

PROPERTY MEASUREMENT OF REAL PROPERTY

LOCATED AT

33174 FM 1736 Rd
Hempstead, TX 77445
ABS A301500 A-15 MC LIN BRACEY TRACT 135-1 ACRES 112.237

FOR

Wendy Cline

AS OF

09/10/2021

BY

Audrey Laine Herndon, SRA
Valuation Services
PO Box 686
Tomball, TX 77377
281.780.9072
info@re-vs.com

Borrower	N/A	File No.	PM-21-016
Property Address	33174 FM 1736 Rd		
City	Hempstead	County	Waller
Lender/Client	N/A	State	TX
		Zip Code	77445

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

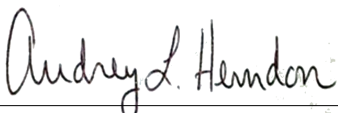
I certify that, to the best of my knowledge and belief: The statements of fact contained in this report are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional 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. Unless otherwise indicated, I have performed no 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 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).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

- Mandatory State Requirement: The fee retained for appraisal services related to this report are \$400.00.
- *The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- *As of the date of this report, I Audrey Herndon, SRA, have completed the continuing education program for Designated Members of the Appraisal Institute.
- *The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

APPRAISER:

Signature: 

Name: Audrey Laine Herndon, SRA

State Certification #: 1338591

or State License #: _____

State: TX Expiration Date of Certification or License: 11/30/2021

Date of Signature and Report: 09/10/2021

Effective Date of Appraisal: 09/10/2021

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 09/10/2021

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

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The property located at 33174 FM 1736, Hempstead, TX was measured by Audrey L. Herndon, SRA and state certified residential appraiser, with over 17 years of residential appraisal and measuring experience.

The gross living area (GLA) was calculated based on physical measurements that are taken using measurements to the nearest 1/10 of a foot in accordance with the 2021 ANSI standards. It is assumed to be accurate by this appraiser. These dimensions are inherently inaccurate due to rounding errors, errors in measuring devices, and adjustments that must be made to "square the drawing". The more complex the design of the improvements, the greater these errors may be.

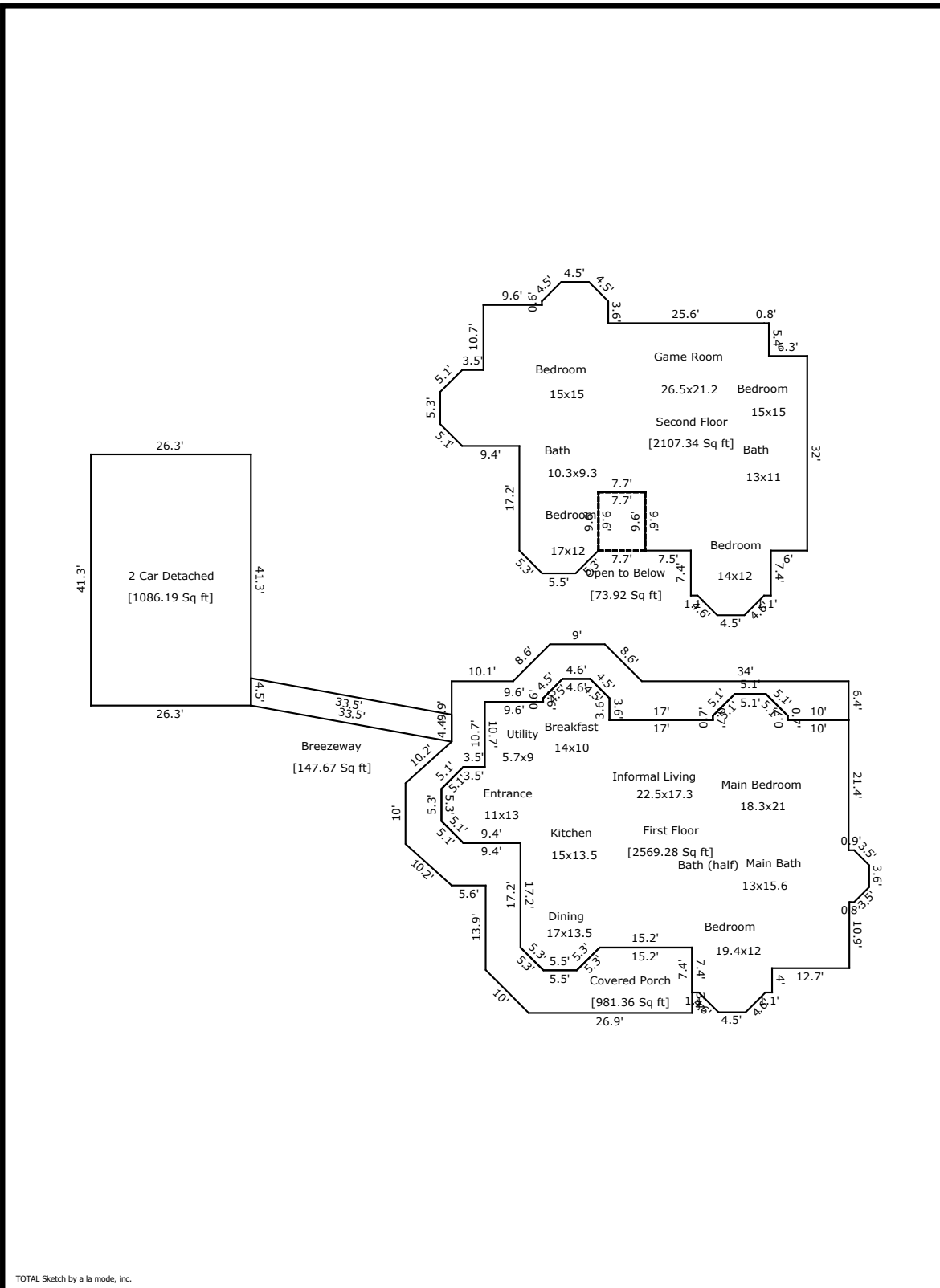
This appraiser is not an architect or an engineer. Due to the irregular configuration of the improvements being appraised, the GLA has been calculated to the best of this appraiser's capabilities and is approximate. GLA deviation is possible from architectural plans, builder warranty, county tax authorities, or a different appraiser. The resulting GLA is an estimate only and is not to be relied upon as if fact. However, as a result of using these measuring standards, the intended user can have a reasonable degree of confidence in the results of the sketch provided.

Gross living area:

First Floor:	2569 sf
Second Floor:	2107 sf
Total	4677 sf

Building Sketch (Page - 1)

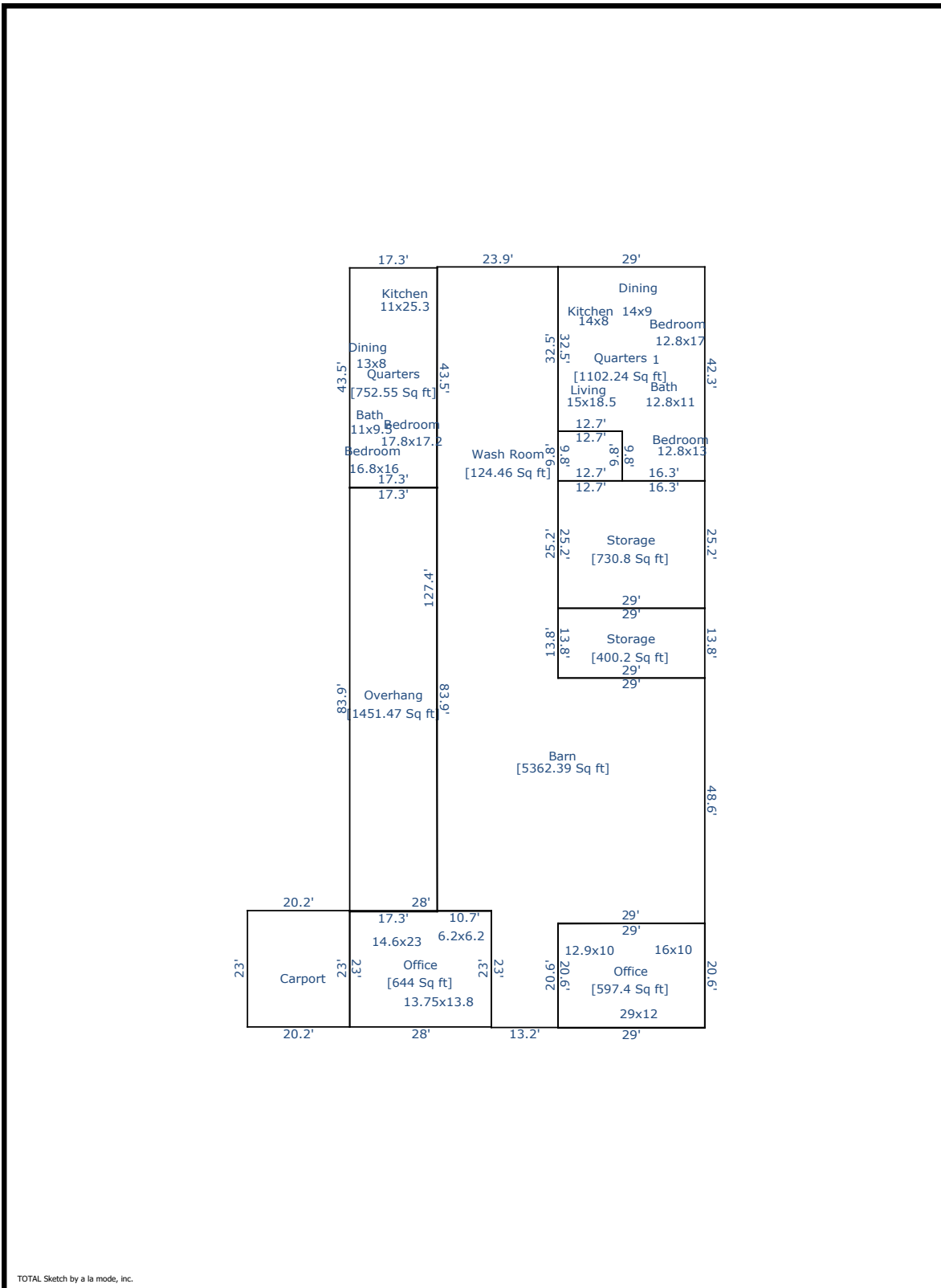
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TOTAL Sketch by a la mode, inc.

Building Sketch (Page - 2)

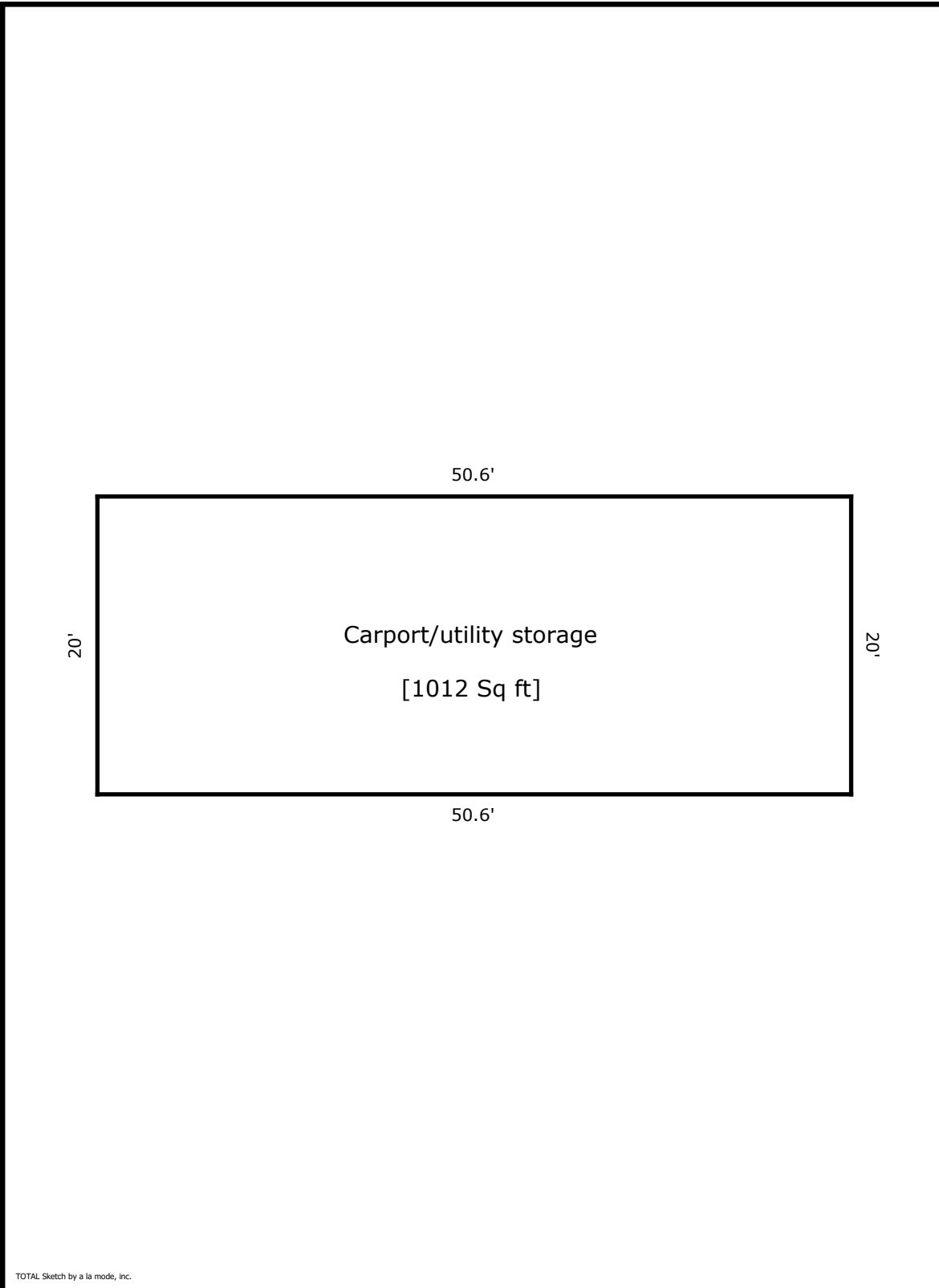
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TOTAL Sketch by a la mode, inc.

Building Sketch (Page - 3)

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TOTAL Sketch by a la mode, inc.

Building Sketch (Page - 4)

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TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details		
First Floor	2569.3 Sq ft		
		0.5 × 3.3 × 3.3	= 5.3
		0.5 × 3.3 × 3.3	= 5.3
		4.4 × 3.3	= 14.5
		0.5 × 3.7 × 3.7	= 7
		0.5 × 3.7 × 3.7	= 7
		5.5 × 3.7	= 20.6
		13.2 × 4	= 52.6
		25.9 × 3.4	= 87.9
		54.1 × 7.5	= 405.4
		0.5 × 0.8 × 0	= 0
		0.5 × 2.4 × 2.4	= 3
		54.9 × 2.4	= 133.7
		57.3 × 3.6	= 206.3
		0.5 × 2.5 × 2.5	= 3.1
		54.8 × 2.5	= 135.7
		53.9 × 1.2	= 64
		0.5 × 3.6 × 3.6	= 6.5
		63.3 × 3.6	= 228.4
		66.9 × 5.3	= 354.7
		0.5 × 3.6 × 3.6	= 6.5
		63.3 × 3.6	= 228.4
		59.8 × 7.7	= 460.7
		12.3 × 0.7	= 8.6
		0.5 × 3.6 × 3.6	= 6.5
		0.5 × 3.6 × 3.6	= 6.5
		5.1 × 3.6	= 18.4
		20.5 × 3	= 61.5
		10.9 × 0.6	= 6.5
		0.5 × 3.2 × 3.2	= 5.1
		0.5 × 3.2 × 3.2	= 5.1
		4.6 × 3.2	= 14.5
Second Floor	2107.3 Sq ft		
		0.5 × 3.3 × 3.3	= 5.3
		0.5 × 3.3 × 3.3	= 5.3
		4.4 × 3.3	= 14.5
		13.2 × 7.4	= 97.3
		0.5 × 3.2 × 3.2	= 5.1
		0.5 × 3.2 × 3.2	= 5.1
		4.6 × 3.2	= 14.5
		10.9 × 0.6	= 6.5
		20.5 × 3	= 61.5
		46.9 × 5.4	= 253.4
		53.2 × 2.3	= 122.4
		0.5 × 3.6 × 3.6	= 6.5
		56.7 × 3.6	= 204.5
		60.3 × 5.3	= 319.7
		0.5 × 3.6 × 3.6	= 6.5
		56.7 × 3.6	= 204.5
		47.3 × 7.6	= 359.6
		13 × 9.6	= 124.8
		0.5 × 3.7 × 3.7	= 7
		0.5 × 3.7 × 3.7	= 7
		5.5 × 3.7	= 20.6
		26.6 × 9.6	= 255.6
Total Living Area (Rounded):	4677 Sq ft		
Non-living Area			
2 Car Detached	1086.2 Sq ft	41.3 × 26.3	= 1086.2
Breezeway	147.7 Sq ft	0.5 × (4.5 + 4.4) × 33	= 147.7
Open to Below	73.9 Sq ft	7.7 × 9.6	= 73.9

Building Sketch (Page - 5)

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Area Calculations Summary

Non-living Area		
Covered Porch	981.4 Sq ft	$0.5 \times 5.3 \times 5.9 = 15.7$ $0.5 \times 5.9 \times 5.3 = 15.7$ $10 \times 5.9 = 59.1$ $0.5 \times 5.7 \times 5.7 = 16.2$ $0.5 \times 5.7 \times 5.7 = 16.2$ $9 \times 5.7 = 51.3$ $10 \times 0.7 = 7$ $17 \times 0.7 = 11.9$ $0.5 \times 2.9 \times 2.9 = 4.2$ $17 \times 2.9 = 49.3$ $0.5 \times 3.6 \times 3.6 = 6.5$ $10 \times 3.6 = 36.1$ $0.5 \times 0.7 \times 0.7 = 0.2$ $0.5 \times 0.7 \times 0.7 = 0.2$ $19.9 \times 0.7 = 14.1$ $0.5 \times 2.1 \times 2.1 = 2.2$ $40 \times 2.1 = 83.8$ $0.5 \times 0.4 \times 0.4 = 0.1$ $0.5 \times 0.4 \times 0.4 = 0.1$ $0.4 \times 7.7 = 3$ $0.5 \times 3.6 \times 3.6 = 6.5$ $7.1 \times 2.6 = 18.8$ $0.5 \times 1.7 \times 1.5 = 1.3$ $5.4 \times 1.5 = 8.2$ $5.4 \times 6.6 = 35.6$ $15 \times 0.6 = 9$ $0.5 \times 2.8 \times 2.8 = 3.9$ $15 \times 2.8 = 42.1$ $0.5 \times 0.4 \times 0.4 = 0.1$ $0.5 \times 0.4 \times 0.4 = 0.1$ $7.4 \times 0.4 = 2.8$ $0.5 \times 7 \times 7 = 24.6$ $26.9 \times 7 = 188.3$ $0.5 \times 3.7 \times 3.7 = 7$ $15.2 \times 3.7 = 57$ $0.5 \times 0.1 \times 0.1 = 0$ $0.5 \times 0.1 \times 0.1 = 0$ $0.1 \times 9.4 = 0.6$ $0.5 \times 3.7 \times 3.7 = 6.8$ $5.7 \times 3.7 = 21.2$ $5.7 \times 10.2 = 58.6$ $0.5 \times 1.5 \times 1.7 = 1.3$ $11.3 \times 1.5 = 17.1$ $13 \times 5.5 = 71.3$ $0.5 \times 3.6 \times 3.6 = 6.5$
Quarters	752.6 Sq ft	$43.5 \times 17.3 = 752.6$
Overhang	1451.5 Sq ft	$83.9 \times 17.3 = 1451.5$
Office	644 Sq ft	$28 \times 23 = 644$
Office	597.4 Sq ft	$29 \times 20.6 = 597.4$
Wash Room	124.5 Sq ft	$9.8 \times 12.7 = 124.5$
Quarters	1102.2 Sq ft	$29 \times 32.5 = 942.5$ $9.8 \times 16.3 = 159.7$
Storage	400.2 Sq ft	$13.8 \times 29 = 400.2$
Storage	730.8 Sq ft	$29 \times 25.2 = 730.8$
Barn	5362.4 Sq ft	Negative Arc = 8.6
2 Car Carport	465.1 Sq ft	$23 \times 20.2 = 465.1$
Carport/utility storage	1012 Sq ft	$20 \times 50.6 = 1012$

Subject Photo Page

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**Subject Front**

33174 FM 1736 Rd

Sales Price

Gross Living Area

Total Rooms

Total Bedrooms

Total Bathrooms

Location

View

Site

Quality

Age

**Subject Rear****Subject Street**

Photograph Addendum

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**Front view****Barn****Utility/Storage**

Qualifications

QUALIFICATIONS

General

Audrey Herndon has been actively learning real estate appraisal since 1999. She received her residential training through several companies in Houston, TX and has been active in residential appraisal since 2005. She is a Certified Residential Appraiser for the State of Texas, License no. TX-1338591-R with a SRA designation through the Appraisal Institute. She is certified to perform FHA appraisals and stays current on standards and requirements for HUD/FHA.

Education

She attended Sam Houston State University on scholarship from the Texas Department of Education from 1999-2001; Received an Assoc. of Applied Science from Tomball Community College in 2002; Graduated from Texas State University with a Bachelor of Arts degree in Biology and a minor in Photography in 2004.

Appraisal Courses

Appraisal Institute: Appraisal Principles, Appraisal Procedures, 15-hour USPAP (2009), 7-hr USPAP update (2018 & 2019), Apartment Appraisal, General Appraiser Income (parts 1 & 2), Statistics, Modeling and Finance, Appraisal Institutes Business Practices and Ethics, Advanced Workshop in Appraisal Concepts Using Excel (Basics and Sales/Rent Analysis), Appraising the Appraisal- Appraisal Review-Residential, Seller Concessions, The Woodlands Development, Form 1004MC: Accurately Analyzing and Reporting Market Conditions, Advanced Residential Applications & Case Studies, Pt. I, Advanced Residential Report Writing, Pt. II., Houston's New Formula for Economic Growth, State of the Economy and Houston R.E. Market, Residential Market Analysis and Highest & Best Use, Supervisory Appraiser/Trainee Appraiser Course, Reappraising, Readdressing, Reassigning: What to Do and Why, Agreement of Services, Hypothetical Conditions and Extraordinary Assumptions, Income Approach for Residential Appraisers, Appraising Condos, Co-ops, and PUDS, The Appraiser as an Expert Witness: Preparation & Testimony, Advanced Land Valuation, Transferred Value, Raise Your Appraiser IQ.

Other Institutions: Residential Market Analysis and Highest and Best Use, Residential Report Writing and Case Studies, Appraisal Challenges: Declining Markets and Sales Concessions, Private Appraisal Assignments, Relocation Appraisal is Different, Appraising FHA Today, the Dirty Dozen, Relocation Appraisal and the ERC Form.

Experience

Audrey has worked as a licensed residential appraiser since 2005, and was certified in 2009. She has performed appraisals of all types to including: typical single family residential, vacant land, luxury/multi-million dollar property, unique/complex property, mansions, replacement cost, proposed & new construction, multi-family residential, small apartments, foreclosures and renovations including cost to cure, divorce and estate settlement, loss reporting, tax appeal, condominium, relocation, equestrian property and rural property (improved and vacant).

- October 2004 – July 2007: Employed by Bill Jackson & Associates, an appraisal firm located at 17024 Butte Creek Dr, Houston, TX; ph. 281.444.7744; performed residential appraisals;
- July 2007- 2013: Performed contract work for Leland Conn & Associates, an appraisal firm located at 1331 Serene Trails, Tomball, TX; ph. 281.255.9293; performing primarily commercial appraisal.
- December 2010- Current: Owner/ operator, Valuation Services as senior appraiser; perform residential appraisals and review.

VALUATION SERVICES • PO BOX 686, TOMBALL, TX 77577 • PH. 281.780.9072

License



**Certified Residential
Real Estate Appraiser**

Appraiser: **AUDREY LAINE HERNDON**
License #: **TX 1338591 R** License Expires: **11/30/2021**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.



Douglas E. Oldmixon
Commissioner