



Aegis Appraisals Inc  
1095 Evergreen Cir, Suite 400  
The Woodlands, TX 77380  
(281) 305-4222

02/17/2022

Vicky Kuczbel-Rogers  
10007 Croger Dr  
Magnolia, TX 77354

Re: Property: 10007 Croger Dr  
Magnolia, TX 77354  
Borrower: N/A  
File No.: 2202A0257

Gross Living Area 2,645 sq ft  
Effective Date: 02/17/2022

In accordance with your request, we have measured the above referenced property. The detailed sketch is attached.

The scope of work for this assignment was to complete an interior and exterior inspection, which includes measurement of the subject with adherence to standards set forth in ANSI Z765-2003, "American National Standard for Single Family Residential Buildings, Method for Calculating Square Footage". Please note: The resulting square footage total of Gross Living Area (GLA) differs from the sq ft published in your property's tax record. Discrepancies between MCAD and actual measurements are typical as MCAD does not always rely on actual field measurements and will sometimes use builder plans which can change during the building process. Please see the attached sketch for details and living area calculations.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

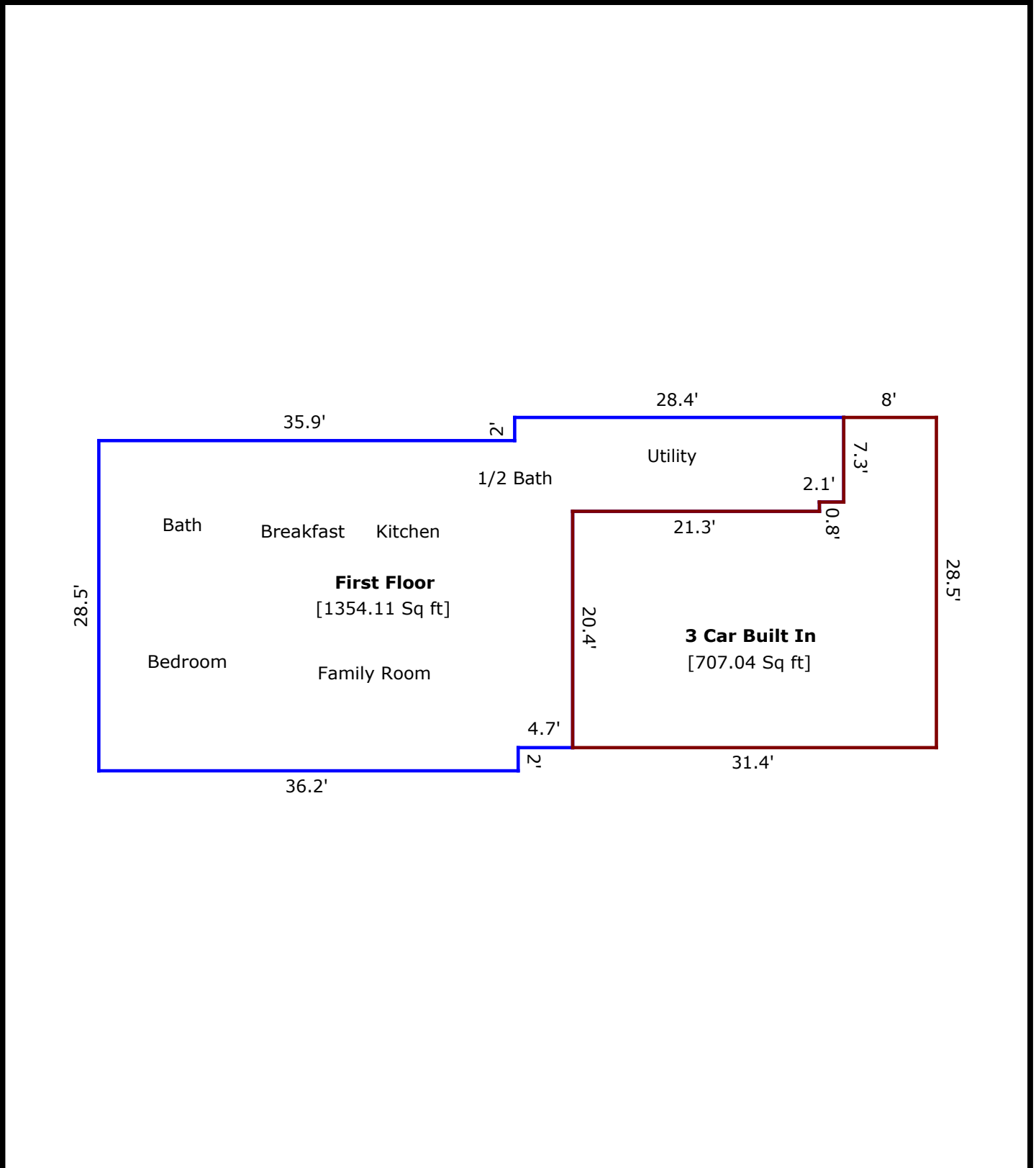
Sincerely,

A handwritten signature in blue ink that reads "Steven Lee Weber". The signature is fluid and cursive, with the first name being the most prominent.

Steven Lee Weber  
License or Certification #: 1360260  
State: TX Expires: 12/31/2023  
orders@aegisappraisals.com

## Building Sketch (Page - 1)

Borrower	N/A						
Property Address	10007 Croger Dr						
City	Magnolia	County	Montgomery	State	TX	Zip Code	77354
Lender/Client							



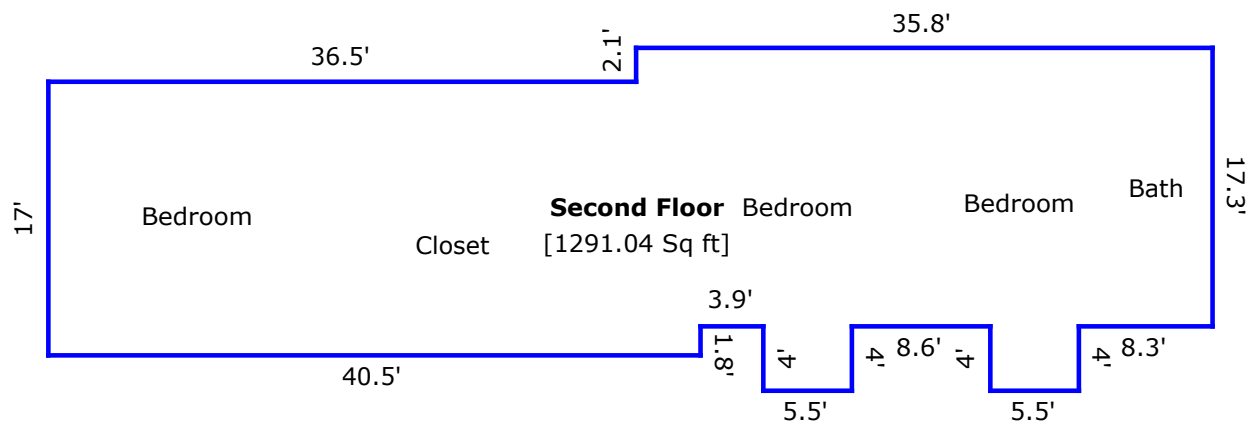
TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Calculation Details	
First Floor	1354.1 Sq ft	$28.5 \times 35.9 = 1023.2$ $7.3 \times 2.1 = 15.3$ $8.1 \times 21.3 = 172.5$ $5 \times 28.5 = 142.5$ $0.3 \times 2 = 0.6$
<b>Total Living Area (Rounded):</b>	<b>1354 Sq ft</b>	
Non-living Area		
3 Car Built In	707 Sq ft	$20.4 \times 21.3 = 434.5$ $8 \times 7.3 = 58.4$ $10.1 \times 21.2 = 214.1$

## Building Sketch (Page - 2)

Borrower	N/A						
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TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Area	Calculation Details
Second Floor	1291 Sq ft	$5.5 \times 4 = 22$ $5.5 \times 4 = 22$ $17.3 \times 31.8 = 550.1$ $4 \times 2.1 = 8.4$ $40.5 \times 17 = 688.5$
<b>Total Living Area (Rounded):</b>	<b>1291 Sq ft</b>	

## Appraiser's License



### Certified Residential Real Estate Appraiser

Appraiser: **STEVEN LEE WEBER**

License #: **TX 1360260 R**

License Expires: **12/31/2023**

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

For additional information or to file a complaint please contact TALCB at [www.talcb.texas.gov](http://www.talcb.texas.gov).

  
Chelsea Buchholtz  
Commissioner