File No. M2301001

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 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,

nista Rancton

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

Appraisal Report Residential Appraisal Report

File No. M2301001

	The purpose of this appraisal report is to provide the					intended use of th	e appraisal	l.	
	Client Name/Intended User R. Price Blalock		E	-mail price@luc	cidrealty.net				
SE	Client Address 909 Wildwood Dr		C	ity Deer Park		Sta	te TX	Zip 77536	
БО	Additional Intended User(s) Real Estate Prof	essionals		J				I	
PUR									
٩		6 P C							
	Intended Use To determine market value	e for listing purpo	oses.						
	Property Address 909 Wildwood Dr		C	ity Deer Park		Sta	te TX	Zip 77536	
F	Owner of Public Record J P Blalock			*		Coi	unty Harr	is	
S	Legal Description Lot 18, Block 2, Erin GI	on Section 8							
3								0.470	
Ĵ,	Assessor's Parcel # 1157850020018			ax Year 2022			. Taxes \$,	
0)	Neighborhood Name Erin Glen		N	lap Reference KM	I 538P	Cer	nsus Tract	3425.00	
	Property Rights Appraised X Fee Simple	Leasehold 0	ther (describe)						
	My research X did did not reveal any prior			no three years prior	to the effective da	to of this annraisal			
				ource(s) Tax Re			00/04		
	Analysis of prior sale or transfer history of the subject								
	records. No prior sales were found t	for the comparab	le sales within	he 12 months	s preceding th	neir respectiv	e sale c	lates.	
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-SI									
SALES HISTORY									
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SA									
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	Offerings, options and contracts as of the effective d	ato of the appraisal	The subject is c	urrently listed	for \$250.000		\$#8156	1015 It was lie	eted
					101 \$250,000		5#0150	1915. It was its	Sieu
	on 01/09/2023.								
	Neighborhood Characteristics		One-Unit Hou	ising Trends		One-Unit Hou	sing	Present Land L	Use %
	Location Urban X Suburban Rura	I Property Value	es Increasing	X Stable	Declining	PRICE	AGE	One-Unit	55 %
		er 25% Demand/Supp		X In Balance	Over Supply	\$(000)		2-4 Unit	0 %
							<i>u</i> /		
	Growth Rapid X Stable Slow		e X Under 3 mths		Over 6 mths	167 Low		Multi-Family	5 %
Q	Neighborhood Boundaries W 13th St to the	north, Center St	to the east, Pa	sadena Blvd i	to the	610 High	71	Commercial	30 %
ŏ	south, and Beltway 8 to the west.					255 Pred.	44	Other Vacant	10 %
RH	Neighborhood Description The neighborhood	od is located app	roximately 19 n	niles SE of do	wntown Hou	ston in the De	er Park	market area.	
BO	Homes in this area vary in terms of s								f
ΗS							ριολιπι		<u>'</u>
Ĕ	employment, shopping, transportation	on and schools. A	Appeal to the m	arket is consid	bered averag	е.			
Z									
	Market Conditions (including support for the above of	conclusions) The cu	urrent market in	the area is co	onsidered sta	ble with supp	ly/dema	and generally i	in
	balance. Various types of financing a	are available at i	rates acceptable	e to purchase	rs. Seller con	cessions up	to 3% a	re considered	typical
	in this market segment. The estimate								.,
	in this market segment. The estimate	ca marketing tim		Sumate provid					
					<u> </u>				
	Dimensions 65x117		605 Sq.Ft.		Rectangular		View Re	esidential	
	Specific Zoning Classification No Zoning	Zoning [Description No Zon	ing - See Atta		lum	View Re	esidential	
	Specific Zoning Classification No Zoning	Zoning [Description No Zon	ing - See Atta		lum	View Re	esidential	
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	Specific Zoning Classification No Zoning Zoning Compliance Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	Zoning I conforming (Grandfathe s improved (or as propo Water Sanitary S al utility easement ents. The apprais act an environme X Concrete Slab Full Basement Basement Area Basement Area Basement Finish Outside Entry/Exi Heating X FWA [Other Cooling X Centra Other Cooling X Centra Individual X Dishwasher X 5 Rooms rear covered para i.	Description No Zon red Use) X No Z sed per plans and spe Public X Sewer X Ints exist. A site ser has no expe ental specialist. NDATION Crawl Space Partial Basemen 0.0000 sq. 0 t Sump Pump HW Radia Fuel Gas al Air Conditioning Disposal X Mic 3 Bedroo tio, two car atta uality home, cu o vinyl plank floo	ing - See Atta oning Illega cifications) the press Other (describe) Survey should rtise regarding No portion of EXTERIOR DE Foundation Wat Exterior Walls ft. Roof Surface Gutters & Down Window Type Storm Sash/Ins Screens int Amenities Screens int Amenities X Fireplace(s X Patio/Deck Pool Nor rowave Was ms ched garage, pring, interior	ched Addend I (describe) sent use? X d be relied up g adverse en the subject s SCRIPTION ills Concre Brick,V Compo Brick,V Compous Alumin Alumin sulated None Yes/Av 0 Wo s) # 1 X Fer Conc X Por ne 0 Ott ther/Dryer 0 0 2 Bath(s) fireplace, fer d overall con- paint, light fix	Yes No Off-site Improve Street Concre Alley None on for any ac vironmental c ite appears to materials rete/Average nSdg/Avg psition/Avg um/Avg odStove(s) #0 ce Wood ch Conc ter (describe) 1,535 Square ced rear yard dition. Less th tures and ce	If No, desc ments—1 ete dverse c condition o be loc: INTERIOF Floors Walls Trim/Finisis Bath Floor Bath Wain Car Storag Driveway Driveway X Garag Carpoo X Att. e Feet of G d, ceiling han typi ling fan	ribe. See Attac	Private Privat
	Specific Zoning Classification No Zoning Zoning Compliance Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	Zoning I conforming (Grandfathe s improved (or as propo Water Sanitary S al utility easement ents. The apprais act an environme X Concrete Slab Full Basement Basement Area Basement Area Basement Finish Outside Entry/Exi Heating X FWA [Other Cooling X Centra Other Cooling X Centra Individual X Dishwasher X 5 Rooms rear covered para i.	Description No Zon red Use) X No Z sed per plans and spe Public X Sewer X Ints exist. A site ser has no expe ental specialist. NDATION Crawl Space Partial Basemen 0.0000 sq. 0 t Sump Pump HW Radia Fuel Gas al Air Conditioning Disposal X Mic 3 Bedroo tio, two car atta uality home, cu o vinyl plank floo	ing - See Atta oning Illega cifications) the press Other (describe) Survey should rtise regarding No portion of EXTERIOR DE Foundation Wat Exterior Walls ft. Roof Surface Gutters & Down Window Type Storm Sash/Ins Screens int Amenities Screens int Amenities X Fireplace(s X Patio/Deck Pool Nor rowave Was ms ched garage, pring, interior	ched Addend I (describe) sent use? X d be relied up g adverse en the subject s SCRIPTION ills Concre Brick,V Compo Brick,V Compous Alumin Alumin sulated None Yes/Av 0 Wo s) # 1 X Fer Conc X Por ne 0 Ott ther/Dryer 0 0 2 Bath(s) fireplace, fer d overall con- paint, light fix	Yes No Off-site Improve Street Concre Alley None on for any ac vironmental c ite appears to materials rete/Average nSdg/Avg psition/Avg um/Avg odStove(s) #0 ce Wood ch Conc ter (describe) 1,535 Square ced rear yard dition. Less th tures and ce	If No, desc ments—1 ete dverse c condition o be loc: INTERIOF Floors Walls Trim/Finisis Bath Floor Bath Wain Car Storag Driveway Driveway X Garag Carpoo X Att. e Feet of G d, ceiling han typi ling fan	ribe. See Attac	Private Privat
	Specific Zoning Classification No Zoning Zoning Compliance Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	Zoning I conforming (Grandfathe s improved (or as propo Water Sanitary S al utility easement ents. The apprais act an environme X Concrete Slab Full Basement Basement Area Basement Area Basement Finish Outside Entry/Exi Heating X FWA [Other Cooling X Centra Other Cooling X Centra Individual X Dishwasher X 5 Rooms rear covered para i.	Description No Zon red Use) X No Z sed per plans and spe Public X Sewer X Ints exist. A site ser has no expe ental specialist. NDATION Crawl Space Partial Basemen 0.0000 sq. 0 t Sump Pump HW Radia Fuel Gas al Air Conditioning Disposal X Mic 3 Bedroo tio, two car atta uality home, cu o vinyl plank floo	ing - See Atta oning Illega cifications) the press Other (describe) Survey should rtise regarding No portion of EXTERIOR DE Foundation Wat Exterior Walls ft. Roof Surface Gutters & Down Window Type Storm Sash/Ins Screens int Amenities Screens int Amenities X Fireplace(s X Patio/Deck Pool Nor rowave Was ms ched garage, pring, interior	ched Addend I (describe) sent use? X d be relied up g adverse en the subject s SCRIPTION ills Concre Brick,V Compo Brick,V Compous Alumin Alumin sulated None Yes/Av 0 Wo s) # 1 X Fer Conc X Por ne 0 Ott ther/Dryer 0 0 2 Bath(s) fireplace, fer d overall con- paint, light fix	Yes No Off-site Improve Street Concre Alley None on for any ac vironmental c ite appears to materials rete/Average nSdg/Avg psition/Avg um/Avg odStove(s) #0 ce Wood ch Conc ter (describe) 1,535 Square ced rear yard dition. Less th tures and ce	If No, desc ments—1 ete dverse c condition o be loc: INTERIOF Floors Walls Trim/Finisis Bath Floor Bath Wain Car Storag Driveway Driveway X Garag Carpoo X Att. e Feet of G d, ceiling han typi ling fan	ribe. See Attac	Private Privat
	Specific Zoning Classification No Zoning Zoning Compliance Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	Zoning I conforming (Grandfathe s improved (or as propo Water Sanitary S al utility easement ents. The apprais act an environme FOU X Concrete Slab Full Basement Basement Area Basement Finish Dutside Entry/Exi Heating X FWA [Other Cooling X Centra Individual X Dishwasher 5 5 Rooms rear covered pa s. t is an average of updates including kitchen counterto	Description No Zon red Use) X No Z sed per plans and special set per plans and special red Use) X no Z Public X red Use) X no Z Public X red Use) X no Z Public X red Use) X no Z red Use) X no Z	ing - See Atta oning Illega cifications) the press Other (describe) Survey should rtise regarding No portion of EXTERIOR DE Foundation Wa t Exterior Walls ft. Roof Surface % Gutters & Down Window Type Storm Sash/Ins Screens int Amenities Screens int Amenities X Fireplace(s X Patio/Deck Pool Nor rowave Was ms ched garage, rrently in good pring, interior ash, sink and	ched Addend I (describe) sent use? X d be relied up g adverse en the subject s SCRIPTION alls Concre Brick,V Compons spouts Alumin Alumin Alumin Alumin sulated None Yes/Av Wo S) # 1 X Fer Conc X Por ne Ott ther/Dryer O 2 Bath(s) fireplace, fer paint, light fix faucet. No fu	Yes No Off-site Improve Street Concrest Alley None on for any activity None wironmental control Ite appears to materials Ite Average nSdg/Avg Sition/Avg um/Avg Ite Average odStove(s) #0 Ite Wood rch Conc Iter (describe) 1,535 Square Ite (describe) 1,535 Square Ite (active) dition. Less th Iter s and ce unctional or e Inctional or e	If No, desc ements—1 ete dverse c condition be loc INTERIOF Floors Walls Trim/Finis Bath Floor Bath Wain Car Storag X Driveway X Garag Carpo X Att. E Feet of G d, ceiling nan typi ling fan xternal	ribe. See Attac	Private
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	Specific Zoning Classification No Zoning Zoning Compliance Legal Legal Non Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	Zoning I conforming (Grandfathe s improved (or as propo Water Sanitary S al utility easement ents. The apprais act an environme FOU X Concrete Slab Full Basement Basement Area Basement Finish Dutside Entry/Exi Heating X FWA [Other Cooling X Centra Individual X Dishwasher 5 5 Rooms rear covered pa s. t is an average of updates including kitchen counterto	Description No Zon red Use) X No Z sed per plans and spec- sed per plans and spec- metal specialist. NDATION Crawl Space Partial Basemen 0.0000 sq. 0 t Sump Pump HW Radia Fuel Gas al Air Conditioning Other Disposal X Mic 3 Bedroo tio, two car atta	ing - See Atta oning Illega cifications) the press Other (describe) Survey should rtise regarding No portion of EXTERIOR DE Foundation Wa t Exterior Walls ft. Roof Surface % Gutters & Down Window Type Storm Sash/Ins Screens Int Amenities X Fireplace(s X Patio/Deck Pool Nor rowave Was ms ched garage, rrently in good pring, interior ash, sink and	ched Addend I (describe) sent use? X d be relied up g adverse en the subject s SCRIPTION alls Concre Brick,V Compons spouts Alumin Alumin Alumin Alumin sulated None Yes/Av Wo S) # 1 X Fer Conc X Por ne Ott ther/Dryer O 2 Bath(s) fireplace, fer paint, light fix faucet. No fu	Yes No Off-site Improve Street Concrest Alley None on for any activity None wironmental control Ite appears to materials Ite Average nSdg/Avg Sition/Avg um/Avg Ite Average odStove(s) #0 Ite Wood rch Conc Iter (describe) 1,535 Square Ite (describe) 1,535 Square Ite (active) dition. Less th Iter s and ce unctional or e Inctional or e	If No, desc ments—1 ete dverse c condition o be loc D be loc INTERIOF Floors Walls Trim/Finisis Bath Floor Bath Wain Car Storag X Garag Carpo X Garag Carpo X Att. e Feet of G d, ceiling nan typi iling fan xternal	ribe. See Attac	Private

Appraisal Report esider

		Reside	ntial Appra	aisal R	eport		File No. M23010	001
FEATURE	SUBJECT	COMPARABLE S	SALE NO. 1	CC	MPARABLE S	SALE NO. 2	COMPARABLE	SALE NO. 3
	909 Wildwood Dr	od Dr 4127 Donerail Dr 2613 Georgia Ave		1305 Tul				
Address	Deer Park, TX 77536		Pasadena, TX 77503 Deer Park, TX					
Proximity to Subject		1.09 mile	<u>s SW</u> 250,000		0.55 mile		0.43 mile	
Sale Price Sale Price/Gross Liv. Are	\$ ea \$ 0.00 sq. ft.	\$ 198.26 sq. ft.	250,000	\$ 137.0	\$ 63.cq.ft	271,000	\$ 145.22 sq. ft.	255,000
Data Source(s)	HARMLS#81561915	HARMLS#611556	55 / DOM·104			356 / DOM:9	HARMLS#811098	823 / DOM·28
Verification Source(s)	Inspection	Agent/HCAD			ent/HCAD		Agent/HCAD	
VALUE ADJUSTMEN		DESCRIPTION	+(-) \$ Adjustment		RIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLength/VA		ArmLen			ArmLength/FHA	
Concessions		No Seller Conc.		No Selle	•		No Seller Conc.	
Date of Sale/Time		11/15/2022		09/22/2	022		10/11/2022	
Location	Suburban	Suburban		Suburba			Suburban	
Leasehold/Fee Simple		Fee Simple		Fee Sim			Fee Simple	
Site	7605 Sq.Ft.	7128 SqFt	0	9380 Sc		0	7750 SqFt	0
View	Residential	Residential		Resider	ntial		Residential	
Design (Style)	Ranch	Ranch		Ranch			Ranch	
Quality of Construction	Average 39 Years	Average 53 Years	0	Average 47 Year		0	Average 51 Years	0
Actual Age	Good		0		S	0	Good	0
Condition Above Grade		Good		Good	Datha			
Room Count	Total Bdrms. Baths 5 3 2	Total Bdrms. Baths 5 3 2		Total Bdrms.	Baths 2		Total Bdrms. Baths 6 3 2	0
Gross Living Area 49	1,535 sq. ft.	1,261 sq. ft.	13,426		 1 ,969 sq. ft.	-21,266	1,756 sq. ft.	-
Basement & Finished	0	0	10,420	0	., sq. il.	21,200	0	10,029
Rooms Below Grade	None	None		None			None	
Functional Utility	Average	Average		Average	;		Average	
Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 49 Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/			FWA C/Air	
Energy Efficient Items		Fans		Fans			Fans	
Garage/Carport	2 Car Garage	2 Car Garage		2 Car G			2 Car Garage	
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/P	Patio		Porch/Patio	
Fireplace	1 F/P	1 F/P		1 F/P			No F/P	+1,500
Fence	Fence	Fence		Fence			Fence	
Net Adjustment (Total))	X + - \$	13,426	+	X - \$	21,266	+ X- \$	9,329
Adjusted Sale Price		Net Adj. 5.4%	000 400	Net Adj.	-7.8% 7.8% \$	040 704	Net Adj3.7%	045 074
of Comparables	mparison Approach See At	Gross Adj. 5.4% \$	263,426	gross Adj.	1.8% \$	249,734	Gross Adj. 4.8% \$	245,671
Summary of Sales Col								
-								
(0								
ME								
0								
Discussion of methods	and techniques employed, inclu	ding reason for excluding a	an approach to value	Aspa	art of the i	nterior/exterior	property viewing.	physical
	were cataloged and ana	• •						
	cal MLS system and co							
	proach was determined							
were not consid	lered relevant and there	efore not developed	d. The apprais	er has su	Immarized	d relevant analy	ysis and conclusion	ns in this
report.								
Z	- -					1 II		
	nts: The sales comparis							
was not develop	was not developed due to the difficulty in estimating accrued depreciation in homes that are not new. Data is available to estimate							
not developed.	market rent, however there are not enough sales of rental property to estimate GRM reliably and therefore the Income Approach was							
Based on the scon	e of work, assumptions, lin	niting conditions and a	Innraiser's certifi	cation my	(our) oninic	on of the defined y	value of the real prope	rty that is
	report as of 01/12/2023					this appraisal, is		ity that is
X Single point \$		ange \$					ess than \$	
								eted.
	This appraisal is made 🔲 "as is," 🗌 subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, 🗌 subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed 🗌 subject to the following:							
	s subject to no conditio		r -				· · ·	
		Produced	using ACI software, 800.234.8	3727 www.aciweb.o	com	This form Copyrin	ht © 2005-2016 ACI, a First American	Company. All Rights Reserved
Dar			Page 2 of 4				(gPAR™) General Purpos G	e Appraisal Report 1/2014 PARSUMWOCI_14 04252017
Division lieubionality and	=AFEMPPOR							

Appraisal Report Residential Appraisal Report

		Resider	ntial Appra	isal Report		File No. M23010	01
FEATURE	SUBJECT	COMPARABLE S	SALE NO. 4	COMPARABLE S		COMPARABLE S	
909 Wildwood Dr		1718 Whitebriar Dr		1010 Willow		2217 W Clare St	
Address Deer Park, TX 77536				Deer Park, TX 77536		Deer Park, TX 77536	
Proximity to Subject	<u>^</u>	0.53 miles		0.06 mile:		0.20 miles	
Sale Price Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 179.08 sq. ft.	250,000	\$ 162.13 sq. ft.	250,000	\$ 170.54 sq. ft.	259,900
Data Source(s)	HARMLS#81561915		60 / DOM:37		266 / DOM:13	HARMLS#4040817	76 / DOM:131
Verification Source(s)	Inspection	Agent/HCAD/		Agent/HCAD/		Agent/HCAD/	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLength/FHA		ArmLength/FHA		N/A	
Concessions		Seller Conc.	-10,000	Seller Conc.	-3,500		7 707
Date of Sale/Time	Suburban	08/18/2022 Suburban		07/26/2022 Suburban		Active Listing Suburban	-7,797
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7605 Sq.Ft.	7670 SqFt	0	7605 Sq.Ft.		8020 Sq.Ft.	0
View	Residential	Residential		Residential		Residential	
Design (Style)	Ranch	Ranch		Ranch		Ranch	
Quality of Construction	Average	Average	0	Average	0	Average	
Actual Age Condition	39 Years Good	41 Years Good	0	38 Years Good	0	46 Years Good	0
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	5 3 2	5 3 2		5 3 2		5 3 2	
Gross Living Area 49	1,535 sq. ft.	1,396 sq. ft.	6,811	1,542 sq. ft.	0	1,524 sq. ft.	0
Basement & Finished	0	0		0		0	
Rooms Below Grade	None	None		None		None	
Functional Utility Heating/Cooling	Average FWA C/Air	Average FWA C/Air		Average FWA C/Air		Average FWA C/Air	
Energy Efficient Items	Fans	FWA C/All Fans		Fans		Fans	
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio	
Fireplace	1 F/P	1 F/P		1 F/P		1 F/P	
Fence	Fence	Fence		Fence		Fence	
Net Adjustment (Total)		+ X- \$	3,189	+ X - \$	3,500	+ X- \$	7,797
Adjusted Sale Price		Net Adj1.3%	5,109	Net Adj1.4%	3,300	Net Adj3.0%	1,191
of Comparables		Gross Adj. 6.7% \$	246,811		246,500	, ,	252,103
Adjusted Sale Price of Comparables Summary of Sales Compara	ison Approach						
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		Droduced	using ACI software, 800.234.8	1727 www.aciwoh.com	This form Converse	ht © 2005-2016 ACI, a First American C	omnany All Rights Decouved
o par		Troduceu	Additional Compara		s ionn copylig	(gPAR™) General Purpose GP	
Contract for the analysis of the	met.						

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, subsoil, 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.

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;

Jai

(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	SUPERVISORY APPRAISER
Signature: Knista Lanctan.	Signature
Name: KristalLancton	Signature:
Company Name: Market Elite, Inc.	Name:
Company Address: P.O. Box 12151	Company Addross:
Spring, TX 77391	Company Address:
Telephone Number: 832-659-7553	Talanhana Numhar
Email Address: krista@marketeliteappraisals.com	Telephone Number:
	Email Address:
	State Certification #
or License # State #:	or License #
	State:
State: TX	Expiration Date of Certification or License:
Expiration Date of Certification or License: 11/30/2023	Date of Signature:
Date of Signature and Report: 01/13/2023	Date of Property Viewing:
Date of Property Viewing: 01/12/2023	Degree of property viewing:
Degree of property viewing: X Interior and Exterior Exterior Only Did not personally view	Interior and Exterior Exterior Only Did not personally view
	800.234.8727 www.aciweb.com This form Copyright © 2005-2016 ACI, a First American Company. All Rights Reserve 4 of 4 (DPAR TM) General Purpose Appraisal Report 1/20

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.

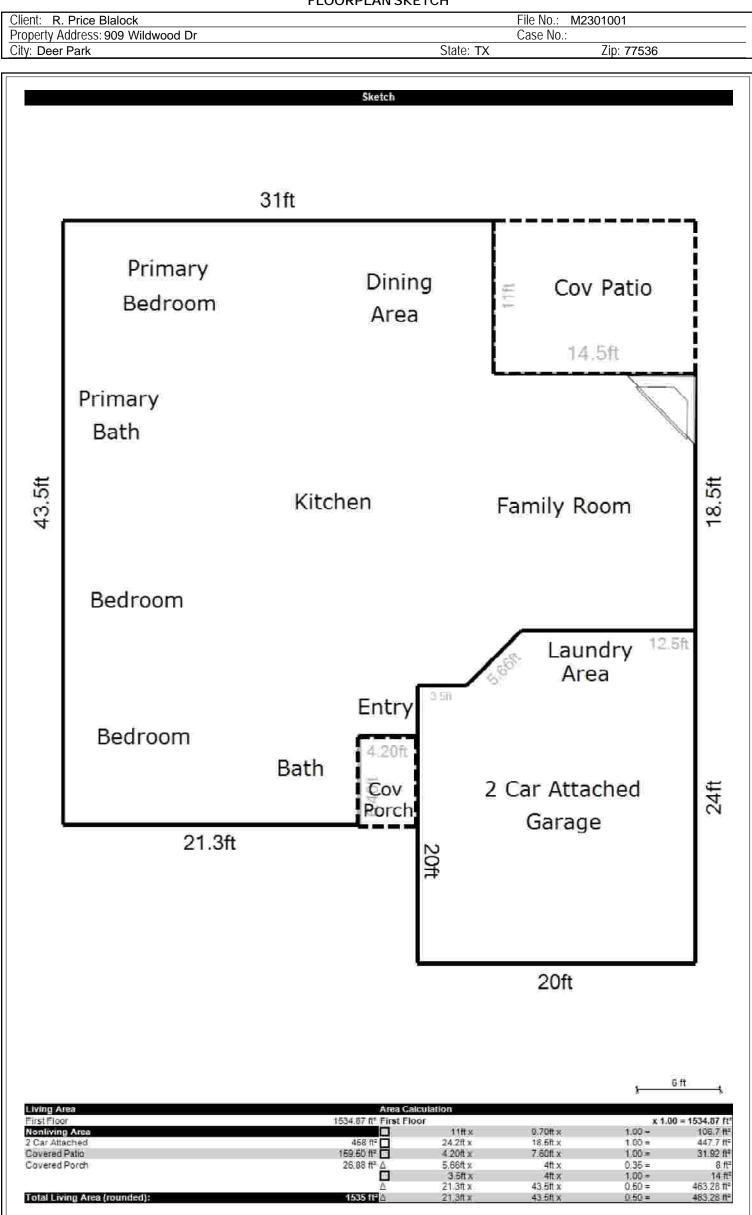
The adjusted comparable sales provide a reasonable range of values for the subject property. No sales data more recent or similar than that presented is available, following a thorough search of local data resources.

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.



DIMENSION LIST ADDENDUM

State: TX

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

Case No.:	
	Zip: 77536

File No.: M2301001

GROSS BUILDING AREA (GBA)1,535GROSS LIVING AREA (GLA)1,535				
Area(s)	Area	% of GLA	% of GBA	
Living Level 1 Level 2 Level 3 Other		<u>100.00</u> 0.00 0.00 0.00	$ \begin{array}{r} 100.00 \\ 100.00 \\ 0.00 \\ 0.00 \\ 0.00 \\ 0.00 \\ \end{array} $	
GBA Basement Garage Other	0 458 186			

Area Meas	surements	5			Area	Туре		
Measurements	Factor	Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
24.20 x 18.50 4.20 x 7.60 3.50 x 4.00 5.70 x 4.00 21.30 x 43.50 20.00 x 20.00 12.50 x 4.00 5.70 x 1.00 X X 1.00	X	106.70 447.70 31.92 14.00 8.00 463.28 463.28 400.00 50.00 8.00						,

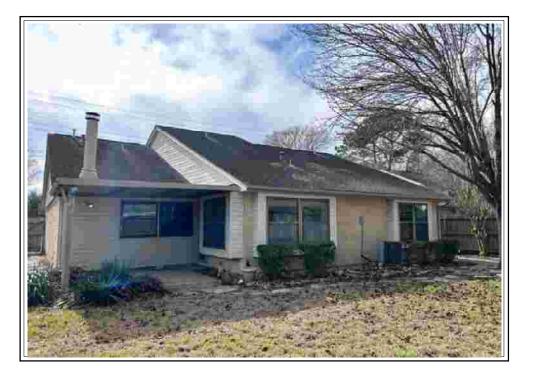
SUBJECT PROPERTY PHOTO ADDENDUM

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



RIGHT SIDE VIEW



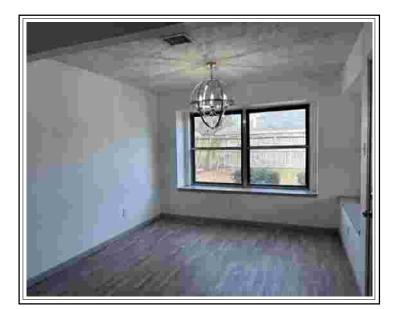
GARAGE INTERIOR



LAUNDRY AREA IN GARAGE



FAMILY ROOM





KITCHEN

SUBJECT PROPERTY PHOTO ADDENDUM

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



GUEST BATH



BEDROOM

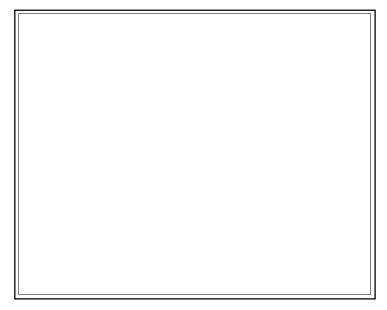


BEDROOM



PRIMARY BEDROOM





COMPARABLE PROPERTY PHOTO ADDENDUM

Client:R. Price BlalockFile No.:M2301001Property Address:909 Wildwood DrCase No.:City:Deer ParkState:TXZip: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	F	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

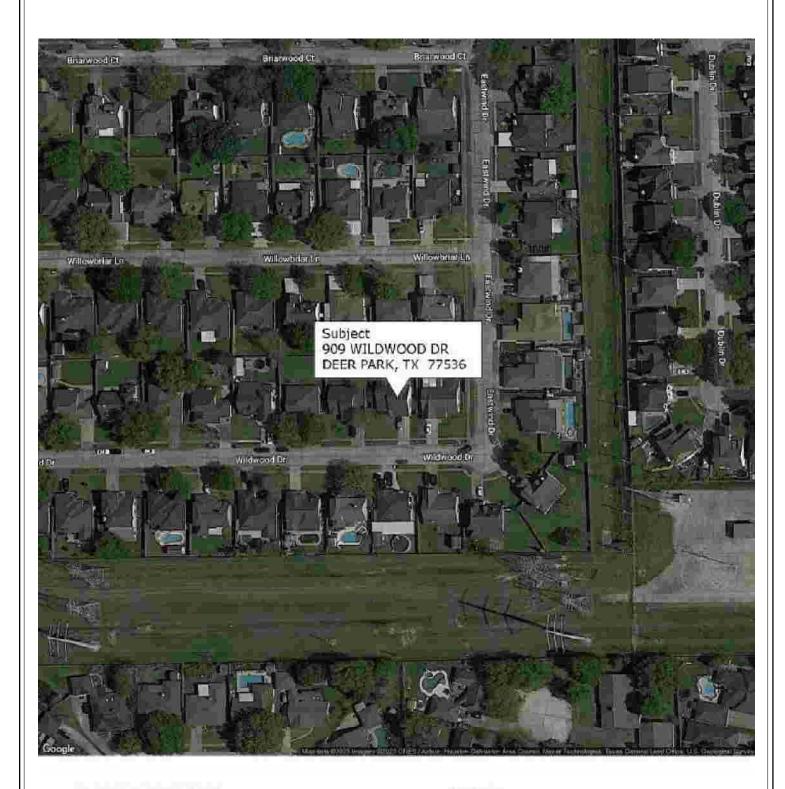
1010 Willowbriar Ln Deer Park, TX 77536 Sale Date: 07/26/2022 Sale Price: \$ 250,000



COMPARABLE SALE #6

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

Client: R. Price Blalock	File N	lo.: M2301001
Property Address: 909 Wildwood Dr	Case	No.:
City: Deer Park	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

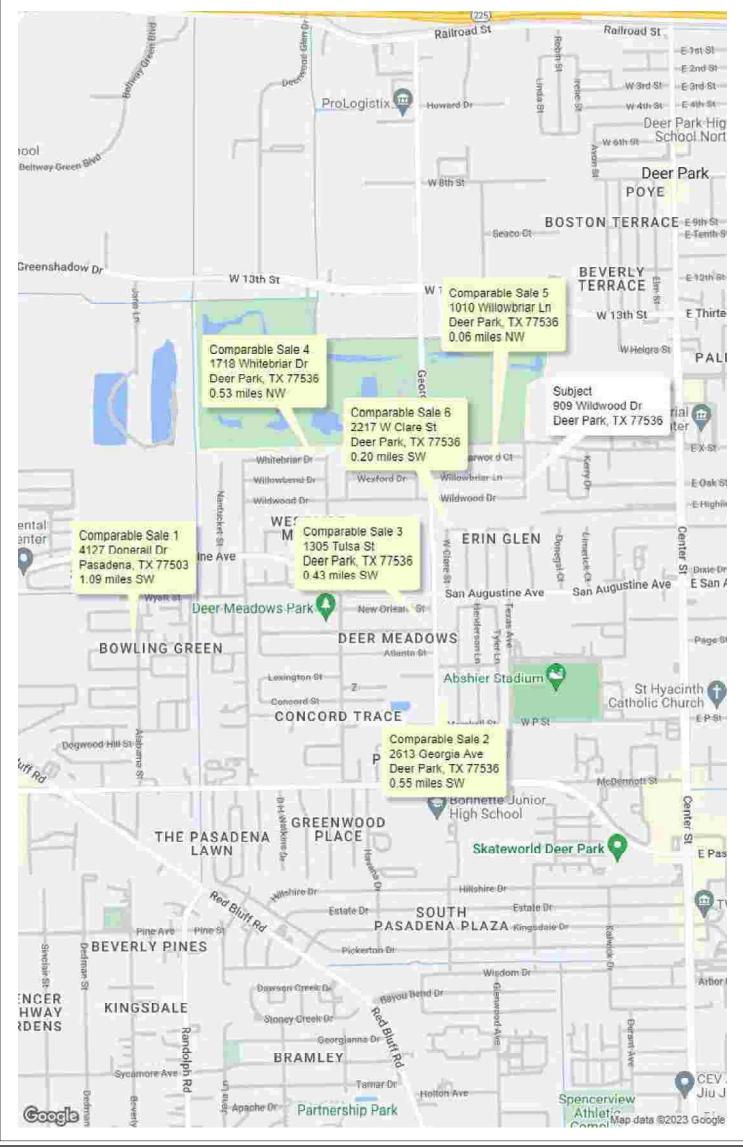
LEGEND



Sky Flood[™]

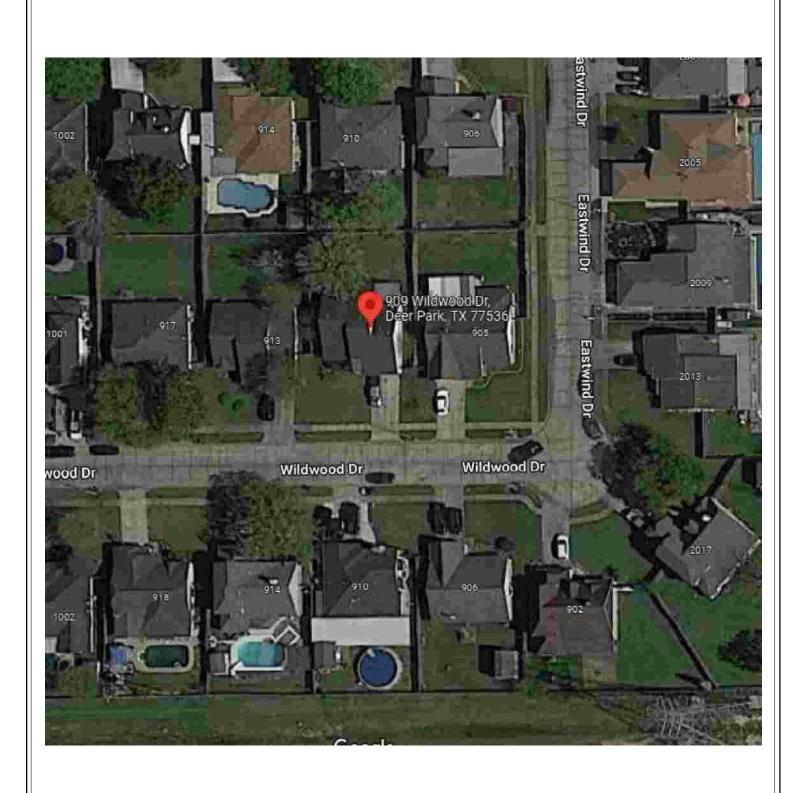
No representations or restrictions to any party concerning the contents, according or conscionment of this Board report, realising any warranty of merchantability arfitnees for a particular pictories is implied or provided. Visual scaling factors differ thetween must based are separate from flood zone information at marker location. No liability is accepted to any third porty for any time or musice of its flood map or its class.

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



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

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



Client: R. Price Blalock	File N	0.: M2301001
Property Address: 909 Wildwood Dr	Case	No.:
City: Deer Park	State: TX	Zip: 77536



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

QUALIFICATIONS OF APPRAISER

KRISTA LANCTON

P.O. Box 12151 Spring, TX 77391 (832) 659-7553 Krista@marketeliteappraisals.com

PROFESSIONAL EXPERIENCE

CB&A, Realtors
Broker Associate
Broker License #655543
Market Elite, Inc.
Vice President
FHA Certified Appraiser
Certified Residential Real Estate Appraiser
TX-1337511-R
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