

PROPERTY MEASUREMENT OF REAL PROPERTY

LOCATED AT

33415 Mayer Rd
Waller, TX 77484-6810
PT TR 8A (HOMESITE) ABST 966 I&GNRR

FOR

Wendy Cline/ Thomas Phillips
33415 Mayer Rd
Waller, TX 77484

AS OF

06/16/2022

BY

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

Borrower	Thomas & Marjorie Phillips						
Property Address	33415 Mayer Rd						
City	Waller	County	Waller	State	TX	Zip Code	77484-6810
Lender/Client	N/A						

The property located at 33415 Mayer Rd, Waller, TX 77484 was measured by Audrey L. Herndon, SRA and state certified residential appraiser, with over 18 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".

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: 3104.38 sf

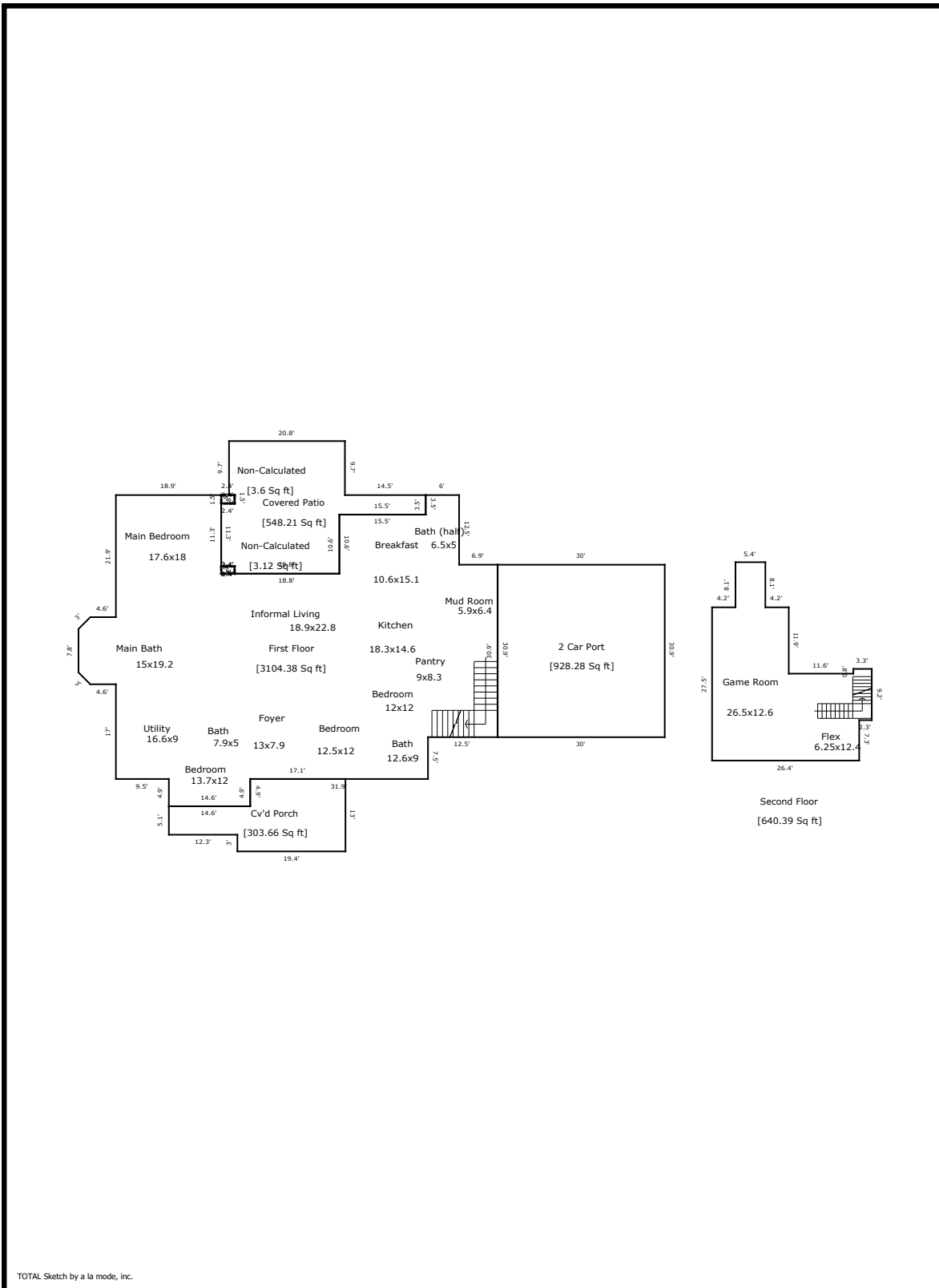
Second Floor: 640.39 sf

Total GLA: 3745 sf

Quarters in Metal Building: 784 sf

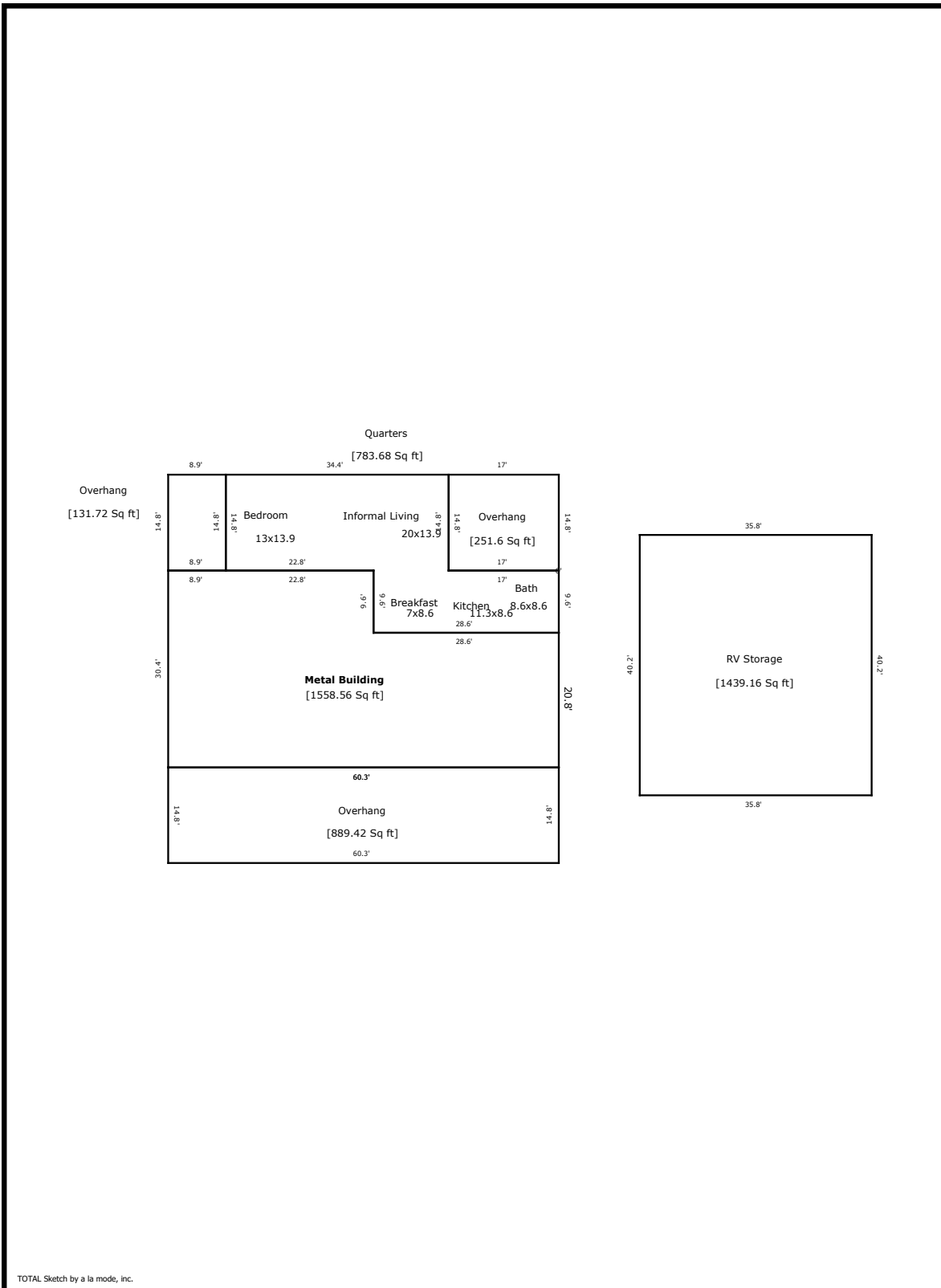
Building Sketch (Page - 1)

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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.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	3104.4 Sq ft	$30.9 \times 6.9 = 213.5$ $43.4 \times 5.6 = 243.3$ $50.9 \times 0.4 = 20.4$ $47.4 \times 15.5 = 735.4$ $36.8 \times 16 = 589.5$ $41.7 \times 5.2 = 217.1$ $55.8 \times 9.4 = 524.9$ $50.9 \times 9.5 = 484$ $12 \times 4.6 = 55.4$ $0.5 \times 2.1 \times 2.1 = 2.2$ $0.5 \times 2.1 \times 2.1 = 2.2$ $7.8 \times 2.1 = 16.5$
Second Floor	640.4 Sq ft	$5.4 \times 8.1 = 43.3$ $13.8 \times 11.9 = 163.6$ $15.6 \times 25.4 = 395.5$ $3.3 \times 9.2 = 30.4$ $7.2 \times 1 = 7.6$
Total Living Area (Rounded):	3745 Sq ft	
Non-living Area		
Covered Patio	548.2 Sq ft	$20.8 \times 9.7 = 201.8$ $11.3 \times 2.4 = 27.1$ $14.1 \times 18.8 = 265.1$ $15.5 \times 3.5 = 54.2$
Cv'd Porch	303.7 Sq ft	$13 \times 17.1 = 222.3$ $2.3 \times 3 = 6.9$ $14.6 \times 5.1 = 74.5$
2 Car Port	928.3 Sq ft	$30 \times 30.9 = 928.3$
Quarters	783.7 Sq ft	$34.4 \times 14.8 = 509.1$ $9.6 \times 28.6 = 274.6$
Overhang	889.4 Sq ft	$60.3 \times 14.8 = 889.4$
Overhang	131.7 Sq ft	$14.8 \times 8.9 = 131.7$
Overhang	251.6 Sq ft	$17 \times 14.8 = 251.6$
RV Storage	1439.2 Sq ft	$40.2 \times 35.8 = 1439.2$
Metal Building	1558.6 Sq ft	$30.4 \times 31.7 = 963.7$ $28.6 \times 20.8 = 594.9$

Photograph Addendum

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**Metal building with quarters****RV/Carport**

Subject Photo Page

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**Subject Front**

33415 Mayer Rd
 Sales Price
 Gross Living Area 3,745
 Total Rooms 10
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location
 View
 Site
 Quality
 Age

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

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 (2020 & 2021), Apartment Appraisal, General Appraiser Income (parts 1 & 2), Statistics, Modeling and Finance, Appraisal Institutes Business Practices and Ethics (2020), 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, Desktop Appraisals, Getting it Right from the Start: A Workout Plan for Your Scope of Work, Rural Valuation Basics.

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 and other appraisal services to including: typical single family residential, manufactured homes, 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).

To date, she has completed appraisals for the following government entities: Internal Revenue Service, Harris, Fort Bend and Montgomery County Appraisal Districts, and the Department of Justice.

Work History

- October 2004 – July 2007: Employed by Bill Jackson & Associates, performed residential appraisals
- July 2007- 2013: Contracted for hire by Leland Conn & Associates; performed primarily commercial appraisal.
- December 2010- Current: Owner/ operator, Valuation Services as senior appraiser; perform residential appraisals and review, train up and coming appraisers.

Valuation Services · PO BOX 686, Tomball, TX 77377 · Ph. 281.780.9072

License**Certified Residential
Real Estate Appraiser****Appraiser: AUDREY LAINE HERNDON****License #: TX 1338591 R****License Expires: 11/30/2023**

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:
Certified Residential Real Estate Appraiser

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

Chelsea Buchholtz
Commissioner