

APPRAISAL OF REAL PROPERTY



LOCATED AT

200 Sassafras
Village Mills, TX 77663
LOTS 9 & 10, BLOCK 18, WILDWOOD

FOR

LISA TYRING
200 SASSAFRAS
VILLAGE MILLS, TX 77663

OPINION OF VALUE

274,000

AS OF

06/07/2023

BY

CORY HOLLEY
AULBAUGH & ASSOCIATES, LLC
PO BOX 5067
BEAUMONT, TX 77726
(409) 924-0840
AASSOCIATES@GT.RR.COM

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	200 Sassafras
	Legal Description	LOTS 9 & 10, BLOCK 18, WILDWOOD
	City	Village Mills
	County	HARDIN
	State	TX
	Zip Code	77663
	Census Tract	0303.01
	Map Reference	13140
PRICE & DATE	CONTRACT PRICE	\$
	DATE OF CONTRACT	
PARTIES	Borrower	LISA TYRING
	Lender/Client	LISA TYRING
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,979
	Price per Square Foot	\$
	Location	RESIDENTIAL
	Age	27
	Condition	AVERAGE
	Total Rooms	8
	Bedrooms	3
	Baths	2.0
APPRAISER	Appraiser	CORY HOLLEY
	Effective Date of Appraisal	06/07/2023
VALUE	Opinion of Value	\$ 274,000

Uniform Residential Appraisal Report

File #

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **200 Sassafras** City **Village Mills** State **TX** Zip Code **77663**
 Borrower **LISA TYRING** Owner of Public Record **ANSON LEE JONES** County **HARDIN**
 Legal Description **LOTS 9 & 10, BLOCK 18, WILDWOOD**
 Assessor's Parcel # **009200-000450** Tax Year **2022** R.E. Taxes \$ **4,306**
 Neighborhood Name **WILDWOOD** Map Reference **13140** Census Tract **0303.01**
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **150** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) **MARKET VALUE**
 Lender/Client **LISA TYRING** Address **200 SASSAFRAS, VILLAGE MILLS, TX 77663**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **SUBJECT IS LISTED FOR \$349,000.**

SUBJECT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

CONTRACT

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	45 %		
Built-Up <input type="checkbox"/> Over 75% <input checked="" 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	%		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	45	Low 0	Multi-Family	%		
Neighborhood Boundaries NORTH IS BOUND BY WILDWOOD DR, SOUTH BY PERSIMMON ST, EAST BY BEACH RD, AND WEST BY SEQUOIA DR. APPROXIMATELY 50% OF LAND USE IS VACANT.		525	High 60	Commercial	5 %		
Neighborhood Description SUBJECT PROPERTY IS LOCATED IN A RURAL RESORT AREA OF WILDWOOD RESORT COMMUNITY WEST OFF OF HWY 69 AND SOUTH OF VILLAGE CREEK. HOUSES IN THE IMMEDIATE SUBDIVISION HAVE CONFORMITY. HOA AMENITIES INCLUDE A GUARD STATION, GREEN AREA AND A SEMI-PRIVATE 18 HOLE GOLF COURSE.		180	Pred. 25	Other	50 %		

Market Conditions (including support for the above conclusions) **THE SUBJECT MARKET AREA APPEARS TO BE STABLE WITH SUPPLY AND DEMAND BEING RELATIVELY IN BALANCE. CURRENTLY THERE IS COMPETITIVE FINANCING AVAILABLE WITH RATES RANGING UP TO 7% AND WITH SELLERS CONCESSIONS LESS THAN 6%. MARKET DEMAND IS CONSIDERED TO BE ADEQUATE FOR THE AREA.**

NEIGHBORHOOD

Dimensions **150X152** Area **22,800 sf** Shape **RECTANGULAR** View **N;Res;**
 Specific Zoning Classification **RS, SINGLE FAMILY** Zoning Description **SINGLE FAMILY RESIDENTIAL**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe **AS**
IMPROVED, CURRENT USE
 Utilities **Public Other (describe)** **Public Other (describe)** **Off-site Improvements - Type** **Public Private**
 Electricity Water Street **CONCRETE**
 Gas Sanitary Sewer Alley **CONCRETE**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **48199C0050F** FEMA Map Date **10/06/2010**
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
STANDARD UTILITY EASEMENTS NOTED. THESE WILL NOT AFFECT THE VALUE OR MARKETABILITY OF THE SUBJECT PROPERTY. NO OTHER EASEMENTS, ENCROACHMENTS, OR ZONING VIOLATIONS NOTED.

SITE

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	CONC-AVG	Floors	VINYL,CPT-AVG
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	BV-AVG	Walls	SR,PANEL,WP-AV
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area _____ sq.ft.	Roof Surface	COMP-AVG	Trim/Finish	WOOD-AVG
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish _____ %	Gutters & Downspouts	ALUM-AVG	Bath Floor	VINYL-AVG
Design (Style) DT1;RANCH	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	ALUM-AVG	Bath Wainscot	FG-AVG
Year Built 1978	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	NONE	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 20	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	ALUM-AVG	Driveway # of Cars 2	
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <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 ELECTRIC	Fireplace(s) # 0 <input type="checkbox"/> Fence NONE	<input checked="" type="checkbox"/> Garage # of Cars 2		
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	Patio/Deck NONE <input checked="" type="checkbox"/> Porch CVD	<input checked="" type="checkbox"/> Carport # of Cars 6		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	Pool NONE <input type="checkbox"/> Other NONE	<input type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in		

IMPROVEMENTS

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: **8** Rooms **3** Bedrooms **2.0** Bath(s) **1,979** Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.). **EXTRA LARGE SHOP WITH DUCTLESS MINI SPLITS, GARAGE AREA ATTACHED TO SHOP**
ALSO HAS A DUCTLESS UNIT
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **THIS APPRAISAL IS NOT A HOME INSPECTION REPORT AND SHOULD NOT BE USED AS ONE. SUBJECT PROPERTY APPEARS TO BE IN AVERAGE CONDITION. THERE IS MISSING FLOORING IN THE SUNROOM AND LOOSE VINYL STICK DOWN FLOORING THAT NEEDS REPAIR OR REPLACING. THESE ITEMS ARE CONSIDERED WHEN RECONCILING VALUE BELOW. THE A/C WAS SET TO 79 BUT WAS READING 83. AN HVAC INSPECTION IS RECOMMENDED.**
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Uniform Residential Appraisal Report

File #

There are 8 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ to \$										
There are 15 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ to \$										
FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	200 Sassafras Village Mills, TX 77663	200 White Poplar Village Mills, TX 77663			613 Cypress Bend Dr Village Mills, TX 77663			203 Peppertree Village Mills, TX 77663		
Proximity to Subject		1.90 miles N			0.81 miles NW			0.10 miles S		
Sale Price		\$ 285,000			\$ 285,000			\$ 260,000		
Sale Price/Gross Liv. Area		\$ 146.91 sq.ft.			\$ 127.18 sq.ft.			\$ 136.13 sq.ft.		
Data Source(s)		BMT MLS#232791;DOM 79			BMT MLS#228653;DOM 85			BMT MLS#227337;DOM 106		
Verification Source(s)		CAD,LISTING AGENT			CAD,LISTING AGENT			CAD,LISTING AGENT		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		ArmLth			ArmLth			ArmLth		
Concessions		Cash;1000	-1,000		Conv;1000	-1,000		FHA;0		
Date of Sale/Time		s12/22;c11/22			s07/22;c06/22			s06/22;c05/22		
Location	RESIDENTIAL	RESDTL,WATERFRT	0		RESDTL,WATERFRT	0		RESIDENTIAL		
Leasehold/Fee Simple	FEE SIMPLE	Fee Simple			Fee Simple			Fee Simple		
Site	22,800 sf	30,056 sf	-3,000		17,368 sf	+1,000		20,049 sf	0	
View	RESIDENTIAL	WATER	-10,000		N;Res;			N;Res;		
Design (Style)	DT1;RANCH	DT1;RANCH			DT1;RANCH			DT1;RANCH		
Quality of Construction	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Actual Age	27	20	0 49					26	0	
Condition	AVERAGE	GOOD	-15,000		GOOD	-15,000		AVERAGE		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	8 3 2.0	6 3 2.0			7 3 2.1	-2,000		6 3 2.0		
Gross Living Area	1,979 sq.ft.	1,940 sq.ft.	+2,000		2,241 sq.ft.	-13,100		1,910 sq.ft.	+3,500	
Basement & Finished Rooms Below Grade		0sf			0sf			0sf		
Functional Utility	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Heating/Cooling	C-AC/HEAT	C-AC/HEAT			C-AC/HEAT			C-AC/HEAT		
Energy Efficient Items	STD ENERGY PKG	STD ENERGY PKG			STD ENERGY PKG			STD ENERGY PKG		
Garage/Carport	2DET6CPT	2ga2dw	+6,000		2ga2dw	+6,000		2ga2dw	+6,000	
Porch/Patio/Deck	PORCH	PORCH,PATIO			PORCH,DECK			PORCH,PATIO		
KIT,EQUIPMENT	STANDARD KIT	STANDARD KIT			STANDARD KIT			STANDARD KIT		
EXTRAS	XL SHOP	GAZEBO,SHOP	+10,000		NONE	+15,000		XL SHOP		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -11,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -9,100		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 9,500	
Adjusted Sale Price of Comparables		Net Adj. 3.9 %	\$ 274,000		Net Adj. 3.2 %	\$ 275,900		Net Adj. 3.7 %	\$ 269,500	
		Gross Adj. 16.5 %			Gross Adj. 18.6 %			Gross Adj. 3.7 %		
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain										
My research <input type="checkbox"/> did <input checked="" 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.										
Data Source(s) BEAUMONT MLS,CAD										
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.										
Data Source(s) BEAUMONT MLS,CAD										
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3						
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	BMT MLS,CAD	BMT MLS,CAD	BMT MLS,HCAD	BMT MLS,HCAD						
Effective Date of Data Source(s)	06/07/2023	06/07/2023	06/07/2023	06/07/2023						
Analysis of prior sale or transfer history of the subject property and comparable sales										
NONE										
Summary of Sales Comparison Approach										
MARKET DATA ARE ALL SIMILAR QUALITY HOMES SOLD RECENTLY AND ARE LOCATED IN THE COMPETITIVE MARKETING AREA AS SUBJECT. INFORMATION OBTAINED AND USED IN THIS REPORT IS FROM THE BEAUMONT MLS AND IS ASSUMED TO BE CORRECT. COMPS 1 AND 2 HAVE SELLER CONCESSIONS. COMPS 1 AND 3 ARE SMALLER HOMES. COMP 2 IS A LARGER HOME WITH A HIGHER BATH COUNT. COMPS 1 AND 2 ARE SUPERIOR WITH CONDITION. COMP 1 IS SUPERIOR WITH SITE SIZE AND VALUE. COMP 2 IS INFERIOR WITH SITE SIZE AND VALUE. COMP 2 IS INFERIOR WITH SITE SIZE AND VALUE. COMPS 1, 2, AND 3 ARE INFERIOR WITH PARKING. COMPS 1 AND 2 ARE INFERIOR WITH EXTRA ONSITE AMENITIES. COMP 1 IS SUPERIOR WITH A WATER VIEW AS IT BACKS TO A LARGE POND THAT IS WATER FILLED. COMPS 1 AND 2 ARE LOCATED ON THE LAKE, BUT THE LAKE WAS DRY AT THE TIME OF THE SELL DUE TO THE DAM BREAK, AND IS STILL CURRENTLY DRY. COMP 3 IS GIVEN MOST CREDENCE DUE TO BEING MOST SIMILAR OVERALL TO THE SUBJECT.										
Indicated Value by Sales Comparison Approach \$ 274,000										
Indicated Value by: Sales Comparison Approach \$ 274,000 Cost Approach (if developed) \$ Income Approach (if developed) \$										
BY REASON OF THE COMPARABLE APPROACH TO VALUE, IT IS MY OPINION THAT THE MARKET OF THE SUBJECT PROPERTY TO BE \$274,000. DUE TO THE AMPLE DATA AVAILABLE FOR USE IN THE SALES COMPARISON AND COST APPROACH, THE INCOME APPROACH WAS NOT NECESSARY FOR CREDIBLE ASSIGNMENT RESULTS.										
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:										
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 274,000, as of 06/07/2023, which is the date of inspection and the effective date of this appraisal.										

Uniform Residential Appraisal Report

File #

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: 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, 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 each acting in what he or she considers his or her own best interest; (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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File #

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

File # _____

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.


24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name CORY HOLLEY
 Company Name AULBAUGH & ASSOCIATES, LLC
 Company Address PO BOX 5067, BEAUMONT, TX 77726
 Telephone Number (409) 924-0840
 Email Address AASSOCIATES@GT.RR.COM
 Date of Signature and Report 06/15/2023
 Effective Date of Appraisal 06/07/2023
 State Certification # 1360788
 or State License # _____
 or Other (describe) _____ State # _____
 State TX
 Expiration Date of Certification or License 12/31/2024

ADDRESS OF PROPERTY APPRAISED
200 SassafRAS
Village Mills, TX 77663
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 274,000

LENDER/CLIENT
 Name _____
 Company Name LISA TYRING
 Company Address 200 SASSAFRAS, VILLAGE MILLS, TX 77663
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Subject Photo Page

Borrower	LISA TYRING				
Property Address	200 Sassafras				
City	Village Mills	County	HARDIN	State	TX Zip Code 77663
Lender/Client	LISA TYRING				



Subject Front

200 Sassafras
Sales Price
Gross Living Area 1,979
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.0
Location RESIDENTIAL
View RESIDENTIAL
Site 22,800 sf
Quality AVERAGE
Age 27



Subject Rear



Subject Street

Subject Photo Page

Borrower	LISA TYRING				
Property Address	200 Sassafras				
City	Village Mills	County	HARDIN	State	TX Zip Code 77663
Lender/Client	LISA TYRING				

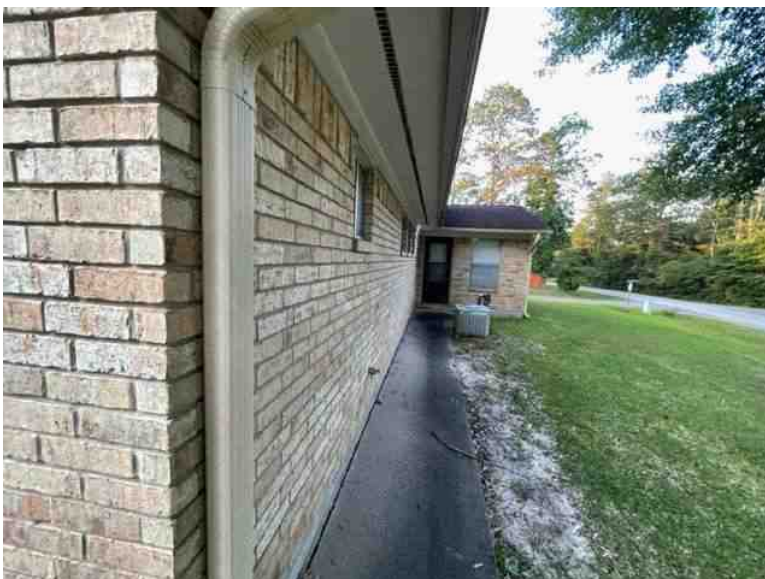


Subject Street

200 Sassafras
Sales Price
Gross Living Area 1,979
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.0
Location RESIDENTIAL
View RESIDENTIAL
Site 22,800 sf
Quality AVERAGE
Age 27



RIGHT SIDE



LEFT SIDE

Subject Photo Page

Borrower	LISA TYRING				
Property Address	200 Sassafras				
City	Village Mills	County	HARDIN	State	TX Zip Code 77663
Lender/Client	LISA TYRING				



SHOP FRONT/COVERED PARKING

200 Sassafras
Sales Price
Gross Living Area 1,979
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.0
Location RESIDENTIAL
View RESIDENTIAL
Site 22,800 sf
Quality AVERAGE
Age 27



SHOP REAR



SHOP INTERIOR

Subject Photo Page

Borrower	LISA TYRING				
Property Address	200 Sassafras				
City	Village Mills	County	HARDIN	State	TX Zip Code 77663
Lender/Client	LISA TYRING				



SHOP INTERIOR

200 Sassafras
Sales Price
Gross Living Area 1,979
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.0
Location RESIDENTIAL
View RESIDENTIAL
Site 22,800 sf
Quality AVERAGE
Age 27



LIVING ROOM



SUNROOM

Subject Photo Page

Borrower	LISA TYRING						
Property Address	200 Sassafras						
City	Village Mills	County	HARDIN	State	TX	Zip Code	77663
Lender/Client	LISA TYRING						



FAMILY ROOM

200 Sassafras
Sales Price
Gross Living Area 1,979
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.0
Location RESIDENTIAL
View RESIDENTIAL
Site 22,800 sf
Quality AVERAGE
Age 27



KITCHEN



BREAKFAST

Subject Photo Page

Borrower	LISA TYRING				
Property Address	200 Sassafras				
City	Village Mills	County	HARDIN	State	TX Zip Code 77663
Lender/Client	LISA TYRING				



DINING

200 Sassafras
Sales Price
Gross Living Area 1,979
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.0
Location RESIDENTIAL
View RESIDENTIAL
Site 22,800 sf
Quality AVERAGE
Age 27



LAUNDRY



WATER HEATER

Subject Photo Page

Borrower	LISA TYRING				
Property Address	200 Sassafras				
City	Village Mills	County	HARDIN	State	TX Zip Code 77663
Lender/Client	LISA TYRING				



BEDROOM

200 Sassafras
Sales Price
Gross Living Area 1,979
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.0
Location RESIDENTIAL
View RESIDENTIAL
Site 22,800 sf
Quality AVERAGE
Age 27



BEDROOM



FULL BATH

Subject Photo Page

Borrower	LISA TYRING				
Property Address	200 Sassafras				
City	Village Mills	County	HARDIN	State	TX Zip Code 77663
Lender/Client	LISA TYRING				



FULL BATH CONT...

200 Sassafras
Sales Price
Gross Living Area 1,979
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.0
Location RESIDENTIAL
View RESIDENTIAL
Site 22,800 sf
Quality AVERAGE
Age 27



PRIMARY BEDROOM



PRIMARY BATH

Subject Photo Page

Borrower	LISA TYRING				
Property Address	200 Sassafras				
City	Village Mills	County	HARDIN	State	TX Zip Code 77663
Lender/Client	LISA TYRING				

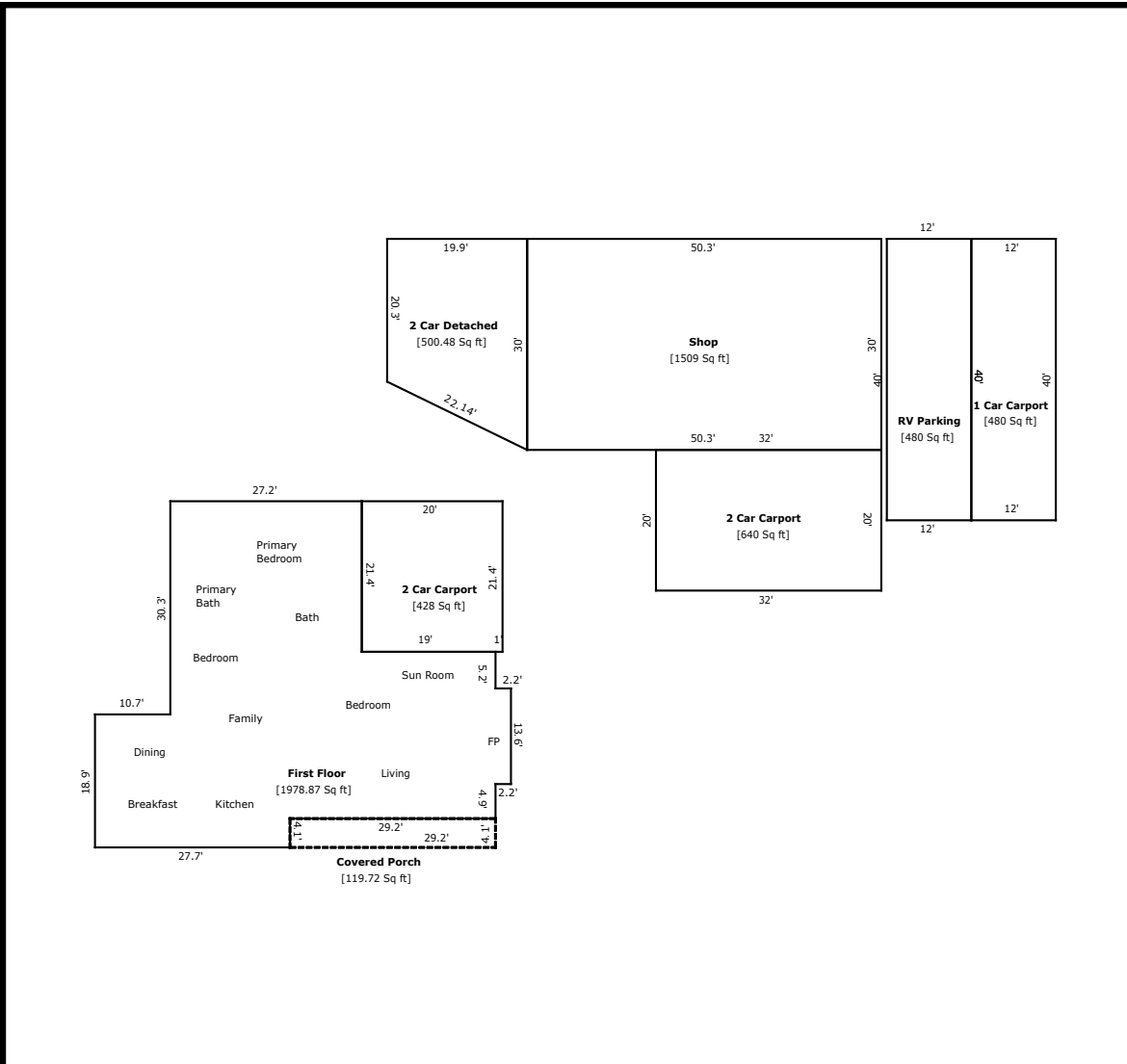


PRIMARY BATH CONT...

200 Sassafras
Sales Price
Gross Living Area 1,979
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 2.0
Location RESIDENTIAL
View RESIDENTIAL
Site 22,800 sf
Quality AVERAGE
Age 27

Building Sketch

Borrower	LISA TYRING				
Property Address	200 Sassafra				
City	Village Mills	County	HARDIN	State	TX
Zip Code	77663				
Lender/Client	LISA TYRING				



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details		
First Floor	1978.87 Sq ft	13.6×2.2	= 29.92
		23.7×19	= 450.3
		27.2×30.3	= 824.16
		14.8×10.2	= 150.96
		27.7×18.9	= 523.53
Total Living Area (Rounded):	1979 Sq ft		
Non-living Area			
2 Car Carport	428 Sq ft	21.4×20	= 428
Covered Porch	119.72 Sq ft	4.1×29.2	= 119.72
Shop	1509 Sq ft	30×50.3	= 1509
RV Parking	480 Sq ft	12×40	= 480
1 Car Carport	480 Sq ft	40×12	= 480
2 Car Carport	640 Sq ft	32×20	= 640
2 Car Detached	500.48 Sq ft	19.9×20.3	= 403.97
		$0.5 \times 19.9 \times 9.7$	= 96.52

Comparable Photo Page

Borrower	LISA TYRING		
Property Address	200 Sassafras		
City	Village Mills	County	HARDIN
		State	TX
		Zip Code	77663
Lender/Client	LISA TYRING		



Comparable 1

200 White Poplar
 Prox. to Subject 1.90 miles N
 Sale Price 285,000
 Gross Living Area 1,940
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location RESDTL;WATERFRT
 View WATER
 Site 30,056 sf
 Quality AVERAGE
 Age 20



Comparable 2

613 Cypress Bend Dr
 Prox. to Subject 0.81 miles NW
 Sale Price 285,000
 Gross Living Area 2,241
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location RESDTL;WATERFRT
 View N;Res;
 Site 17,368 sf
 Quality AVERAGE
 Age 49

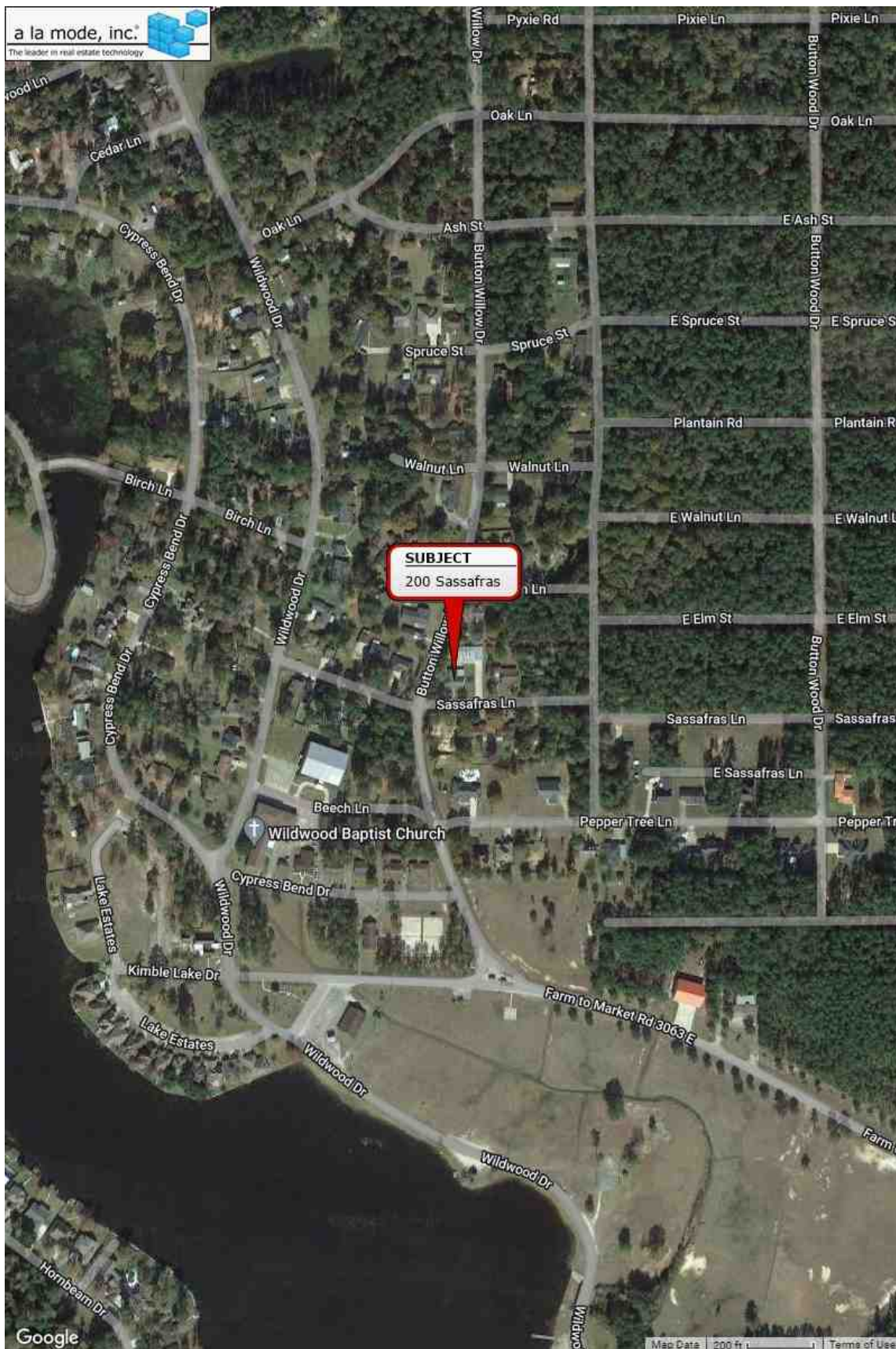


Comparable 3

203 Peppertree
 Prox. to Subject 0.10 miles S
 Sale Price 260,000
 Gross Living Area 1,910
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location RESIDENTIAL
 View N;Res;
 Site 20,049 sf
 Quality AVERAGE
 Age 26

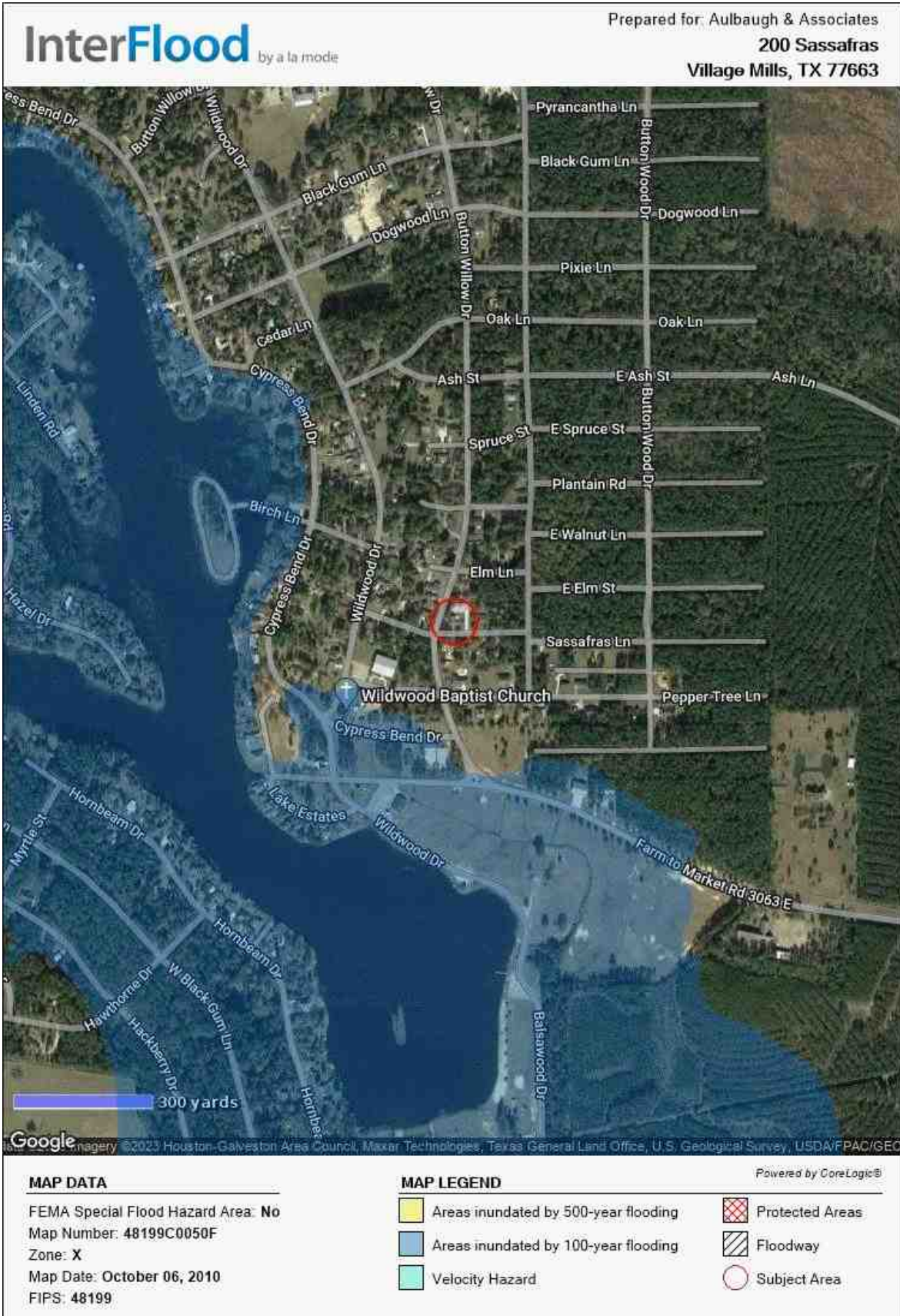
Location Map

Borrower	LISA TYRING						
Property Address	200 Sassafras						
City	Village Mills	County	HARDIN	State	TX	Zip Code	77663
Lender/Client	LISA TYRING						



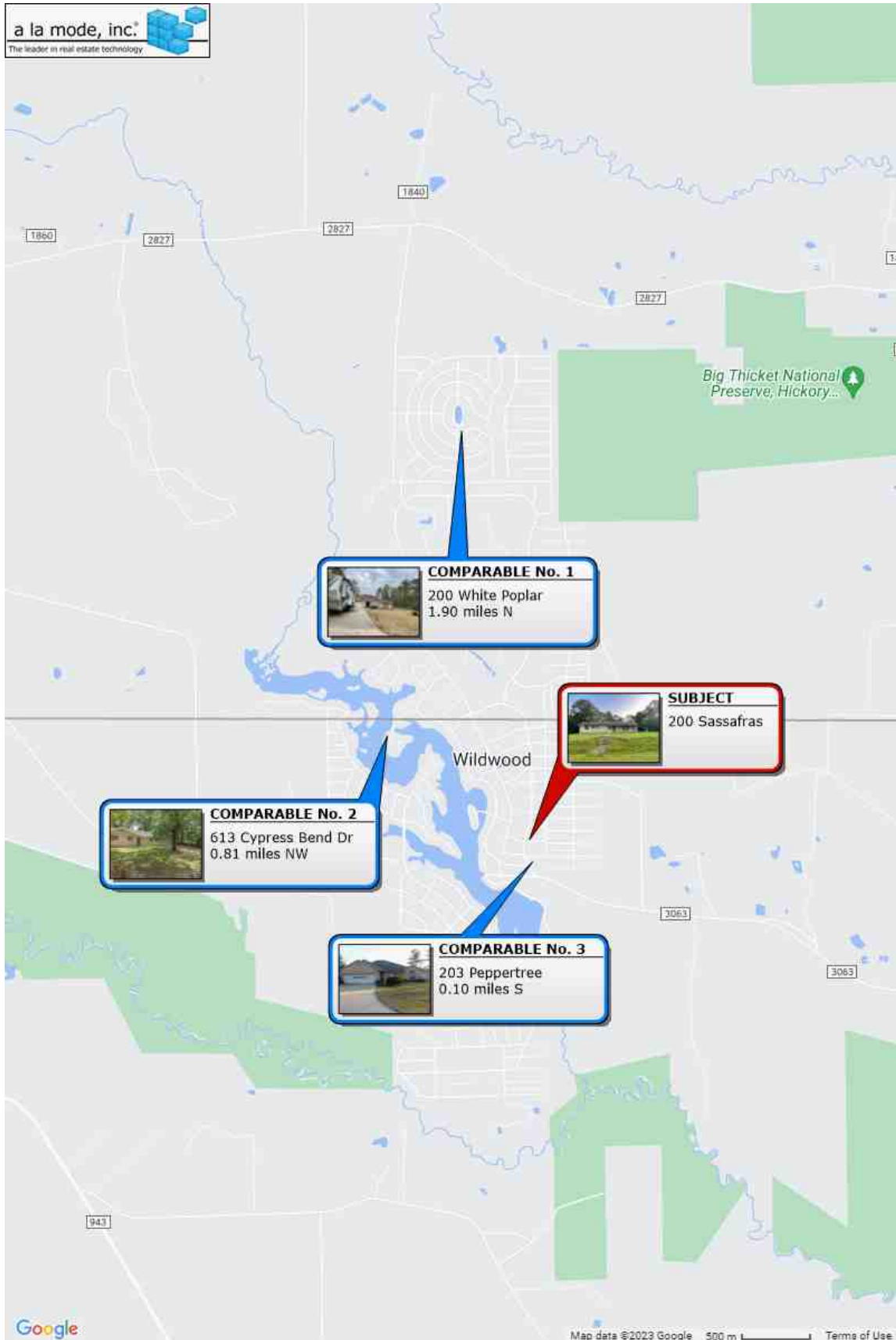
Flood Map

Borrower	LISA TYRING		
Property Address	200 Sassafras		
City	Village Mills	County	HARDIN
Lender/Client	LISA TYRING	State	TX
		Zip Code	77663



Comparable Sales Map

Borrower	LISA TYRING						
Property Address	200 Sassafras						
City	Village Mills	County	HARDIN	State	TX	Zip Code	77663
Lender/Client	LISA TYRING						



CH-APPRAISER CERTIFICATION



Certified Residential Real Estate Appraiser

Appraiser: **Cory Holley**
License #: **TX 1360788 R**

License Expires: **12/31/2024**

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