

PROPERTY MEASUREMENT REPORT



LOCATED AT

24891 Highway 6
Hempstead, TX 77445

ABS A313700 A-137 PETER HARPER TRACT 17 ACRES 3.575 P/O 7.504 ACRES

FOR

Wendy Cline

AS OF

07/19/2022

BY

Richard F. Herndon Jr
Valuation Services
311 Oxford St
Tomball, TX 77377
(832) 887-9856
rick@re-vs.com
www.re-vs.com

Borrower	N/A	File No. RH-22-050
Property Address	24891 Highway 6	
City	Hempstead	County Waller
Lender/Client	Wendy Cline	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).

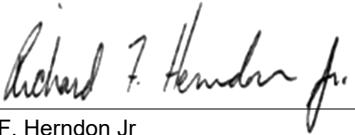
Comments on Appraisal and Report Identification

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 \$300.

APPRAISER:

Signature: 

Name: Richard F. Herndon Jr.

State Certification #: 1360494

or State License #:

State: TX Expiration Date of Certification or License: 01/31/2024

Date of Signature and Report: 07/20/2022

Effective Date of Appraisal: 07/19/2022

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 07/19/2022

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): _____

Borrower	N/A			
Property Address	24891 Highway 6			
City	Hempstead	County	Waller	State TX Zip Code 77445
Lender/Client	Wendy Cline			

The property located at 24891 Highway 6, Hempstead, TX 77445 was measured by Richard F. Herndon Jr. a state certified residential appraiser, with over 15 years of residential appraisal and measuring experience.

The gross building area (GBA) 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".

This appraiser is not an architect or an engineer. Due to the irregular configuration of the improvements being measured, the GBA has been calculated to the best of this appraiser's capabilities and is approximate. GBA deviation is possible from architectural plans, builder warranty, county tax authorities, or a different appraiser. The resulting GBA 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.

I have referred to this as GBA versus GLA. The main structure was reportedly used as a business and it is my belief that this will continue to be a commercial property. The 'home' itself, has several areas that are considered to be curable functional obsolescence. In order to cure these areas and be used as a single family residence, the interior floor plan would need to be reconfigured. The two main areas of concern are the 8' corridors on either side of the main home (approximately 700 sf). These were once porches and have since been enclosed. Typically, a home would not be constructed in this fashion and may command a discount. Measurements are listed below.

Gross living area:

Main Home first floor with corridors:	2,801 sf
Main Home Second Floor:	775 sf
Total Building Area:	3,576 sf

Secondary Improvements

Garage / Work Shop:	892 sf
Metal Building:	6,000 sf
Metal Building Loft Area:	3,525 sf
Guest House:	730 sf

Subject Photo Page

Borrower	N/A
Property Address	24891 Highway 6
City	Hempstead
Lender/Client	Wendy Cline

**Subject Front**

24891 Highway 6
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

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

Photograph Addendum

Borrower	N/A
Property Address	24891 Highway 6
City	Hempstead
Lender/Client	Wendy Cline



Garage / Work Shop



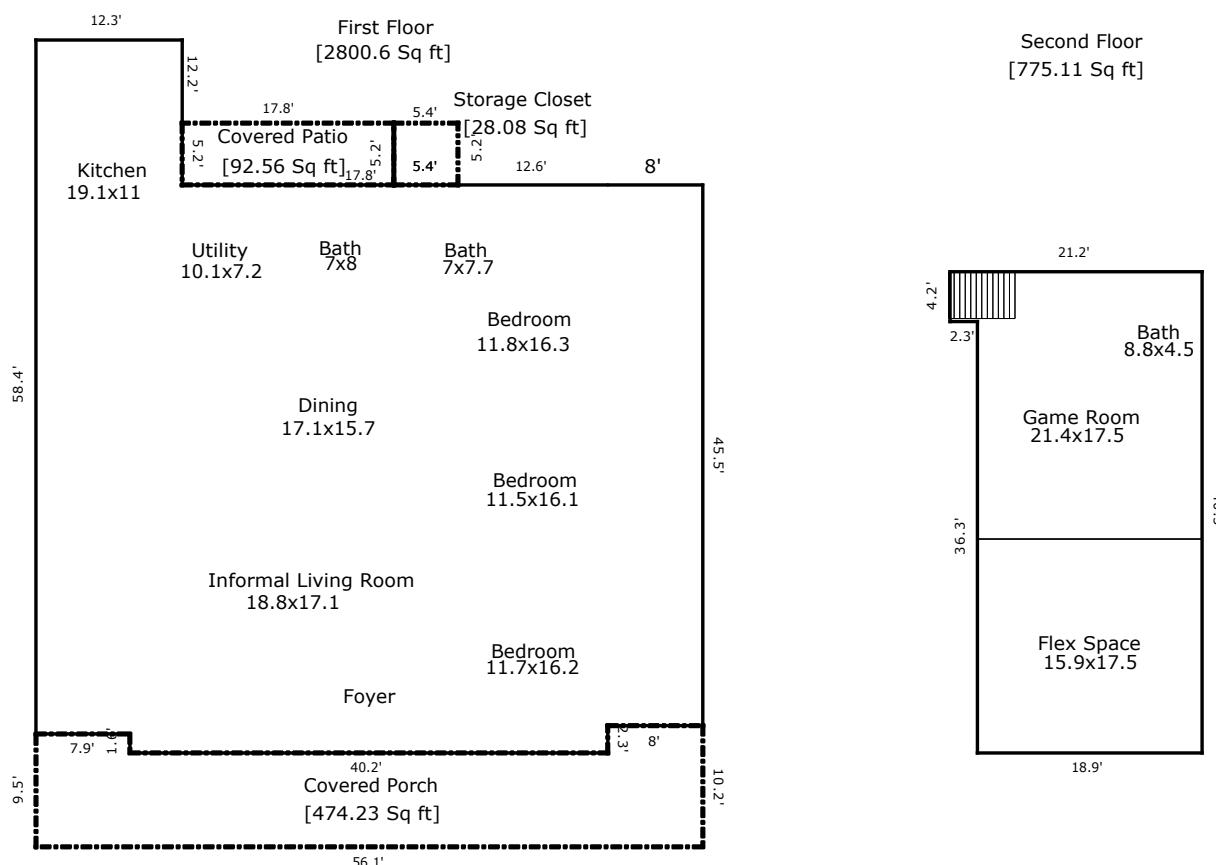
Guest House
No interior measurements taken due to safety concerns



Metal Building
3,600 sf of covered porch

Building Sketch (Page - 1)

Borrower	N/A		
Property Address	24891 Highway 6		
City	Hempstead	County	Waller
Lender/Client	Wendy Cline		



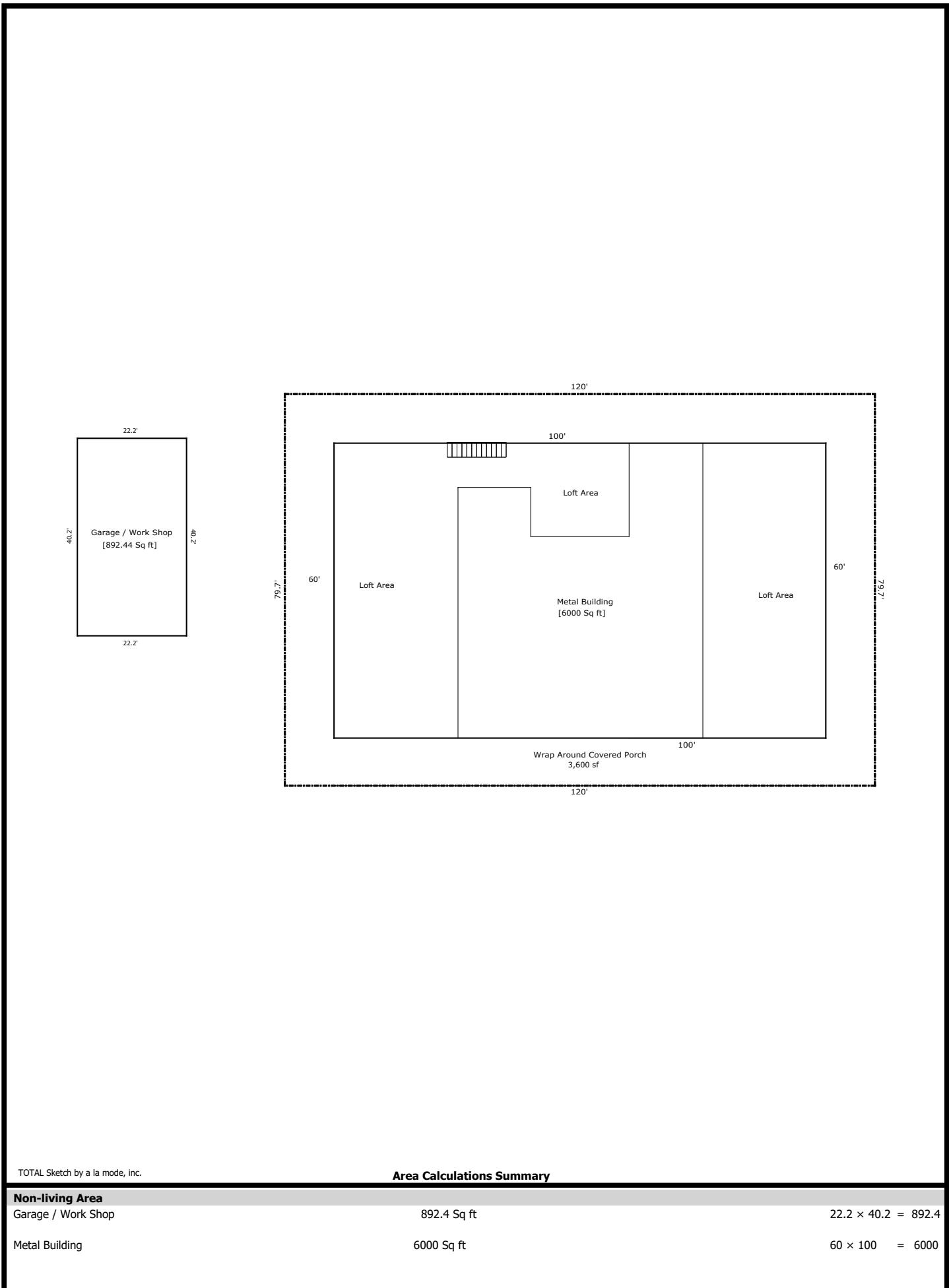
TOTAL Sketch by a la mode, inc

Area Calculations Summary

Living Area		Calculation Details
First Floor	2800.6 Sq ft	$12.3 \times 12.2 = 150.1$ $56.1 \times 45.5 = 2552.6$ $0.7 \times 7.9 = 5.5$ $2.3 \times 40.2 = 92.5$
Second Floor	775.1 Sq ft	$4.2 \times 2.3 = 9.7$ $40.5 \times 18.9 = 765.4$
Total Living Area (Rounded):	3576 Sq ft	
Non-living Area		
Covered Porch	474.2 Sq ft	$9.5 \times 7.9 = 75$ $10.2 \times 8 = 81.6$ $7.9 \times 40.2 = 317.6$
Covered Patio	92.6 Sq ft	$17.8 \times 5.2 = 92.6$
Storage Closet	28.1 Sq ft	$5.4 \times 5.2 = 28.1$

Building Sketch (Page - 2)

Borrower	N/A
Property Address	24891 Highway 6
City	Hempstead
Lender/Client	Wendy Cline



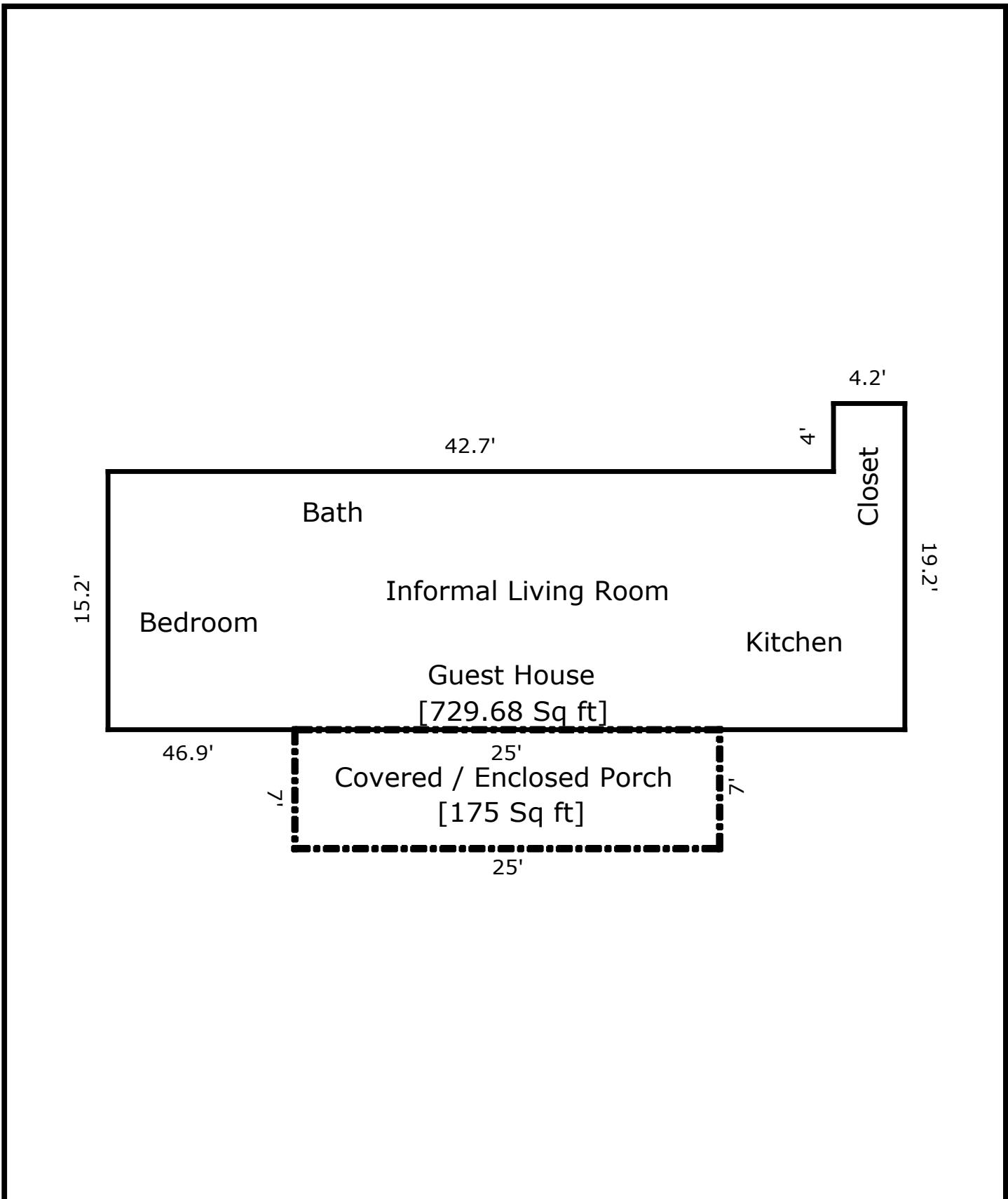
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Non-living Area		
Garage / Work Shop	892.4 Sq ft	$22.2 \times 40.2 = 892.4$
Metal Building	6000 Sq ft	$60 \times 100 = 6000$

Building Sketch (Page - 3)

Borrower	N/A
Property Address	24891 Highway 6
City	Hempstead
Lender/Client	Wendy Cline



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Non-living Area		
Covered / Enclosed Porch	175 Sq ft	$25 \times 7 = 175$
Guest House	729.7 Sq ft	$4.2 \times 4 = 16.8$ $15.2 \times 46.9 = 712.9$

Qualifications

General

Richard F. Herndon Jr. has been active in real estate appraisal since 2007. He received his residential training through two companies in the Houston metro area and has been very active in residential appraisal for the past 15 years. He is a Certified Residential Appraiser for the State of Texas, Certification no. TX-1360494-R. He is certified to perform FHA appraisals and stays up to date on standards and requirements for HUD/FHA.

Education

He attended Sam Houston State University from 1999-2001; Graduated with a Bachelor of Arts degree in Criminal Justice and a minor in History in December 2001.

Appraisal Courses

Champions School of Real Estate: Residential Market Analysis & Highest & Best Use, Residential Site Valuation & Cost Approach, Advanced Residential Case Studies, Statistics, Modeling and Finance, Mastering Unique & Complex Properties, and FHA Analysis.

McKissack: USPAP Update 2022-2023, The Fundamentals of Appraising Luxury Homes, Understanding Luxury Home Features, New Construction Essentials: Luxury Homes, The FHA Handbook 4000.1, REO & Foreclosures, Avoiding Mortgage Fraud, Bifurcated, Hybrid Appraisals and Evaluations.

Other Institutions: Apartment Appraisal, How to Analyze & Value Income Properties, The Cost Approach, Introduction to Legal Description, Current Issues in Appraising, Land & Site Valuation, Form 1004MC: Accurately Analyzing and Reporting Market Conditions and the Dirty Dozen.

Real Estate Courses

Champions School of Real Estate: Law of Agency, Principles, Practices & Principles of Real Estate II, and Law of Contracts.

Experience

Richard has worked as a certified residential appraiser since January 2016. He has performed appraisals of all types to including: community land trust or Leasehold appraisals, standard mortgage appraisals, FHA and reverse mortgage appraisals, multi-million dollar appraisals, high-end and unique/complex property appraisal, proposed construction, master appraisals (land and improved), new construction, small income producing housing, small apartments, foreclosure including cost to cure, divorce and estate settlement, tax appeal, multi-family, condominium, relocation, and rural property. He also has commercial appraisal experience in appraising: land, RV Parks, Apartments, Office Warehouses, and auto dealerships.

- July 2007 - 2012: Perform contract work for Leland Conn & Associates, an appraisal firm located at 1331 Serene Trails, Tomball, TX; ph. 281.255.9293; performing primarily residential and commercial appraisals.
- December 2010- Current: Co-Owner / Operator, Valuation Services; perform residential appraisals and appraisal review.

CertificationTEXAS APPRAISER LICENSING &
CERTIFICATION BOARD**Certified Residential
Real Estate Appraiser****Appraiser: Richard Farmer Herndon Jr****License #: TX 1360494 R****License Expires: 01/31/2024**

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.

Chelsea Buchholtz
Commissioner