

APPRAISAL OF REAL PROPERTY



LOCATED AT

38 Twin Valley Dr
Sugar Land, TX 77479-5647

FOR

MEASUREMENT OF REAL PROPERTY
38 Twin Valley Dr

OPINION OF VALUE

AS OF

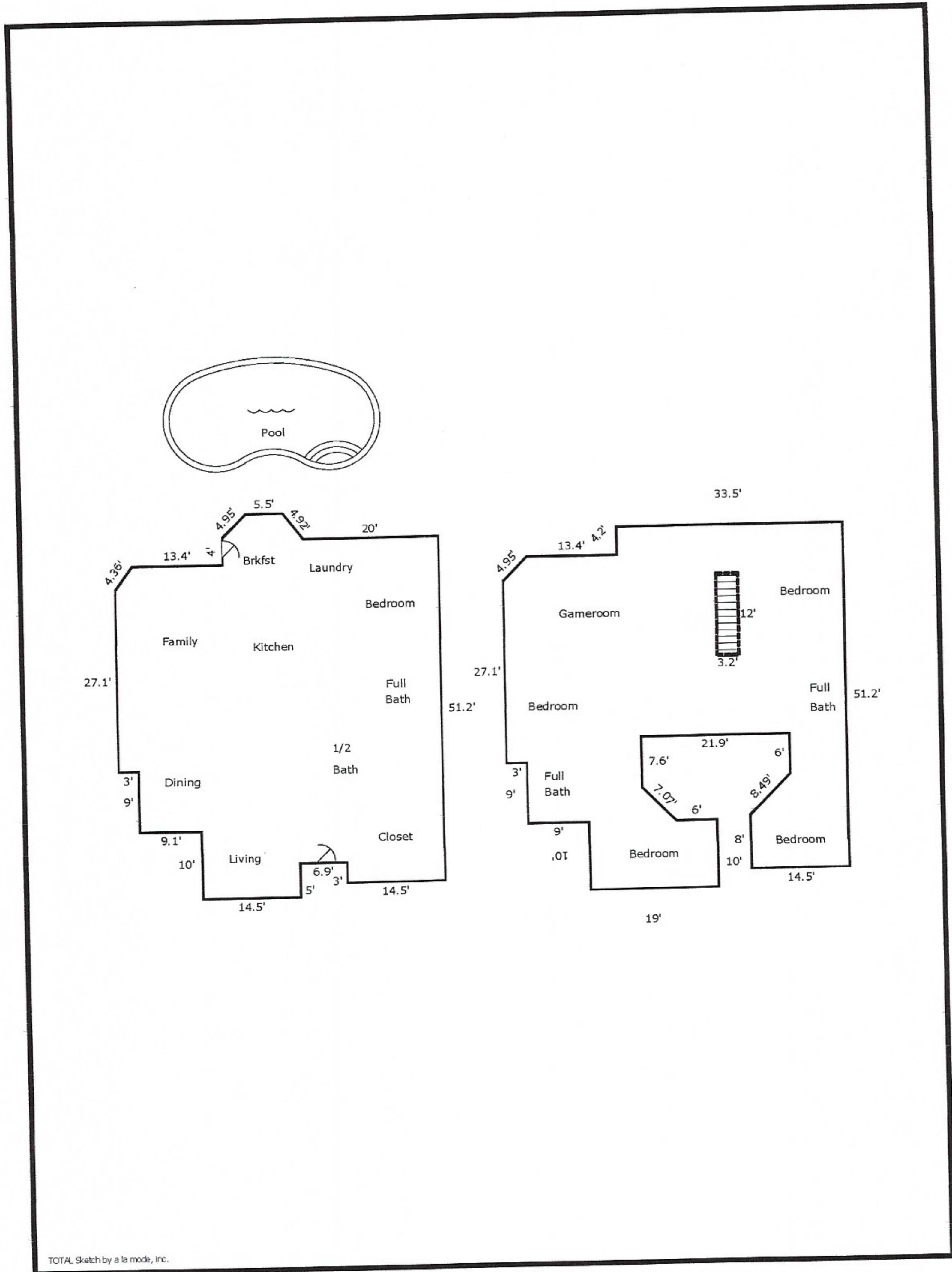
BY

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Consoli Appraisal

281-507-4370
dj@consoliappraisal.com

Building Sketch (Page - 1)

Borrower				
Property Address	38 Twin Valley Dr	County	State	TX Zip Code 77479-5647
City	Sugar Land			
Lender/Client	MEASUREMENT OF REAL PROPERTY			



TOTAL Sketch by a la mode, inc.

Building Sketch (Page - 2)

Borrower				
Property Address	38 Twin Valley Dr	County	State	TX Zip Code 77479-5647
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Lender/Client	MEASUREMENT OF REAL PROPERTY			

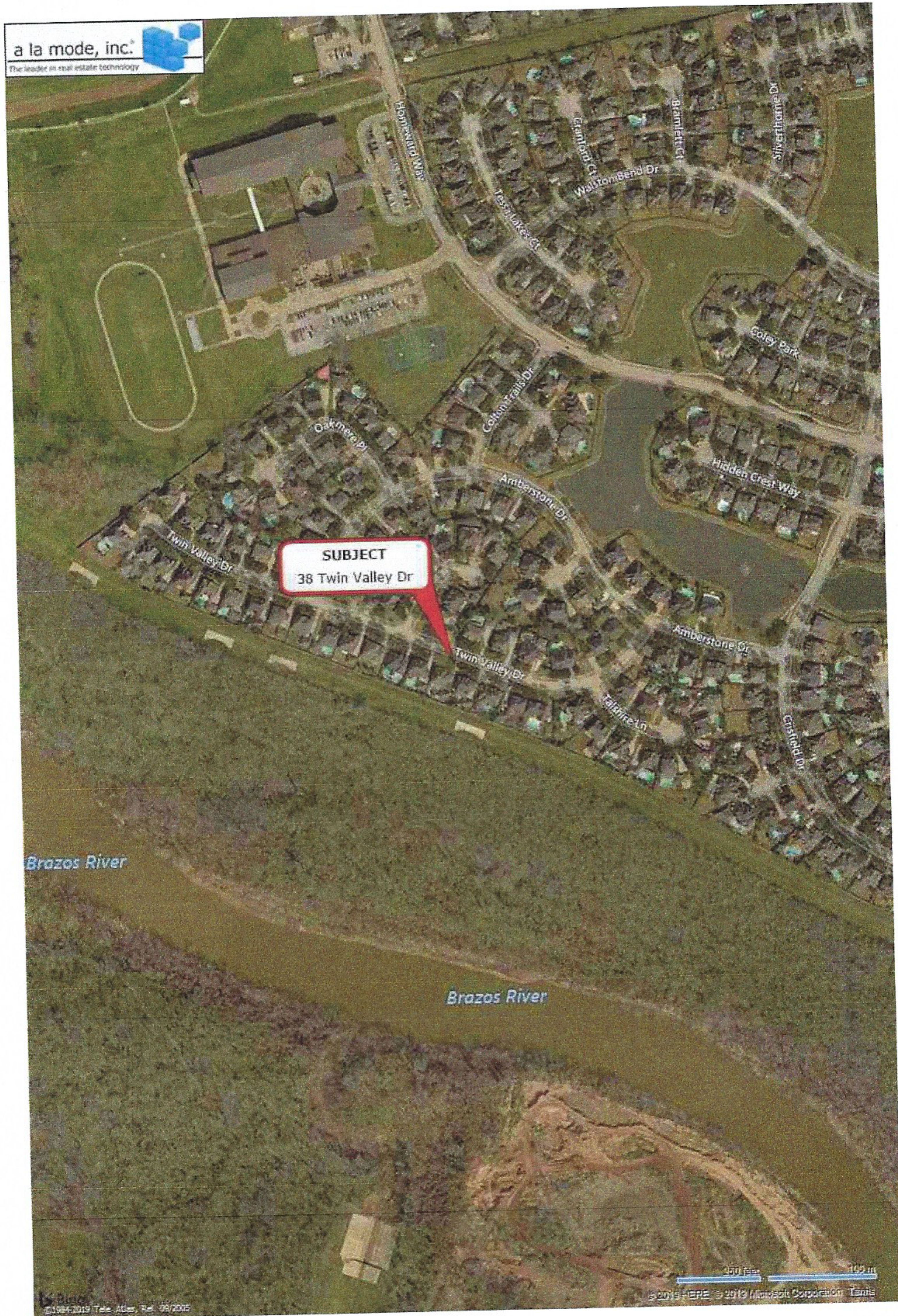
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	2314.77 Sq ft	$14.5 \times 5 = 72.5$ $51.2 \times 14.5 = 742.4$ $21.4 \times 5 = 107$ $30.5 \times 9 = 274.5$ $33.5 \times 27.1 = 907.85$ $7.1 \times 5.5 = 39.05$ $7.1 \times 3 = 21.3$ $0.5 \times 3.9 \times 3 = 5.85$ $11 \times 5.5 = 60.5$ $7.5 \times 3.5 = 26.25$ $0.5 \times 3.5 \times 3.5 = 6.12$ $3.5 \times 13.4 = 46.9$ $0.5 \times 3.5 \times 2.6 = 4.55$
Second Floor	2158.88 Sq ft	$19 \times 10 = 190$ $14.5 \times 8 = 116$ $43.2 \times 8.5 = 367.2$ $31.2 \times 21.9 = 683.28$ $3.1 \times 4.2 = 13.02$ $17 \times 5 = 85$ $0.5 \times 5 \times 5 = 12.5$ $34.6 \times 16.5 = 570.9$ $0.5 \times 4 = 2$ $3.5 \times 27.1 = 94.85$ $0.5 \times 3.5 \times 3.5 = 6.12$ $0.5 \times 6 \times 6 = 18$
Open to Below	-38.4 Sq ft	$12 \times 3.2 = 38.4$
Total Living Area (Rounded):	4435 Sq ft	

Location Map

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Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188

Licensed Residential Real Estate Appraiser

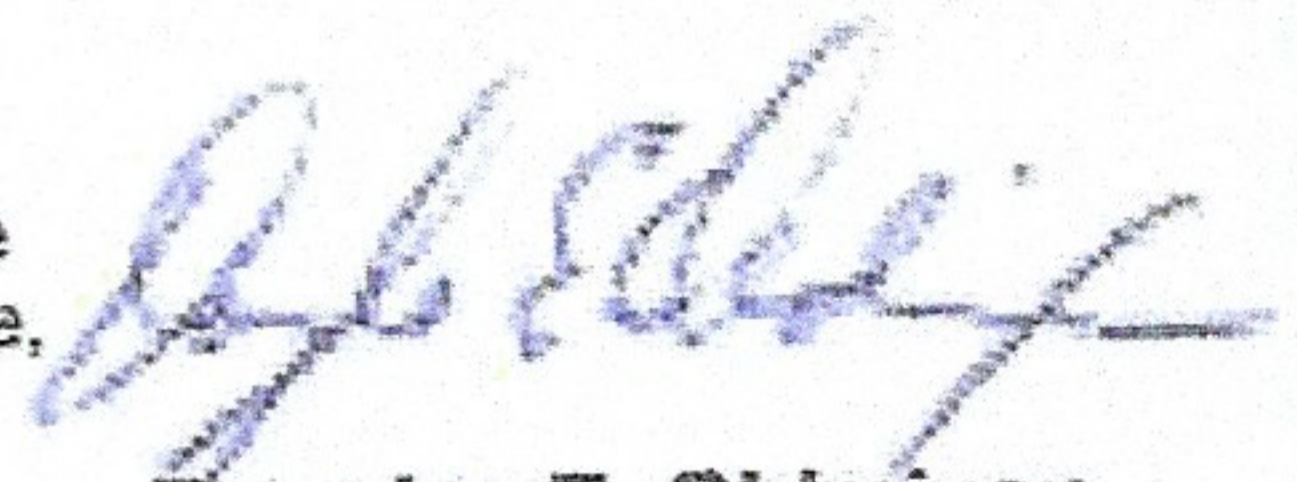
Number#: **TX 1337122 L**

Issued: **06/01/2017**

Expires: **07/31/2019**

Appraiser: **DAVID JOSEPH CONSOLI**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Licensed Real Estate Appraiser.



Douglas E. Oldmixon
Commissioner