# **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 Address	200 Sassafras
	Legal Description	LOTS 9 & 10, BLOCK 18, WILDWOOD
N	City	Village Mills
SUBJECT INFORMATION	County	HARDIN
ECT INFO	State	ТХ
SUBJ	Zip Code	77663
	Census Tract	0303.01
	Map Reference	13140
PRICE & DATE	CONTRACT PRICE \$	
PRIC	DATE OF CONTRACT	
ŝ	Borrower	LISA TYRING
PARTIES	Lender/Client	LISA TYRING
	Size (Square Feet)	1,979
	Price per Square Foot \$	3
DESCRIPTION OF IMPROVEMENTS	Location	RESIDENTIAL
IMPROVE	Age	27
TION OF	Condition	AVERAGE
DESCRIP	Total Rooms	8
	Bedrooms	3
	Baths	2.0
APPRAISER	Appraiser	CORY HOLLEY
APF	Effective Date of Appraisal	06/07/2023
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VALUE	Opinion of Value \$	6 274,000

#### Aulbaugh & Associates

## Uniform Residential Appraisal Report

				Unitonini	10010011110	Appraisal R	oport		File #				
	The purpose of this sun	nmary appraisal repor	rt is to pro	ovide the lender/o	client with an a	ccurate, and adequate	ely supported, opir	nion of the	market value	of the sub	ject property.		
	Property Address 200	Sassafras				City Village Mi	lls		State TX	Zip Code 7	7663		
	Borrower LISA TYRIN	G		Owner o	f Public Record	ANSON LEE	JONES		County HAR	DIN			
		S 9 & 10, BLOC	K 18, WILI	DWOOD									
	-	09200-000450				Tax Year 2022				4,306			
Ĕ		ILDWOOD					13140			0303.01	-		
JEC	Occupant 🗙 Owner	Tenant Vaca			Assessments \$	0	NU 🗙 PUI	D HOA\$	150	per year	X per month		
SUE	Property Rights Appraised X Fee Simple Leasehold Other (describe)												
		urchase Transaction	Refina	ince Transaction	Other (des		T VALUE						
		YRING		Add	200 0/	SSAFRAS, VILL	AGE MILLS, T	X 77663					
	Is the subject property currently of		en offered for sal	e in the twelve month:	s prior to the effective	date of this appraisal?			X	Yes No			
	Report data source(s) used, offer	ing price(s), and date(s).		SUBJECT	IS LISTED F	OR \$349,000.							
_													
		/ze the contract for sale for	r the subject purc	hase transaction. Exp	lain the results of the	analysis of the contract for	sale or why the analysis	s was not					
	performed.												
¢CT	Contract Drice C	Data of Contro	unt .	la tha	property coller the ow	or of public record?			ta Cource(a)				
TR⊿	Contract Price \$	Date of Contra			property seller the ow		Yes	No Da	ata Source(s)		res 🗌 No		
CONT	Is there any financial assistance (	-	-	mpayment assistance,	, etc.) to be paid by ar	y party on benail of the bo	nower?			· 🗌	res ino		
•	If Yes, report the total dollar amou	unt and describe the items	to be paid.										
	Noto: Dago and the secial association	opition of the neisblast	and are not	raical factors									
	Note: Race and the racial comp	-	ood are not appr	aisai iaciors.	<b>A</b> 11 11	Hanalasa 🕶 🚥 🕁		<b>^</b> ···			l and llc - N		
		ood Characteristics	Durel	Drenaut - Mat		Housing Trends	Destinio		nit Housing		Land Use %		
	Location Urban		Rural	Property Values	Increasing	Stable	Declining	PRICE	AGE	One-Unit	45 %		
	Built-Up Over 75%	25-75%	Under 25%	Demand/Supply	Shortage	In Balance	Over Supply	\$ (000)	(yrs)	2-4 Unit	%		
DOD	Growth Rapid	Stable	Slow	Marketing Time	Under 3 mths	3-6 mths	Over 6 mths		Low O	Multi-Family	%		
RHO	Neighborhood Boundaries					BY PERSIMMC		020	High 60	Commercial	5 %		
HBO	BY BEACH RD, AND							100	Pred. 25	Other	50 %		
EIG	Neighborhood Description					RESORT AREA C							
z	HWY 69 AND SOUTH						AVE CONFOR	MITY. HO	A AMENITIE	S INCLUD	EA		
	GUARD STATION, G												
	Market Conditions (including sup					ARKET AREA A							
	DEMAND BEING RE												
	TO 7% AND WITH S	SELLERS CONC	ESSIONS								AREA.		
	Dimensions 150X152			Area	22,800 sf	Shap			View N	;Res;			
	Specific Zoning Classification	RS, SINGLE					RESIDENTIAL	_					
				ialieieu Usej	Zoning Compliance X 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? Xes No If No, describe AS												
			(or as proposed	per plans and specific	cations) the present us	e?	X	Yes	No If No, desc	<sup>ribe</sup> AS			
	IMPROVED, CURRE	ENT USE	(or as proposed						No If No, desc	7.0	Private		
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IMPROVEMENTS	IMPROVED, CURRI         Utilities       Public       Ot         Electricity       Image: Construction of the second		No FE rket area? sements, encroad NOTED. ACHMENT CONCRED. CHMENT CONCRED. C	P Water Sanitary Sewer MA Flood Zone  thments, environment THESE WILL S, OR ZONIN Foundation Stab Foundation Infestation Infestation FWA HWBI Fuel Central Air Conditi Central Air Central Air Central Air Central Air Conditi Central Air Ce	ublic Other (desc Description of the second	ribe)  FEMA Map # 48 o If No, describe s, etc.)?  T THE VALUE O NS NOTED.  Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sastr/Insulated Screens Amenities Fireplace(s) # Patio/Deck NC Pool NONE we Washer/Dry 2.0 Bath(s) TH DUCTLESS I  Y APPEARS TO DRING THAT NE ET TO 79 BUT N	Off-site Improve Street CON Alley CON 199C0050F R MARKETAE CONC-AVG CONC-AVG COMP-AVG COMP-AVG ALUM-AVG ALUM-AVG ALUM-AVG O Fence Ponce O Fence O O Fence O O Fence O O Fence O T,97 MINI SPLITS, 4 THIS APP BE IN AVERA	ments - Type NCRETE NCRETE NCRETE SILITY OF rials/condition S S S S S S S S S S S S S	FEMA Map D  fes No  THE SUBJ  fes No  THE SUBJ  felors  Walls  Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Surfac  Garage Carport Att.  AREA ATT.  S NOT A H4 DITION. TH LACING. TH HVAC INSF  Yes X	Public  Public Public Public  Public Public Public Public Public Public Public Public Public Public Public Public Public Public Public Public Public Public Pu	□ 6/2010 DERTY. eterials/condition PT-AVG EL,WP-AV AVG VG 2 NCRETE 2 6 □ Built-In 0 SHOP ECTION SSING IS ARE S		
IMPROVEMENTS	IMPROVED, CURRI         Utilities       Public       Or         Electricity       Gas       Second		No FE rket area? sements, encroad NOTED. ACHMENT CONCRED. CHMENT CONCRED. C	P Water Sanitary Sewer MA Flood Zone  thments, environment THESE WILL S, OR ZONIN Foundation Stab Foundation Infestation Infestation FWA HWBI Fuel Central Air Conditi Central Air Central Air Central Air Central Air Conditi Central Air Ce	ublic Other (desc Ublic Other (desc Control of the second secon	ribe)  FEMA Map # 48 o If No, describe s, etc.)?  T THE VALUE O NS NOTED.  Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sastr/Insulated Screens Amenities Fireplace(s) # Patio/Deck NC Pool NONE we Washer/Dry 2.0 Bath(s) TH DUCTLESS I  Y APPEARS TO DRING THAT NE ET TO 79 BUT N	Off-site Improve Street CON Alley CON 199C0050F R MARKETAE CONC-AVG CONC-AVG COMP-AVG COMP-AVG ALUM-AVG ALUM-AVG NONE ALUM-AVG O Fence N Vootsove O Fence N ONE Porch ( 0 0ther N er 0ther ( 1,97 MINI SPLITS, 1 THIS APP BE IN AVERA EEDS REPAIR WAS READING	ments - Type NCRETE NCRETE NCRETE SILITY OF rials/condition S S S S S S S S S S S S S	FEMA Map D  fes No  THE SUBJ  fes No  THE SUBJ  feors  Walls  Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway	Public  Public Public Public  Public Public Public Public Public Public Public Public Public Public Public Public Public Public Public Public Public Public Pu	□ 6/2010 DERTY. eterials/condition PT-AVG EL,WP-AV AVG VG 2 NCRETE 2 6 □ Built-In 0 SHOP ECTION SSING IS ARE S		

## Uniform Residential Appraisal Report

		Uniform F	Residential Ap	praisai Rep	UIL	File #			
There are 8 comparable	properties currently o	ffered for sale in	the subject neighborhoo	d ranging in price	e from \$	to \$			
	sales in the subject	neighborhood within	the past twelve months	s ranging in sale	price from \$	to \$			
FEATURE	SUBJECT	COMPARA	BLE SALE # 1	COMPAR	RABLE SALE # 2	COMPARABL	LE SALE # 3		
Address 200 Sassafras		200 White Popla	ar	613 Cypress B	end Dr	203 Peppertree			
Village Mills, TX 7	7663	Village Mills, TX		Village Mills, T		Village Mills, TX	77663		
Proximity to Subject		1.90 miles N		0.81 miles NW		0.10 miles S			
	\$		\$ 285,000		\$ 285,000		\$ 260,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	<sup>\$</sup> 146.91 <sup>sq.ft</sup>		\$ 127.18 sq		\$ 136.13 sq.ft.	200,000		
Data Source(s)		BMT MLS#2327		BMT MLS#228		BMT MLS#22733	37·DOM 106		
Verification Source(s)		CAD,LISTING A		CAD,LISTING		CAD,LISTING A			
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			-1,000		-1,000				
		s12/22;c11/22	0	s07/22;c06/22	- 0	s06/22;c05/22			
	RESIDENTIAL	RESDTL;WATERFRT	0	RESDTL;WATERFRT	0	RESIDENTIAL			
	FEE SIMPLE	Fee Simple	2.000	Fee Simple	14.000	Fee Simple	0		
10	22,800 sf	30,056 sf		17,368 sf	+1,000	20,049 sf	0		
D ( (0) 1 )	RESIDENTIAL	WATER	-10,000			N;Res;			
	DT1;RANCH	DT1;RANCH		DT1;RANCH		DT1;RANCH			
	AVERAGE	AVERAGE	-	AVERAGE		AVERAGE	-		
	27	20		49		26	0		
	AVERAGE	GOOD	-15,000			AVERAGE			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Bath		Total Bdrms. Baths			
Room Count	8 3 2.0	6 3 2.0		7 3 2.					
Gross Living Area	1,979 <sup>sq.ft.</sup>	1,940 <sup>sq.ft</sup>	+2,000		<sup>1,ft.</sup> -13,100		+3,500		
Basement & Finished		0sf		0sf		0sf			
Rooms Below Grade									
	AVERAGE	AVERAGE		AVERAGE		AVERAGE			
	C-AC/HEAT	C-AC/HEAT		C-AC/HEAT		C-AC/HEAT			
Energy Efficient Items	STD ENERGY PKG	STD ENERGY PKG		STD ENERGY PK	G	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 KI	т	STANDARD KIT			
EXTRAS	XL SHOP	GAZEBO,SHOF	+10,000	NONE	+15,000	XL SHOP			
Net Adjustment (Total)		- + 🛛 -	\$ -11,000	🗌 + 🗙 -	\$ -9,100	X + 🗌 -	\$ 9,500		
Adjusted Sale Price		Net Adj. 3.9 %		Net Adj. 3.2	%	Net Adj. 3.7 %			
of Comparables		Gross Adj. 16.5 %	\$ 274,000	Gross Adj. 18.6	<sup>%</sup> \$ 275,900	Gross Adj. 3.7 %	\$ 269,500		
Data Source(s) BEAUMON My research did X did no	T MLS,CAD		erty for the three years prior to						
Report the results of the research and analy	sis of the prior sale or trans	fer history of the subject pr	operty and comparable sales	(report additional prior sa					
ITEM	SI	JBJECT	COMPARABLE SA	LE #1	COMPARABLE SALE #2	COMPA	ARABLE SALE #3		
Date of Prior Sale/Transfer									
Price of Prior Sale/Transfer									
Data Source(s)	BMT MLS,C	AD	BMT MLS,CAD		T MLS,HCAD	BMT MLS,I			
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 t	he subject property and cor	nparable sales	NO	NE					
Summary of Sales Comparison Approach	MARKE	T DATA ARF ALL	SIMILAR QUALITY	HOMES SOLD R	RECENTLY AND ARE	LOCATED IN THE	COMPETITIVE		
MARKETING AREA AS SUB.									
CORRECT. COMPS 1 AND 2									
BATH COUNT. COMPS 1 AN									
SIZE AND VALUE. COMP 21									
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.									
CURRENTLY DRY. COMP 3									
CURRENTLY DRY. COMP 3 Indicated Value by Sales Comparison Appro	pach \$ 2	74,000	Cost Approach (if develope	d) \$	Income Approx	ach (if developed) \$			
CURRENTLY DRY. COMP 3 Indicated Value by Sales Comparison Appro Indicated Value by: Sales Comparison Appro	pproach \$ 2	74,000 274,000				,			
CURRENTLY DRY. COMP 3 Indicated Value by Sales Comparison Appro Indicated Value by: Sales Comparison Ap BY REASON OF THE COI	pproach \$ 2 MPARABLE APP	74,000 274,000 ROACH TO VAL	UE, IT IS MY OPI	NION THAT TH	E MARKET OF TH	IE SUBJECT PRO			
CURRENTLY DRY. COMP 3 Indicated Value by Sales Comparison Appro Indicated Value by: Sales Comparison Ap BY REASON OF THE COI \$274,000. DUE TO THE A	pproach \$ 2" MPARABLE APP MPLE DATA AV	74,000 274,000 ROACH TO VAL AILABLE FOR U	UE, IT IS MY OPI	NION THAT TH S COMPARISO	E MARKET OF TH	IE SUBJECT PRO			
CURRENTLY DRY. COMP 3 Indicated Value by Sales Comparison Appro Indicated Value by: Sales Comparison Ap BY REASON OF THE COI \$274,000. DUE TO THE A APPROACH WAS NOT NI	pproach \$ 2 MPARABLE APP MPLE DATA AV ECESSARY FOR	74,000 274,000 ROACH TO VAL AILABLE FOR U CREDIBLE ASS	UE, IT IS MY OPI	NION THAT TH S COMPARISO LTS.	E MARKET OF TH	IE SUBJECT PRO ROACH, THE INC	COME		
CURRENTLY DRY. COMP 3 Indicated Value by Sales Comparison Appro Indicated Value by: Sales Comparison Ap BY REASON OF THE COI \$274,000. DUE TO THE A APPROACH WAS NOT NI This appraisal is made X *as is*	pproach \$ 2 pproach \$ MPARABLE APP MPLE DATA AV/ ECESSARY FOF , subject to following repairs or	74,000 274,000 ROACH TO VAL AILABLE FOR U CREDIBLE AS completion per plans	UE, IT IS MY OPI ISE IN THE SALES SIGNMENT RESU and specifications on sis of a hypothetical	NION THAT TH S COMPARISO LTS. the basis of a condition that the	E MARKET OF TH	IE SUBJECT PRO ROACH, THE INC	have been		

Freddie Mac Form 70 March 2005

## Uniform Residential Appraisal Report

	Uniform Residentia	i Appiaisai nepuit		File #
	THE INTENDED USER OF THIS APPRAISAL REPORT IS THE CLIENT.	THE INTENDED USE IS	TO DETERM	/INE THE MARKET VALUE OF
	THE SUBJECT PROPERTY. SUBJECT TO THE STATED SCOPE OF W			
	OF THIS REPORT FORM, AND DEFINITION OF MARKET VALUE. NO			
	APPRAISER.			
	UNLESS OTHERWISE NOTED, I HAVE PREFORMED NO SERVICES, /	AS AN APPRAISER OR IN	ANY OTHE	R CAPACITY, REGARDING THE
	PROPERTY THAT IS IN THE SUBJECT OF THIS REPORT WITHIN THE	THREE-YEAR PERIOD I	MMEDIATEL	Y PRECEDING ACCEPTANCE
	OF THIS ASSIGNMENT.			
	THE REASONABLE EXPOSURE TIME IS 1 TO 120 DAYS. TYPICAL MA	RKETING TIME IS 3 TO 6	MONTHS	
	ALL UTILITIES WERE ON AT TIME OF VIEWING THE HOME AND ARE	IN MARKETABLE COND	ITION	
	CONDITION ADJUSTMENTS TO THE COMPARABLES TAKE INTO AC	COUNT THE CONDITION		TES OF BOTH THE INTERIOR
	AND EXTERIOR OF THE HOME. CONDITION ADJUSTMENTS WERE I			
ş				
ΕNΞ				
MMO				
5				
NA				
ADDITIONAL COMMENTS				
ADL				
	COST APPROACH TO VALUE	E (not required by Fannie Mae)		
	Provide adequate information for the lender/client to replicate the below cost figures and calculations.	- (		
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)			
	ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$
ACH	ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data		 Sa.Ft. @ \$	=\$ 
	Source of cost data	OPINION OF SITE VALUE	Sq.Ft. @ \$ Sq.Ft. @ \$	=\$
	Source of cost data		Sq.Ft. @ \$ Sq.Ft. @ \$	
	Source of cost data Quality rating from cost service Effective date of cost data			=\$
COST APPROACH	Source of cost data Quality rating from cost service Effective date of cost data	DWELLING	Sq.Ft. @ \$	=\$ =\$ =\$
	Source of cost data Quality rating from cost service Effective date of cost data	DWELLING Garage/Carport	Sq.Ft. @ \$	=\$ =\$ =\$ =\$ =\$
	Source of cost data Quality rating from cost service Effective date of cost data	DWELLING Garage/Carport Total Estimate of Cost-New	Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ =\$ =\$ =\$ =\$ =\$ =\$
	Source of cost data Quality rating from cost service Effective date of cost data	DWELLING Garage/Carport Total Estimate of Cost-New Less Physical	Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ =\$ =\$ =\$ =\$ External
	Source of cost data Quality rating from cost service Effective date of cost data	DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation	Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ =\$ =\$ =\$ =\$ =\$ External =\$ =\$(
	Source of cost data Quality rating from cost service Effective date of cost data	DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements	Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ =\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$
	Source of cost data Quality rating from cost service Effective date of cost data	DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements	Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ =\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$
	Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years	DWELLING Garage/Carport Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH	Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ =\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$
COST APPROA	Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALU	DWELLING Garage/Carport Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae)	Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ =\$
COST APPROA	Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALU Estimated Monthly Market Rent \$ X Gross Rent Multiplier	DWELLING Garage/Carport Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH	Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ =\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$
	Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALU	DWELLING Garage/Carport Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae)	Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ =\$
COST APPROA	Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALL Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$	Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ =\$ =\$
COST APPROA	Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALU Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION	DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ IFOR PUDs (if applicable)	Sq.Fl. @ \$ Sq.Fl. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ Indicated Value by Income Approach
COST APPROA	Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALU Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes	DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ IFOR PUDs (if applicable) No Unit type(s) C Detached	Sq.Fl. @ \$ Sq.Fl. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ Indicated Value by Income Approach
COST APPROA	Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALU Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject proper	DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ IFOR PUDs (if applicable) No Unit type(s) C Detached	Sq.Fl. @ \$ Sq.Fl. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ Indicated Value by Income Approach
COST APPROA	Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALU Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project	DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ IFOR PUDs (if applicable) No Unit type(s) Detached by is an attached dwelling unit.	Sq.Fl. @ \$ Sq.Fl. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ Indicated Value by Income Approach
I INCOME COST APPROA	Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALU Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of phases Total number of units	DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ IFOR PUDs (if applicable) No Unit type(s) Cost Detached ty is an attached dwelling unit. Total number of units sold	Sq.Fl. @ \$ Sq.Fl. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ Indicated Value by Income Approach
I INCOME COST APPROA	Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALL Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units for sale	DWELLING  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements  As-is" Value of Site Improvements  NDICATED VALUE BY COST APPROACH  For required by Fannie Mae)  = \$  IFOR PUDs (if applicable)  No Unit type(s) M Detached  ty is an attached dwelling unit.  Total number of units sold Data source(s)	Sq.Fl. @ \$ Sq.Fl. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ Indicated Value by Income Approach
I INCOME COST APPROA	Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALL Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units rented Was the project created by the conversion of existing building(s) into a PUD? Yes	DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ IFOR PUDs (if applicable) No Unit type(s) Cost Detached ty is an attached dwelling unit. Total number of units sold	Sq.Fl. @ \$ Sq.Fl. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ Indicated Value by Income Approach
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I INCOME COST APPROA	Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Years INCOME APPROACH TO VALL Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units of sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project created by the conversion of existing building(s) into a PUD? Yes Does the project created on the facilities complete? Yes No	DWELLING  Garage/Carport  Garage/Carport  Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements  Papereciated Cost of Improvements  As-is' Value of Site Improvements  INDICATED VALUE BY COST APPROACH  IF (not required by Fannie Mae)  = \$  IFOR PUDs (if applicable) No Unit type(s) X Detached  ty is an attached dwelling unit.  Total number of units sold Data source(s) No If Yes, date of conversion.	Sq.FL @ \$ Sq.FL @ \$ Functional	=\$ =\$ =\$ =\$ =\$ External =\$ =\$ =\$ Indicated Value by Income Approach
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Freddie Mac Form 70 March 2005

Fannie Mae Form 1004 March 2005

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 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 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.

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 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.

File #

21. The	lender/	client m	nay	disclose	or	distribute	this	apprais	sal re	port	to:	the	borrower;	another	lender	at	the re	quest	of th	ne	
borrower;	the	mortgage	ee	or its	SUG	ccessors	and	assign	ns; n	nortga	ge	insure	rs; gove	rnment	sponso	red e	enterpris	es; of	ther		
secondary	mark	et par	ticipar	nts; c	tata	collection	or	repo	rting	servi	ces;	prot	essional	appraisa	ıl org	anizatio	ns; a	any d	lepartn	nent,	
agency, c	or inst	rumentalit	ty of	f the	United	d States;	and	any	state,	the	Dist	trict	of Colurr	ıbia, or	other	jurisd	ictions;	withou	t ha	ving to	
obtain th	e app	raiser's	or	supervi	sory	appraiser's	s (if	applic	cable)	cons	sent.	Such	consen	t must	be	obtaine	d bef	ore thi	s a	ppraisal	
report ma	iy be	disclose	d or	r distril	buted	to any	other	party	(inclu	ding,	but	not	limited	to, the	public	throug	jh adv	ertising,	publ	ic	
relations,	news,	sales,	or	other	media	a).															

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	SUPERVISORY APPRAISER (ONLY IF REQUIRED)							
Signature	Signature							
Name CORY HOLLEY	Name							
Company Name AULBAUGH & ASSOCIATES, LLC	Company Name							
Company Address PO BOX 5067, BEAUMONT, TX 77726	Company Address							
Telephone Number (409) 924-0840	Telephone Number							
Email Address AASSOCIATES@GT.RR.COM	Email Address							
Date of Signature and Report 06/15/2023	Date of Signature							
Effective Date of Appraisal 06/07/2023	State Certification #							
State Certification # 1360788	or State License #							
or State License #	State							
or Other (describe) State #	Expiration Date of Certification or License							
State TX								
Expiration Date of Certification or License <u>12/31/2024</u>	SUBJECT PROPERTY							
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property							
	Did inspect exterior of subject property from street							
200 Sassafras	Date of Inspection							
Village Mills, TX 77663 APPRAISED VALUE OF SUBJECT PROPERTY \$ 274,000	Did inspect interior and exterior of subject property							
	Date of Inspection							
LENDER/CLIENT								
Name	COMPABABLE SALES							
Company Name LISA TYRING								
Company Address 200 SASSAFRAS, VILLAGE MILLS, TX 77663	Did not inspect exterior of comparable sales from street							
	Did inspect exterior of comparable sales from street							
Email Address	Date of Inspection							

Freddie Mac Form 70 March 2005

Page 6 of 6

Borrower	LISA TYRING							
Property Address	200 Sassafras							
City	Village Mills	County	HARDIN	State	ΤХ	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

Borrower	LISA TYRING								
Property Address	200 Sassafras								
City	Village Mills	County	HARDIN	Sta	ite	ТΧ	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

Borrower	LISA TYRING								
Property Address	200 Sassafras								
City	Village Mills	County	HARDIN	S	itate	ТΧ	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** 

Borrower	LISA TYRING								
Property Address	200 Sassafras								
City	Village Mills	County	HARDIN	Stat	еT	Х	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





# SUNROOM

LIVING ROOM

Borrower	LISA TYRING							
Property Address	200 Sassafras							
City	Village Mills	County	HARDIN	State	ТΧ	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

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

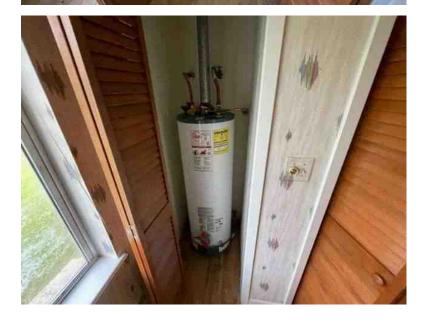


## DINING

LAUNDRY

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





## WATER HEATER

Form PIC3X5.SR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	LISA TYRING							
Property Address	200 Sassafras							
City	Village Mills	County	HARDIN	State	ТΧ	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

Borrower	LISA TYRING								
Property Address	200 Sassafras								
City	Village Mills	County	HARDIN	Si	tate	ТΧ	Zip Code	77663	
Lender/Client	LISA TYRING								



# FULL BATH CONT...

PRIMARY 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





## **PRIMARY BATH**

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

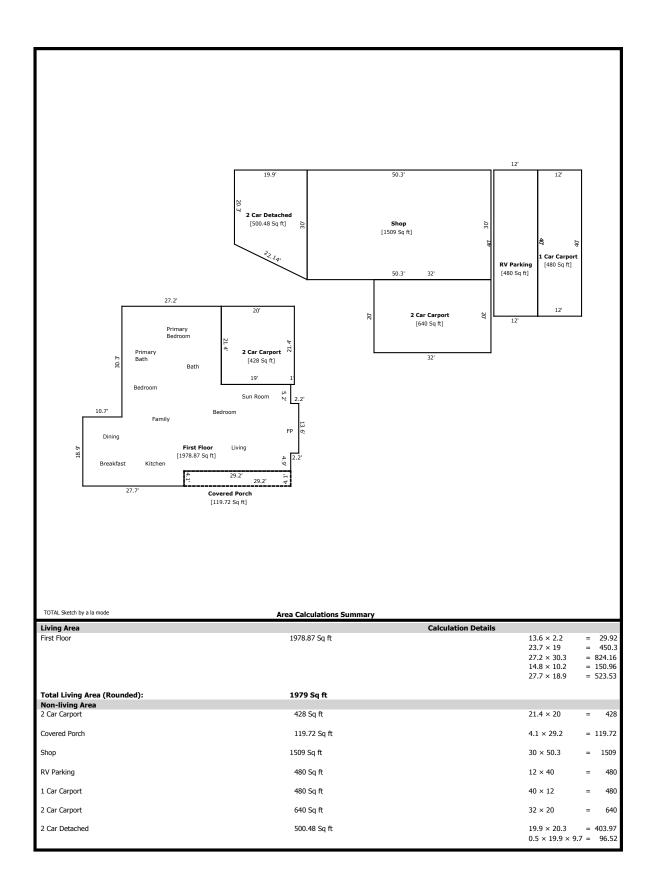


## PRIMARY BATH CONT...

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 Sassafras							
City	Village Mills	County	HARDIN	State	ΤХ	Zip Code	77663	
Lender/Client	LISA TYRING							



# **Comparable Photo Page**

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



## Comparable 1

200 White Popla	r
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 Be	nd 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

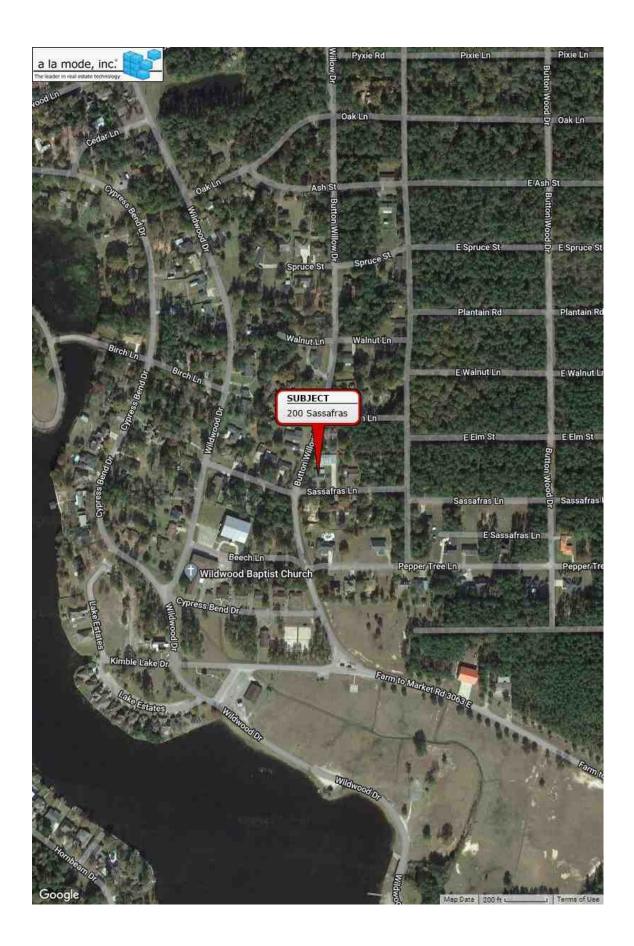


# Comparable 3

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

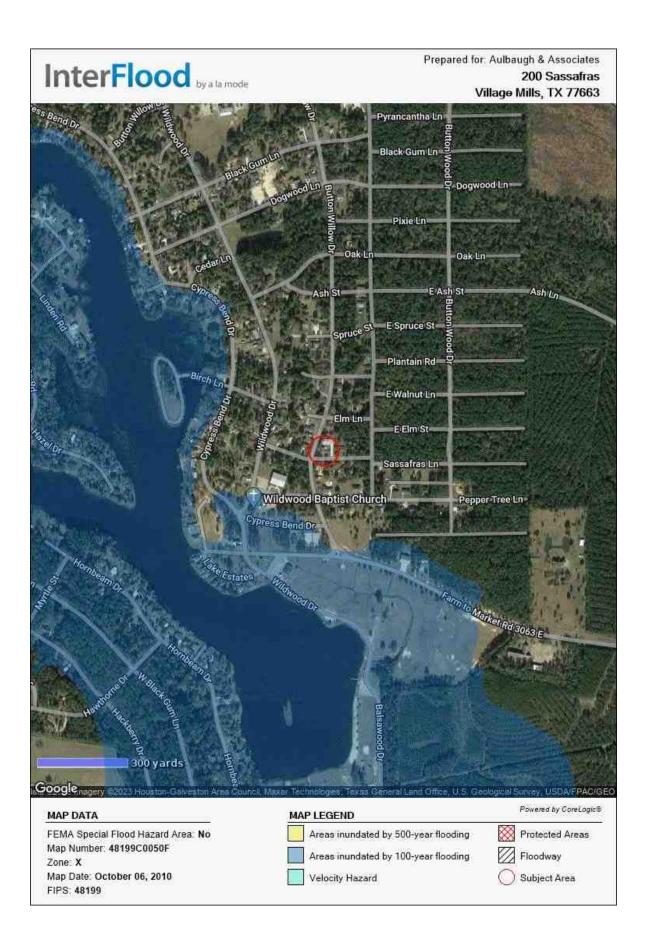
#### **Location Map**

Borrower	LISA TYRING								
Property Address	200 Sassafras								
City	Village Mills	County	HARDIN	Stat	; T)	(	Zip Code	77663	
Lender/Client	LISA TYRING								



#### **Flood Map**

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



<b>Comparable Sa</b>	iles Map
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Borrower	LISA TYRING							
Property Address	200 Sassafras							
City	Village Mills	County	HARDIN	State	тх	Zip Code	77663	
Lender/Client	LISA TYRING							

