

APPRAISAL OF



A Single Family Residence

LOCATED AT:

909 Wildwood Dr
Deer Park, TX 77536

CLIENT:

R. Price Blalock
909 Wildwood Dr
Deer Park, TX 77536

AS OF:

January 12, 2023

BY:

Krista Lancton
TX 1337511-R

Market Elite, Inc.
Residential Appraisals

File No. M2301001

January 13, 2023

R. Price Blalock
909 Wildwood Dr
Deer Park, TX 77536

File Number: M2301001

To Whom It May Concern,

In accordance with your request, I have appraised the real property at:

909 Wildwood Dr
Deer Park, TX 77536

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of January 12, 2023 is:

\$250,000
Two Hundred Fifty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Respectfully Submitted,



Krista Lancton
TX 1337511-R
Exp 11/30/2023

Appraisal Report Residential Appraisal Report

File No. M2301001

PURPOSE	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.			
	Client Name/Intended User R. Price Blalock		E-mail price@lucidrealty.net	
	Client Address 909 Wildwood Dr		City Deer Park	State TX Zip 77536
	Additional Intended User(s) Real Estate Professionals			
Intended Use To determine market value for listing purposes.				

SUBJECT	Property Address 909 Wildwood Dr		City Deer Park	State TX Zip 77536
	Owner of Public Record J P Blalock		County Harris	
	Legal Description Lot 18, Block 2, Erin Glen, Section 8			
	Assessor's Parcel # 1157850020018	Tax Year 2022	R.E. Taxes \$ 6,172	
	Neighborhood Name Erin Glen	Map Reference KM 538P	Census Tract 3425.00	
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)				

SALES HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.			
	Prior Sale/Transfer: Date 09/02/2022	Price Undisclosed	Source(s) Tax Records	
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) The subject transferred ownership on 09/02/2022 per tax records. No prior sales were found for the comparable sales within the 12 months preceding their respective sale dates.			
	Offerings, options and contracts as of the effective date of the appraisal The subject is currently listed for \$250,000 per HARMLS#81561915. It was listed on 01/09/2023.			

NEIGHBORHOOD	Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	55 %		
	Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	0 %		
	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	167 Low	15	Multi-Family	5 %		
	Neighborhood Boundaries W 13th St to the north, Center St to the east, Pasadena Blvd to the south, and Beltway 8 to the west.		610 High	71	Commercial	30 %		
			255 Pred.	44	Other Vacant	10 %		
	Neighborhood Description The neighborhood is located approximately 19 miles SE of downtown Houston in the Deer Park market area. Homes in this area vary in terms of size, age, and quality of construction. The neighborhood is within close proximity to centers of employment, shopping, transportation and schools. Appeal to the market is considered average.							
	Market Conditions (including support for the above conclusions) The current market in the area is considered stable with supply/demand generally in balance. Various types of financing are available at rates acceptable to purchasers. Seller concessions up to 3% are considered typical in this market segment. The estimated marketing time at the value estimate provided is not expected to exceed three months.							

SITE	Dimensions 65x117	Area 7605 Sq.Ft.	Shape Rectangular	View Residential				
	Specific Zoning Classification No Zoning	Zoning Description No Zoning - See Attached Addendum						
	Zoning Compliance <input type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input checked="" type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. See Attached						
	Addendum							
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>
Site Comments It is assumed that typical utility easements exist. A site survey should be relied upon for any adverse conditions such as encroachments and/or other easements. The appraiser has no expertise regarding adverse environmental conditions. If the client has any concerns he or she should contact an environmental specialist. No portion of the subject site appears to be located within a FEMA flood hazard area.								

IMPROVEMENTS	GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials		INTERIOR materials		
	Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input type="checkbox"/>	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Average		Floors	VnPlank, Tile/Gd		
	# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Brick, VnSdg/Avg		Walls	Sheetrock/Gd		
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0.0000 sq. ft.	Roof Surface	Composition/Avg		Trim/Finish	Wood/Good		
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Aluminum/Avg		Bath Floor	Tile/Average		
	Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Aluminum/Avg		Bath Wainscot	Tile/Average		
	Year Built 1984		Storm Sash/Insulated	None		Car Storage	<input type="checkbox"/> None		
	Effective Age (Yrs) 15		Screens	Yes/Average		<input checked="" type="checkbox"/> Driveway # of Cars 2			
	Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #0		Driveway Surface Concrete			
	<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence Wood	<input checked="" type="checkbox"/> Garage # of Cars 2				
	<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Conc	<input checked="" type="checkbox"/> Porch Conc	<input type="checkbox"/> Carport # of Cars 0				
	<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in				
	Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)								
	Finished area above grade contains: 5 Rooms 3 Bedrooms 2 Bath(s) 1,535 Square Feet of Gross Living Area Above Grade								
	Additional Features Covered entry porch, rear covered patio, two car attached garage, fireplace, fenced rear yard, ceiling fans, and quartz countertops in the kitchen and baths.								
Comments on the Improvements The subject is an average quality home, currently in good overall condition. Less than typical physical depreciation is noted due to recent updates including vinyl plank flooring, interior paint, light fixtures and ceiling fans, bathroom countertops, sinks and faucets, and kitchen countertops, tile backsplash, sink and faucet. No functional or external inadequacies noted. No repair items noted.									

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsol, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.

11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The scope of this assignment included an interior/exterior viewing of the subject property on 01/12/2023, the effective date of the appraisal. As part of the property viewing, significant physical characteristics were cataloged and analyzed, and the improvements were photographed. The appraiser used data from a variety of sources, including the local MLS system and county records, and researched data on comparable sales in the general market area. The sales comparison approach was determined to provide meaningful input and was developed, while the cost approach and income approach were not considered relevant and therefore not developed. The appraiser has summarized relevant analysis and conclusions in this report.

Appraisal Report
Residential Appraisal Report

File No. M2301001

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- 1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's 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.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: [X] Market Value [] Other Value: _____

Source of Definition: Office of the Controller of the Currency under 12 CFR, Part 34, Subpart C

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
(2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
(3) A reasonable time is allowed for exposure in the open market;
(4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
(5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

ADDRESS OF THE PROPERTY APPRAISED:

909 Wildwood Dr

Deer Park, TX 77536

EFFECTIVE DATE OF THE APPRAISAL: 01/12/2023

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 250,000

APPRAISER

Signature: Krista Lancton
Name: Krista Lancton

Company Name: Market Elite, Inc.

Company Address: P.O. Box 12151

Spring, TX 77391

Telephone Number: 832-659-7553

Email Address: krista@marketeliteappraisals.com

State Certification # 1337511-R

or License #

or Other (describe): State #:

State: TX

Expiration Date of Certification or License: 11/30/2023

Date of Signature and Report: 01/13/2023

Date of Property Viewing: 01/12/2023

Degree of property viewing:

[X] Interior and Exterior [] Exterior Only [] Did not personally view

SUPERVISORY APPRAISER

Signature:
Name:

Company Name:

Company Address:

Telephone Number:

Email Address:

State Certification #

or License #

State:

Expiration Date of Certification or License:

Date of Signature:

Date of Property Viewing:

Degree of property viewing:

[] Interior and Exterior [] Exterior Only [] Did not personally view

ADDENDUM

Client: R. Price Blalock

File No.: M2301001

Property Address: 909 Wildwood Dr

Case No.:

City: Deer Park

State: TX

Zip: 77536

Zoning Description

There is no formal zoning in this area. The neighborhood is deed restricted to ensure the homogeneous nature of the development. The property could be rebuilt if destroyed, with no variance needed. This is typical for Harris County and southeast Texas. The lack of formal zoning does not affect marketability in this area.

Highest and Best Use

The relevant legal, physical and economic factors were analyzed to the extent necessary and resulted in a conclusion that the current use of the subject property as single family residential is the highest and best use.

Comments on Sales Comparison

The comparables utilized were found to be the most recent, similar and proximate data currently available, following a thorough search of available data sources. The sales bracket the subject's age and GLA.

The subject and comparables are located on lots similar in size and utility. No site adjustments are warranted. The features such as garage/carport, fireplace, and porch/patio are adjusted by paired sales analysis.

Sale 1 is a smaller size home with similar features. This is the most recent sale. Sale 2 is a larger size home with similar features. Sale 3 is a larger size home with no fireplace. Sale 4 is a smaller size home with similar features. Sale 5 is a similar size home with similar features.

Comparable 6 is an active listing. It is a similar size home with similar features. The time adjustment applied reflects market data statistics for sale/list price ratios in this market segment. No weight is given to this comparable due to its active status.

Sales 1-5 are given similar weight in the reconciliation process.

The adjusted comparable sales provide a reasonable range of values for the subject property. No sales data more recent or similar than that presented is available, following a thorough search of local data resources.

Additional Comments

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is 0-3 months.

The appraiser maintains sole control of affixing his or her signature to the report, as required by USPAP and is protected from unauthorized changes.

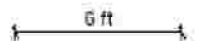
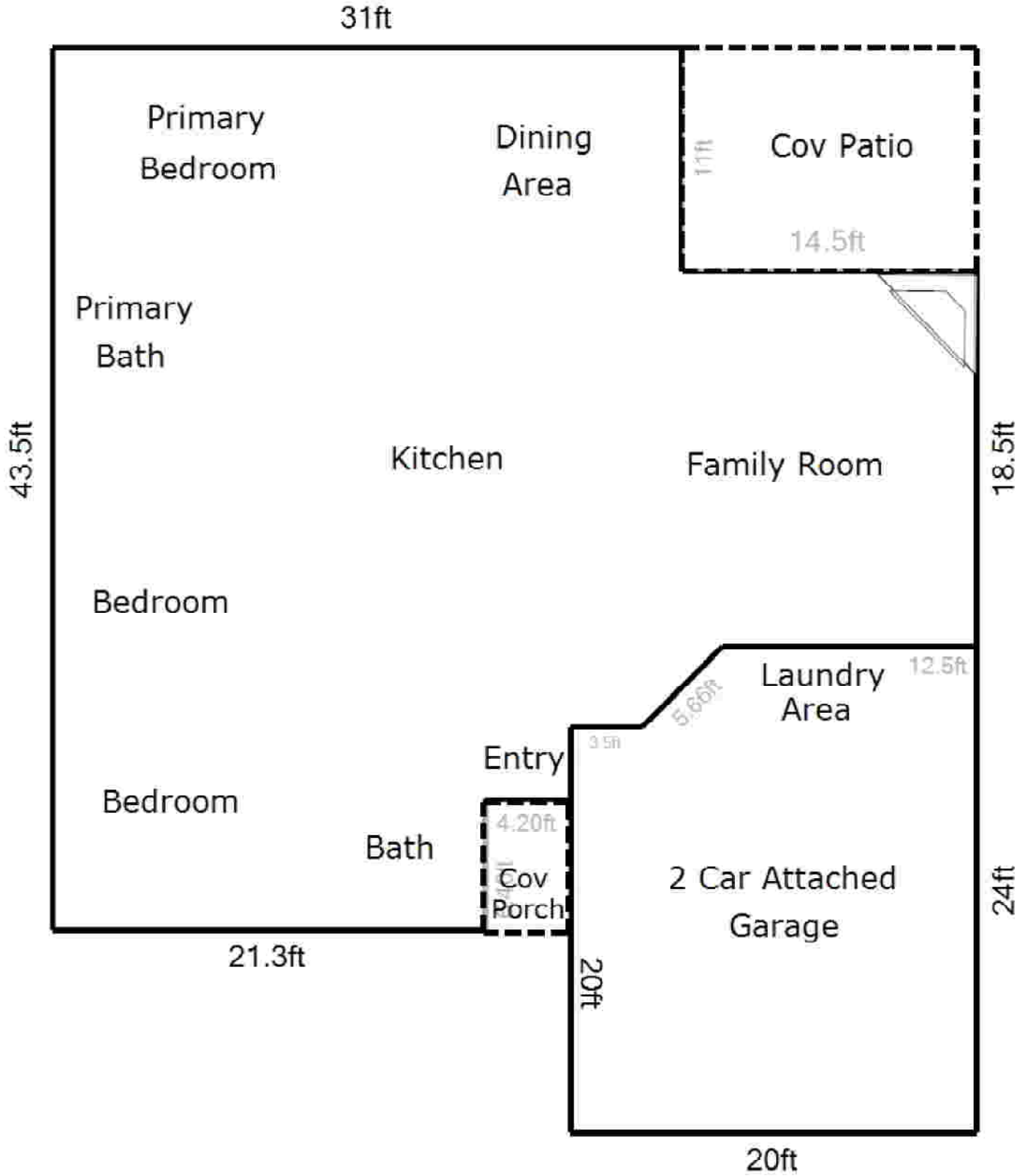
The Intended User of this appraisal report is the Client. The Intended Use is to determine market value for listing purposes, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. Additional Intended Users are Real Estate Professionals.

FLOORPLAN SKETCH

Client: R. Price Blalock
 Property Address: 909 Wildwood Dr
 City: Deer Park

File No.: M2301001
 Case No.:
 State: TX Zip: 77536

Sketch



Living Area	Area Calculation			
First Floor	1534.87 ft ²	First Floor		x 1.00 = 1534.87 ft ²
Nonliving Area				
2 Car Attached	458 ft ²	11ft x	9.70ft x	1.00 = 106.7 ft ²
Covered Patio	169.60 ft ²	24.2ft x	18.5ft x	1.00 = 447.7 ft ²
Covered Porch	26.88 ft ²	4.20ft x	7.60ft x	1.00 = 31.92 ft ²
		5.66ft x	4ft x	0.35 = 8 ft ²
		3.5ft x	4ft x	1.00 = 14 ft ²
		21.3ft x	43.5ft x	0.50 = 463.28 ft ²
Total Living Area (rounded):	1535 ft²	21.3ft x	43.5ft x	0.50 = 463.28 ft ²

SUBJECT PROPERTY PHOTO ADDENDUM

Client: R. Price Blalock	File No.: M2301001
Property Address: 909 Wildwood Dr	Case No.:
City: Deer Park	State: TX Zip: 77536



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: January 12, 2023
Appraised Value: \$ 250,000



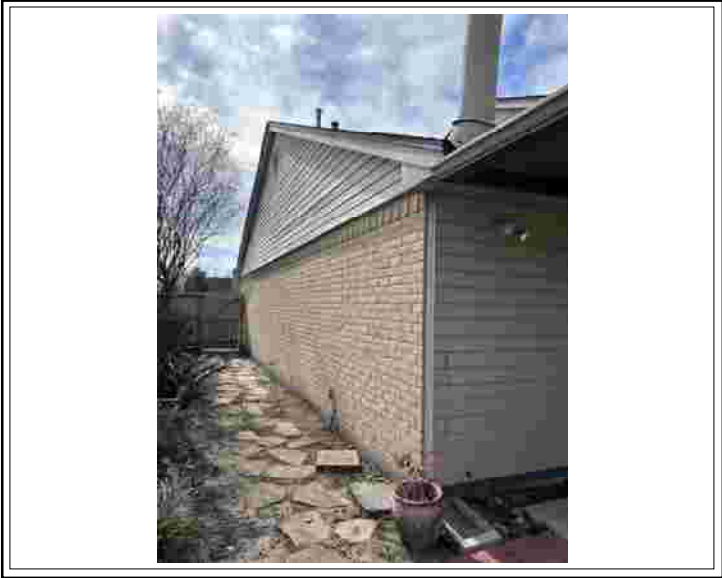
**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

SUBJECT PROPERTY PHOTO ADDENDUM

Client: R. Price Blalock	File No.: M2301001
Property Address: 909 Wildwood Dr	Case No.:
City: Deer Park	State: TX Zip: 77536



RIGHT SIDE VIEW



GARAGE INTERIOR



LAUNDRY AREA IN GARAGE



FAMILY ROOM



DINING AREA



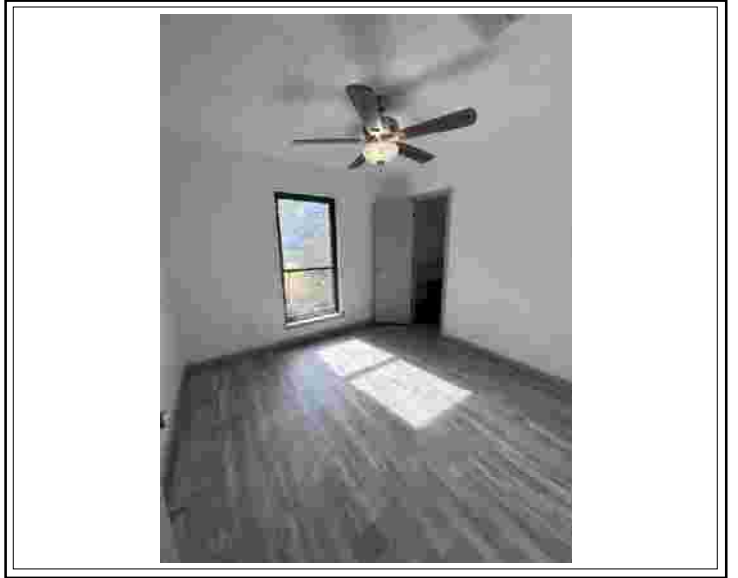
KITCHEN

SUBJECT PROPERTY PHOTO ADDENDUM

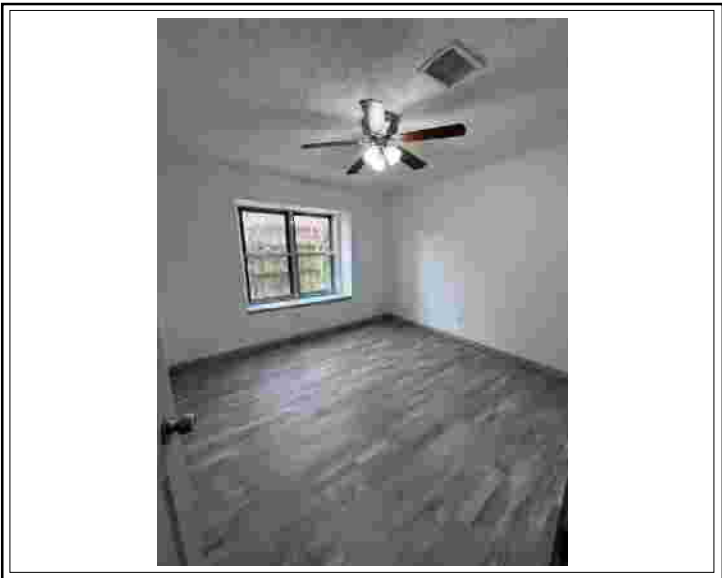
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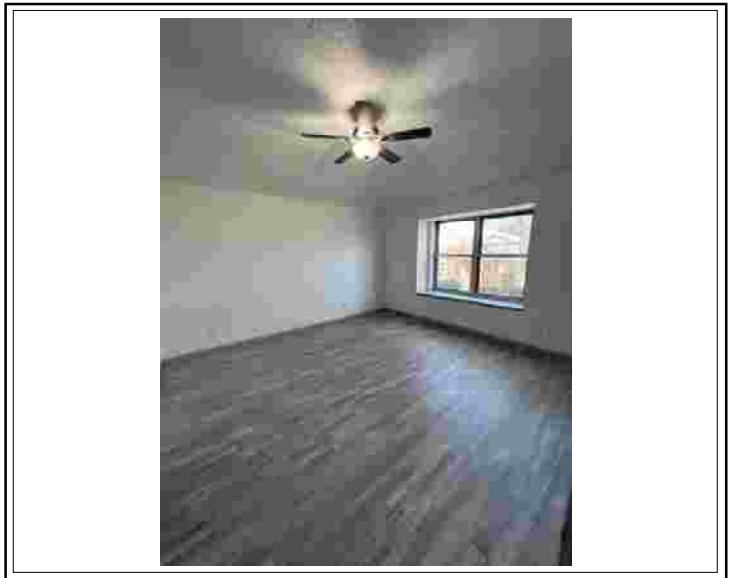
GUEST BATH



BEDROOM



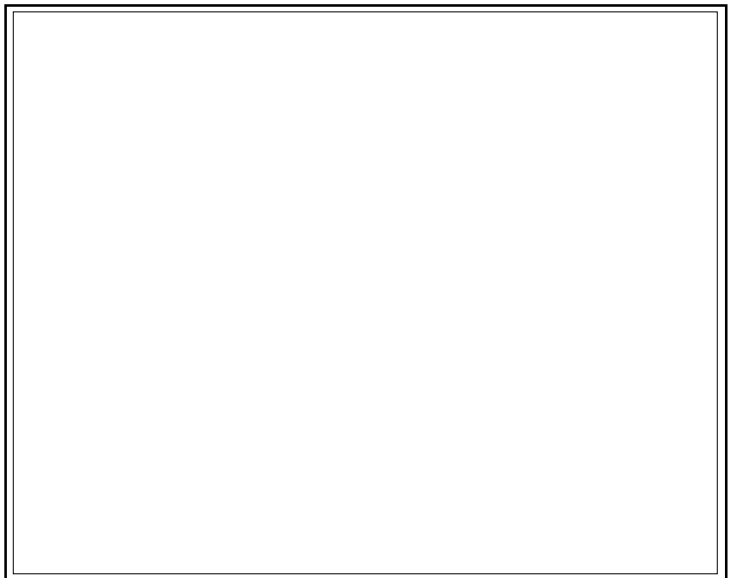
BEDROOM



PRIMARY BEDROOM



PRIMARY BATH



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: R. Price Blalock	File No.: M2301001
Property Address: 909 Wildwood Dr	Case No.:
City: Deer Park	State: TX Zip: 77536



COMPARABLE SALE #1

4127 Donerail Dr
Pasadena, TX 77503
Sale Date: 11/15/2022
Sale Price: \$ 250,000



COMPARABLE SALE #2

2613 Georgia Ave
Deer Park, TX 77536
Sale Date: 09/22/2022
Sale Price: \$ 271,000



COMPARABLE SALE #3

1305 Tulsa St
Deer Park, TX 77536
Sale Date: 10/11/2022
Sale Price: \$ 255,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: R. Price Blalock	File No.: M2301001
Property Address: 909 Wildwood Dr	Case No.:
City: Deer Park	State: TX Zip: 77536



COMPARABLE SALE #4

1718 Whitebriar Dr
Deer Park, TX 77536
Sale Date: 08/18/2022
Sale Price: \$ 250,000



COMPARABLE SALE #5

1010 Willowbriar Ln
Deer Park, TX 77536
Sale Date: 07/26/2022
Sale Price: \$ 250,000



COMPARABLE SALE #6

2217 W Clare St
Deer Park, TX 77536
Sale Date: Active Listing
Sale Price: \$ 259,900

FLOOD MAP

Client: R. Price Blalock
Property Address: 909 Wildwood Dr
City: Deer Park

File No.: M2301001
Case No.:
State: TX Zip: 77536



FLOOD INFORMATION

Community: CITY OF DEER PARK
 Property is NOT in a FEMA Special Flood Hazard Area
 Map Number: 48201C0910M
 Panel: 48201C0910
 Zone: X
 Map Date: 01-06-2017
 FIPS: 48201
 Source: FEMA DFIRM

LEGEND

-  = FEMA Special Flood Hazard Area – High Risk
-  = Moderate and Minimal Risk Areas
- Road View:
 -  = Forest
 -  = Water

Sky Flood™

No representations or warranties are made by any party concerning the content, accuracy or completeness of this Flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

LOCATION MAP

Client: R. Price Blalock
Property Address: 909 Wildwood Dr
City: Deer Park

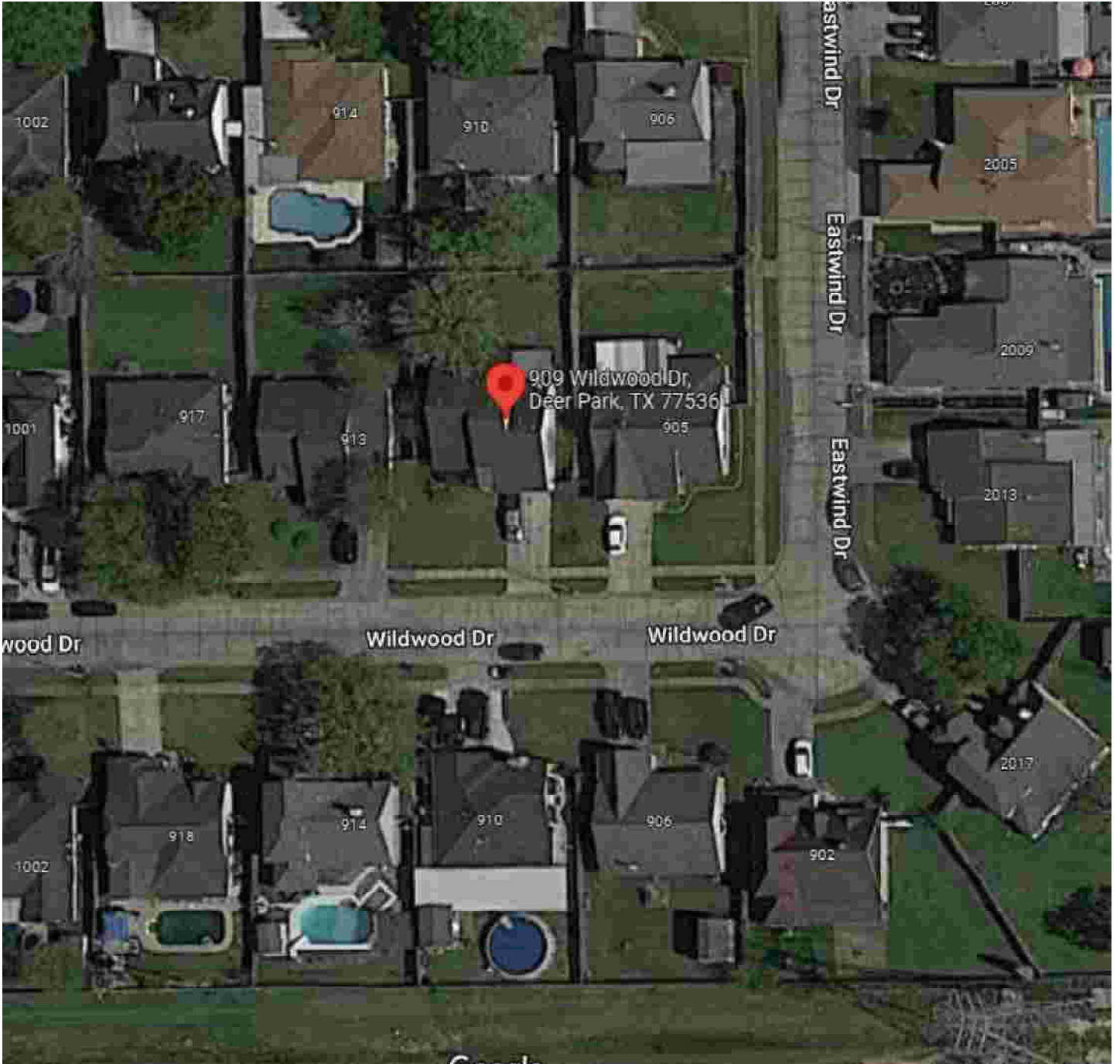
File No.: M2301001
Case No.:
State: TX
Zip: 77536



AERIAL MAP

Client: R. Price Blalock
Property Address: 909 Wildwood Dr
City: Deer Park

File No.: M2301001
Case No.:
State: TX Zip: 77536



APPRAISER'S CERTIFICATION

Client: R. Price Blalock
Property Address: 909 Wildwood Dr
City: Deer Park

File No.: M2301001
Case No.:
State: TX Zip: 77536



**Certified Residential
Real Estate Appraiser**

Appraiser: **Krista Lynn Lancton**
License #: **TX 1337511 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**

APPRAISER'S QUALIFICATIONS

Client: R. Price Blalock
Property Address: 909 Wildwood Dr
City: Deer Park

File No.: M2301001
Case No.:
State: TX Zip: 77536

QUALIFICATIONS OF APPRAISER

KRISTA LANCTON

P.O. Box 12151
Spring, TX 77391
(832) 659-7553

Krista@marketeliteappraisals.com

PROFESSIONAL EXPERIENCE

2015-Present	CB&A. Realtors Broker Associate Broker License #655543
2007-Present	Market Elite, Inc. Vice President FHA Certified Appraiser Certified Residential Real Estate Appraiser TX-1337511-R
2002-2007	Alliance Realty Advisors Appraiser Trainee TX-1331514-Trainee

EDUCATIONAL BACKGROUND / CONTINUING EDUCATION

2002-2022	1,166 Hours of Real Estate & Appraisal Courses Report Writing, Reconciliation & Reviewing Report Land Valuation Residential Appraisal Uniform Standards of Professional Appraisal Practice (USPAP) Residential Market Analysis / Highest & Best Use FHA and the Appraisal Process Quality Assurance in Residential Appraisals: Risky Appraisals = Risky Loans
1999-2003	Texas A&M University BS Degree, Agricultural Development May 2003