 398,745	Gross Adj. 3.42 %	\$ 420,800	Gross Adj. 9.41 %	\$ 403,976

I did not research the sale or transfer history of the subject property and comparable sales. If not, explain **THE SALES HISTORY OF THE SUBJECT AND COMPARABLES WERE RESEARCHED PER TAX AND MLS RECORDS.**

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) **MLS/TAX RECORDS**

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

Data Source(s) **MLS/TAX RECORDS**

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				
Price of Prior Sale/Transfer				
Data Source(s)	HAR MLS/TAX	HAR MLS/TAX	HAR MLS/TAX	HAR MLS/TAX
Effective Date of Data Source(s)	07/18/2017	07/18/2017	07/18/2017	07/18/2017

Analysis of prior sale or transfer history of the subject property and comparable sales **THE SUBJECT HAS NOT SOLD IN THE PAST 36 MONTHS PER TAX RECORDS / MLS. THE COMPS HAVE NOT PREVIOUSLY SOLD IN THE PAST 12 MONTHS PER MLS / TAX RECORDS.**

Summary of Sales Comparison Approach ***** See Additional Comments *****

Indicated Value by Sales Comparison Approach \$ **398,745** Cost Approach (if developed) \$ **0** Income Approach (if developed) \$ **0**

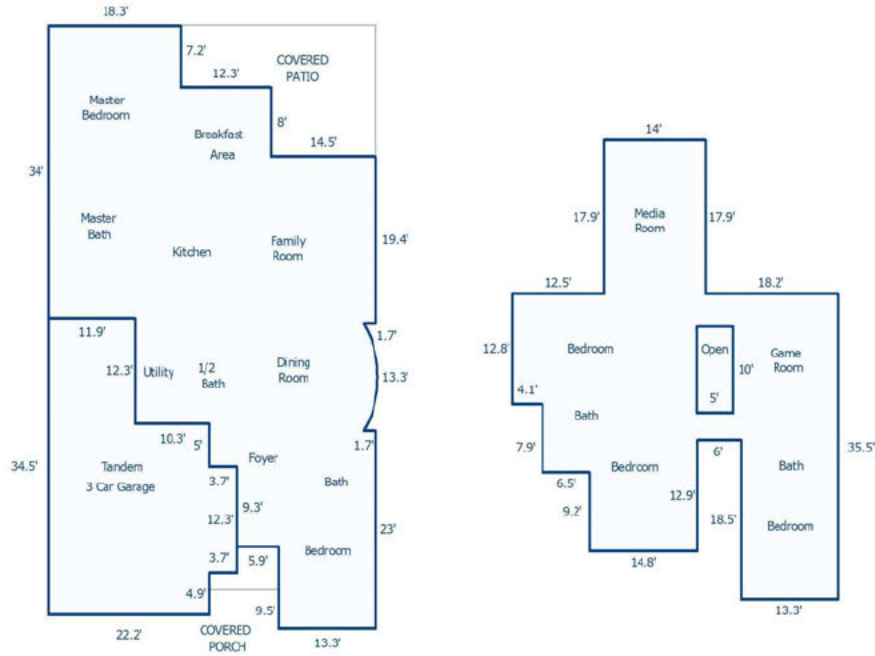
THE SALES COMPARISON APPROACH IS GIVEN THE MOST WEIGHT IN THE FINAL VALUE ESTIMATE. THE COST APPROACH SUPPORTS THE MARKET APPROACH, AND THE INCOME APPROACH IS NOT UTILIZED AS THE SUBJECT IS OWNER OCCUPIED. * See Additional Comments**

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 IS AN APPRAISAL REPORT. FINAL INSPECTION IS REQUIRED.**

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 \$ **398,745**, as of **07/18/2017**, which is the date of inspection and the effective date of this appraisal.

SKETCH ADDENDUM

Borrower or Owner	JUAN ESTRADA		
Property Address	11708 CASCADE FALLS LN.		
City	PEARLAND	County	Brazoria
		State	TX
		Zip Code	77584
Client	EAGLE HOME MORTGAGE, LLC		



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GIA1	First Floor	2047.70	2047.70
GIA2	Second Floor	1454.30	
	Second Floor	-50.00	1404.30
GAR	Garage	684.72	684.72
Net LIVABLE Area		(rounded)	3452

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	31.5 x 11.7	368.55
	33.2 x 0.6	19.92
	5.0 x 21.2	106.00
	8.0 x 30.6	244.80
	18.8 x 45.1	847.88
	9.3 x 19.2	178.56
	7.2 x 18.3	131.76
	9.5 x 13.3	126.35
	1.7 x 4.2	7.14
	13.3 @ 70.0°	16.74
Second Floor		
	12.8 x 44.7	572.16
	17.9 x 14.0	250.60
	18.5 x 13.3	246.05
	3.7 x 21.3	78.81
	4.2 x 40.6	170.52
	9.2 x 14.8	136.16
	10.0 x 5.0	-50.00
17 Items	(rounded)	3452