

RESIDENTIAL APPRAISAL REPORT

File No.: BRB03062023

Property Address: 5139 Danfield Dr	City: Houston	State: TX	Zip Code: 77053
County: HARRIS	Legal Description: LT 10 BLK 25 BRIARWICK SEC 3	Assessor's Parcel #: 104-880-000-0010	
Tax Year: 2022	R.E. Taxes: \$ 4,297	Special Assessments: \$ 0	Borrower (if applicable): BRB NB LLC
Current Owner of Record: BRB NB LLC	Occupant: <input type="radio"/> Owner <input checked="" type="radio"/> Tenant <input type="radio"/> Vacant	<input type="radio"/> Manufactured Housing	
Project Type: <input type="radio"/> PUD <input type="radio"/> Condominium <input type="radio"/> Cooperative <input type="radio"/> Other (describe)	HOA: \$ 0	<input type="radio"/> per year <input type="radio"/> per month	
Market Area Name: BRIARWICK SEC 3	Map Reference: 571Y	Census Tract: 3307.00	

The purpose of this appraisal is to develop an opinion of: <input type="radio"/> Market Value (as defined), or <input checked="" type="radio"/> other type of value (describe) TO DETERMINE LIST PRICE	This report reflects the following value (if not Current, see comments): <input checked="" type="radio"/> Current (the Inspection Date is the Effective Date) <input type="radio"/> Retrospective <input type="radio"/> Prospective		
Approaches developed for this appraisal: <input checked="" type="radio"/> Sales Comparison Approach <input type="radio"/> Cost Approach <input type="radio"/> Income Approach (See Reconciliation Comments and Scope of Work)	Property Rights Appraised: <input checked="" type="radio"/> Fee Simple <input type="radio"/> Leasehold <input type="radio"/> Leased Fee <input type="radio"/> Other (describe)		
Intended Use: PERSONAL PURPOSES, TO DETERMINE AS-IS VALUE			
Intended User(s) (by name or type): BRB NB LLC			
Client: BRB NB LLC	Address: 5139 Danfield Dr		
Appraiser: RODRIGO GONZALEZ	Address: 127 SHELTER ROCK CT, SPRING, TX 77382		

Location: <input type="radio"/> Urban <input checked="" type="radio"/> Suburban <input type="radio"/> Rural	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Built up: <input checked="" type="radio"/> Over 75% <input type="radio"/> 25-75% <input type="radio"/> Under 25%	<input checked="" type="radio"/> Owner 80	PRICE \$ (000)	One-Unit 70%	<input checked="" type="radio"/> Not Likely
Growth rate: <input type="radio"/> Rapid <input checked="" type="radio"/> Stable <input type="radio"/> Slow	<input type="radio"/> Tenant 15	AGE (yrs)	2-4 Unit 5%	<input type="radio"/> Likely * <input type="radio"/> In Process *
Property values: <input type="radio"/> Increasing <input checked="" type="radio"/> Stable <input type="radio"/> Declining	<input checked="" type="radio"/> Vacant (0-5%)	80 Low 0	Multi-Unit 5%	* To: _____
Demand/supply: <input type="radio"/> Shortage <input checked="" type="radio"/> In Balance <input type="radio"/> Over Supply	<input type="radio"/> Vacant (>5%)	875 High 74	Comm'l 10%	
Marketing time: <input checked="" type="radio"/> Under 3 Mos. <input type="radio"/> 3-6 Mos. <input type="radio"/> Over 6 Mos.		255 Pred 15	VAC 10%	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): **SEE ATTACHED ADDENDA.**

Dimensions: PER CAD	Site Area: 6,325 sf	Zoning Classification: NO ZONING	Description: NONE
Zoning Compliance: <input type="radio"/> Legal <input type="radio"/> Legal nonconforming (grandfathered) <input type="radio"/> Illegal <input checked="" type="radio"/> No zoning		Are CC&Rs applicable? <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown Have the documents been reviewed? <input type="radio"/> Yes <input checked="" type="radio"/> No Ground Rent (if applicable) \$ /	
Highest & Best Use as improved: <input checked="" type="radio"/> Present use, or <input type="radio"/> Other use (explain) THE SUBJECT'S CURRENT USE AS A RESIDENTIAL PROPERTY IS CONSIDERED THE HIGHEST AND BEST USE.			
Actual Use as of Effective Date: SINGLE FAMILY RESIDENTIAL Use as appraised in this report: SINGLE FAMILY RESIDENTIAL			
Summary of Highest & Best Use: USE AS A RESIDENTIAL PROPERTY IS CONSIDERED THE HIGHEST AND BEST USE AS OTHER HOMESITES NEARBY ARE PRESENT.			

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	GENERALLY LEVEL
Electricity	<input checked="" type="radio"/>	<input type="radio"/>	N/A	Street	CONCRETE	<input checked="" type="radio"/>	<input type="radio"/>	Size	6325 sf
Gas	<input type="radio"/>	<input checked="" type="radio"/>	N/A	Curb/Gutter	CONCRETE	<input checked="" type="radio"/>	<input type="radio"/>	Shape	RECTANGULAR
Water	<input checked="" type="radio"/>	<input type="radio"/>	N/A	Sidewalk	N/A	<input type="radio"/>	<input type="radio"/>	Drainage	ADEQUATE
Sanitary Sewer	<input checked="" type="radio"/>	<input type="radio"/>	N/A	Street Lights	POLE	<input checked="" type="radio"/>	<input type="radio"/>	View	AVERAGE
Storm Sewer	<input checked="" type="radio"/>	<input type="radio"/>	N/A	Alley	NONE	<input type="radio"/>	<input type="radio"/>		
Other site elements: <input type="radio"/> Inside Lot <input type="radio"/> Corner Lot <input type="radio"/> Cul de Sac <input type="radio"/> Underground Utilities <input type="radio"/> Other (describe)									
FEMA Spec'l Flood Hazard Area <input type="radio"/> Yes <input checked="" type="radio"/> No FEMA Flood Zone X FEMA Map # 48201C1005M FEMA Map Date 05/02/2019									
Site Comments: THE SITE IS A TYPICAL INTERIOR LOT FOR THE AREA WITH TYPICAL EASEMENTS TO ACCOMMODATE SERVICE. NO ADVERSE ENCROACHMENTS OR OTHER ADVERSE CONDITIONS WERE NOTED AT TIME OF INSPECTION. A SURVEY WAS NOT PROVIDED. LOT DIMENSIONS AND SIZE WERE OBTAINED FROM COUNTY PLAT MAPS.									

General Description		Exterior Description		Foundation		Basement		Heating	
# of Units	1 <input type="radio"/> Acc.Unit	Foundation	CONCRETE	Slab	CONCRETE	Area Sq. Ft.	0	Type	CENTRAL
# of Stories	2	Exterior Walls	BRK	Crawl Space	N/A	% Finished	0	Fuel	ELECTRIC
Type	<input checked="" type="radio"/> Det. <input type="radio"/> Att. <input type="radio"/>	Roof Surface	COMP	Basement	N/A	Ceiling		Cooling	CENTRAL
Design (Style)	DT2;Trdtnl	Gutters & Dwnspts.	NONE	Sump Pump	<input type="radio"/>	Walls		Central	ELECTRIC
<input checked="" type="radio"/> Existing <input type="radio"/> Proposed <input type="radio"/> Und.Cons.		Window Type	METAL/AVG	Dampness	<input type="radio"/>	Floor		Other	
Actual Age (Yrs.)	49	Storm/Screens	NONE	Settlement	N/A	Outside Entry			
Effective Age (Yrs.)	15			Infestation	N/A				
Interior Description		Appliances		Attic		Amenities		Car Storage	
Floors	VNL/LAM	Refrigerator	<input type="radio"/>	Stairs	<input type="radio"/> None	Fireplace(s) #	1	Woodstove(s) #	0
Walls	DRYWALL	Range/Oven	<input checked="" type="radio"/>	Drop Stair	<input checked="" type="radio"/>	Patio	CONCRETE	Garage	# of cars (2 Tot.)
Trim/Finish	WOOD	Disposal	<input checked="" type="radio"/>	Scuttle	<input type="radio"/>	Deck		Attach.	
Bath Floor	TILE	Dishwasher	<input type="radio"/>	Doorway	<input type="radio"/>	Porch	COVERED	Detach.	
Bath Wainscot	TILE	Fan/Hood	<input checked="" type="radio"/>	Floor	<input type="radio"/>	Fence	WOOD	Blk.-In	
Doors	WOOD	Microwave	<input type="radio"/>	Heated	<input type="radio"/>	Pool	NONE	Carport	
		Washer/Dryer	<input type="radio"/>	Finished	<input type="radio"/>			Driveway	2
								Surface	CONCRETE

Finished area above grade contains:	8 Rooms	4 Bedrooms	2.1 Bath(s)	3,011 Square Feet of Gross Living Area Above Grade
Additional features: COVERED ENTRY PORCH; CONCRETE PATIO; COVERED BALCONY; GRANITE COUNTERTOPS; UPDATED PAINT; UPDATED VINYL FIRST FLOOR FLOORING; UPDATED FIXTURES; UPDATED ROOF & FOUNDATION				
Describe the condition of the property (including physical, functional and external obsolescence): C3;Kitchen-updated-less than one year ago;Bathrooms-updated-less than one year ago;SEE ADDITIONAL COMMENTS				

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TRANSFER HISTORY	My research <input checked="" type="radio"/> did <input type="radio"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): CAD/MLS	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: PER HARMLS# 28632895, A
	Date: 11/04/2022	TRANSFER INVOLVING THE SUBJECT OCCURRED ON 11/04/2023 FOR A REPORTED \$160,000.
	Price: \$160,000	PER CC# 535620, A TRANSFER INVOLVING THE SUBJECT OCCURRED ON 11/02/2022 FOR AN
	Source(s): HARMLS# 28632895	UNDISCLOSED AMOUNT. PER CC# 734179, A TRANSFER INVOLVING THE SUBJECT OCCURRED
2nd Prior Subject Sale/Transfer	ON 12/27/2021 FOR AN UNDISCLOSED AMOUNT.	
Date:		
Price:		
Source(s):		

SALES COMPARISON APPROACH TO VALUE (if developed) <input type="radio"/> The Sales Comparison Approach was not developed for this appraisal.										
FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	5139 Danfield Dr Houston, TX 77053	4404 Trafalgar Dr Houston, TX 77045			15532 Vandalia Way Houston, TX 77053			1909 Howth Ave Houston, TX 77051		
Proximity to Subject		1.51 miles NE			0.14 miles SW			4.35 miles NE		
Sale Price	\$	\$ 215,000			\$ 231,000			\$ 330,000		
Sale Price/GLA	\$ 58.78 /sq.ft.	\$ 97.73 /sq.ft.			\$ 131.55 /sq.ft.			\$ 109.09 /sq.ft.		
Data Source(s)	MLS#44636920	HARMLS# 49726889;DOM 73			HARMLS# 32974360;DOM 15			HARMLS# 96768925;DOM 40		
Verification Source(s)	CAD/MLS	CAD/MLS			CAD/MLS			CAD/MLS		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjust.	DESCRIPTION	+	(-) \$ Adjust.	DESCRIPTION	+	(-) \$ Adjust.
Sales or Financing		ArmLth			ArmLth			ArmLth		
Concessions		FHA;0			Conv;0			Conv;0		
Date of Sale/Time		s02/23;c01/23			s08/22;c07/22			s06/22;c05/22		
Rights Appraised	Fee Simple	Fee simple			FEE SIMPLE			Fee Simple		
Location	AVERAGE	AVERAGE			INFERIOR		+5,000	AVERAGE		
Site	6325 sf	6600 sf			7010 sf		-1,700	5228 sf		+2,750
View	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Design (Style)	DT2;Trdtnl	DT1;Trdtnl		0	DT1;Trdtnl		0	DT2;Trdtnl		
Quality of Construction	AVERAGE	Q3			Q3			Q3		
Age	49	63		+3,500	46			7		-10,500
Condition	AVERAGE	AVERAGE		+20,000	AVERAGE		-20,000	AVERAGE		-20,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	8 4 2.1	6 3 2.0		+5,000	7 3 2.1		+5,000	8 5 3.0		-5,000
Gross Living Area	3,011 sq.ft.	2,200 sq.ft.		+36,500	1,756 sq.ft.		+56,500	3,025 sq.ft.		
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Heating/Cooling	FWA/CAC	FWA/CAC			FWA/CAC			FWA/CAC		
Energy Efficient Items	TYPICAL	TYPICAL			TYPICAL			TYPICAL		
Garage/Carport	2dw	2ga2cp2dw		-6,000	2dw			2ga2dw		-5,000
Porch/Patio/Deck	PATIO;PORCH	PATIO;PORCH			PATIO;PORCH			PATIO;PORCH		
	FENCE	FENCE			FENCE			FENCE		
Net Adjustment (Total)			<input checked="" type="radio"/> + <input type="radio"/> -	\$ 59,000		<input checked="" type="radio"/> + <input type="radio"/> -	\$ 44,800		<input type="radio"/> + <input checked="" type="radio"/> -	\$ -37,750
Adjusted Sale Price of Comparables				\$ 274,000			\$ 275,800			\$ 292,250

SALES COMPARISON APPROACH	Summary of Sales Comparison Approach	SEE ATTACHED ADDENDA.

Indicated Value by Sales Comparison Approach \$ 275,000