

SEAN M. MURPHY

REAL ESTATE APPRAISER & CONSULTANT

I, Sean Murphy, physically measured the main residence at 151 Oak Run Lane, Round Top, Texas on 05/10/2022. The residence contained 3,587 sq.ft. of living area (1,882.73 sq.ft. on first level and 1,704.64 sq.ft. on second level), 428 sq.ft. of insulated and air conditioned elevator shaft area, 428 sq.ft. covered wood porch, 321 sq.ft. covered stone patio, 197 sq.ft. stone stairway and 72 sq.ft. front covered porch.

Please see attached sketch for dimensions and layout of improvements.

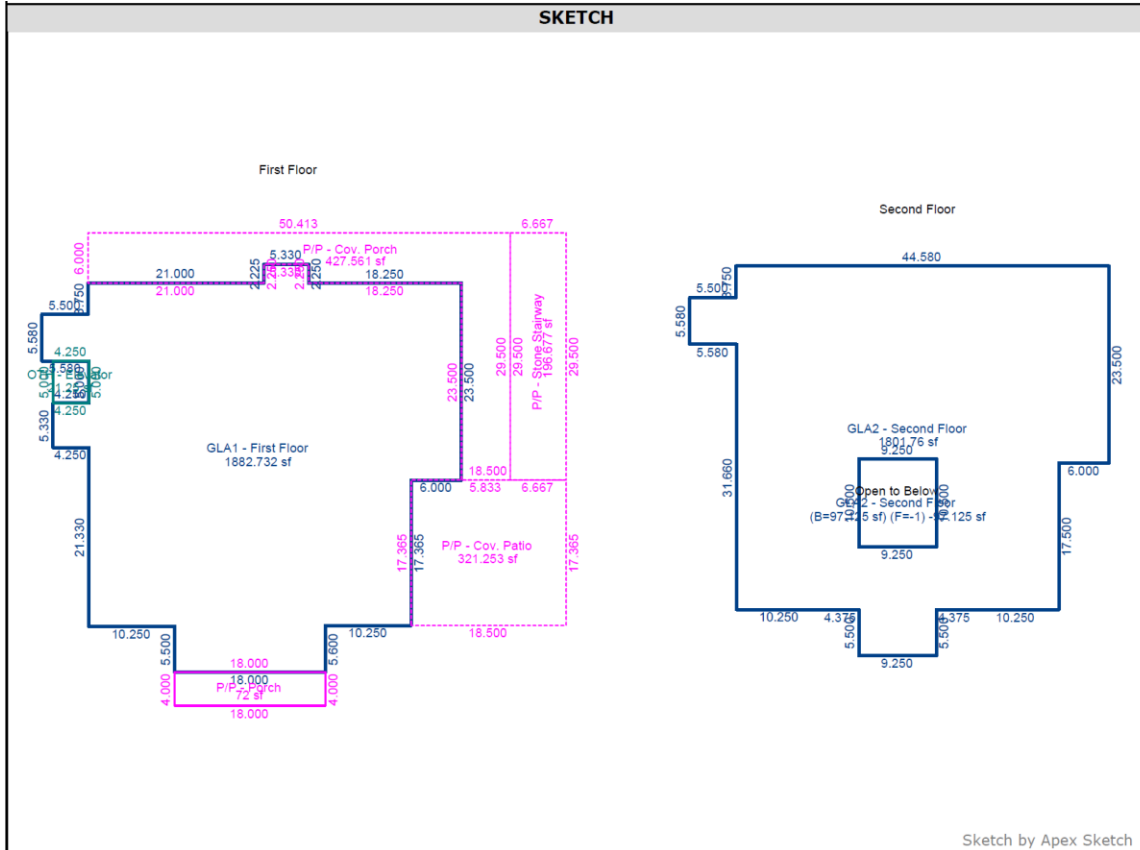
If you have any questions or concerns regarding the measurements provided please feel free to contact me.

Thanks,



Sean Murphy
Rohde, Murphy & Co
State Licensed Appraiser #1350087-L

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.000	1882.732	206.090	1882.732
GLA2	Second Floor	1.000	1801.760	193.150	
OTH	Second Floor	-1.000	-97.125	39.500	1704.635
OTH	Elevator	1.000	21.250	18.500	21.250
P/P	Cov. Porch	1.000	427.561	164.326	
	Cov. Patio	1.000	321.253	71.730	
	Stone Stairway	1.000	196.677	72.334	
	Porch	1.000	72.000	44.000	1017.490
	Net LIVABLE	cnt	3 (rounded)		3,587

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3



Licensed Residential Real Estate Appraiser

Appraiser: **Sean Michael Murphy**

License #: **TX 1350087 L**

License Expires: **04/30/2023**

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:
Licensed Residential Real Estate Appraiser

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


Chelsea Buchholtz
Commissioner