

# Uniform Residential Appraisal Report

210324074  
File # R21-169

There are 7 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 245,000 to \$ 410,000  
 There are 35 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 230,000 to \$ 405,000

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	5815 Hoover St Houston, TX 77092	5037 De Milo Dr Houston, TX 77092			5610 De Lange Ln Houston, TX 77092			5906 W 43rd St Houston, TX 77092		
Proximity to Subject		0.75 miles SE			0.22 miles SE			0.39 miles S		
Sale Price	\$ 317,000	\$ 315,000			\$ 367,500			\$ 320,000		
Sale Price/Gross Liv. Area	\$ 242.91 sq.ft.	\$ 279.26 sq.ft.			\$ 250.85 sq.ft.			\$ 247.87 sq.ft.		
Data Source(s)		HARMLS #54150804;DOM 3			HARMLS #68974718;DOM 23			HARMLS #4238758;DOM 115		
Verification Source(s)		Assessor/Sales Agent			Assessor/Sales Agent			Assessor/Sales Agent		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		ArmLth		ArmLth		ArmLth		ArmLth		
Concessions		Conv;1000	0	Conv;12375	0	Conv;350	0	Conv;350	0	
Date of Sale/Time		s03/21;c02/21		s02/21;c01/21		s01/21;c12/20		s01/21;c12/20		
Location	N;Res;	N;Res;		N;Res;		N;Res;		N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Site	6405 sf	6650 sf	0	6195 sf	0	7848 sf	0	7848 sf	0	
View	N;Res;	N;Res;		N;Res;		N;Res;		N;Res;		
Design (Style)	DT1;Traditional	DT1;Traditional		DT1;Traditional		DT1;Traditional		DT1;Traditional		
Quality of Construction	Q4	Q4		Q3	-33,700	Q4		Q4		
Actual Age	47	66	0	55	0	57	0	57	0	
Condition	C2	C2		C2		C2		C2		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Room Count	6 3 2.0	6 3 1.1	+3,000	6 3 2.0		6 3 2.0		6 3 2.0		
Gross Living Area	1,305 sq.ft.	1,128 sq.ft.	+8,000	1,465 sq.ft.	-7,200	1,291 sq.ft.	0	1,291 sq.ft.	0	
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf		0sf		
Functional Utility	Good	Good		Good		Good		Good		
Heating/Cooling	Central/Central	Central/Central		Central/Central		Central/Central		Central/Central		
Energy Efficient Items	Standard	Standard		Standard		Standard		Standard		
Garage/Carport	2gd2dw	2gbi2dw	0	2gbi2dw	0	2gbi2dw	0	2gbi2dw	0	
Porch/Patio/Deck	None/Patio	Porch/Patio	-10,000	Porch/Patio	-10,000	None/Deck	0	None/Deck	0	
Fireplace	1 Fireplace	None	+2,000	None	+2,000	None	+2,000	None	+2,000	
Fence/Pool	Wood/None	Wood/None		Wood/None		Wood/None		Wood/None		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 3,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -48,900	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 2,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 2,000	
Adjusted Sale Price of Comparables		Net Adj. 1.0 % Gross Adj. 7.3 %	\$ 318,000	Net Adj. 13.3 % Gross Adj. 14.4 %	\$ 318,600	Net Adj. 0.6 % Gross Adj. 0.6 %	\$ 322,000	Net Adj. 0.6 % Gross Adj. 0.6 %	\$ 322,000	

SALES COMPARISON APPROACH

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  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) **MLS and Public Record.**

My research  did  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) **MLS and Public Record.**

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)	Harris County Assessor	Harris County Assessor			Harris County Assessor			Harris County Assessor		
Effective Date of Data Source(s)	04/02/2021	04/02/2021			04/02/2021			04/02/2021		

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property has not sold or transferred within the last 36 months based on the information available to me. However, one of the comparables sold within the last 12 months. The 2020-2021 USPAP edition Standards Rule 2-3 requires the appraiser state they have or have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the prior three-year period. I did not complete an appraisal on this property within the last 36 months.

Summary of Sales Comparison Approach The appraiser gave equal consideration to the comparables in the opinion of value. However, I gave the most weight to comps 2 and 3 due to similar room count. Comp 1 is supportive of the value opinion. I have been appraising in this market for over 3 years while completing over several hundred reports. I have appraised at least 2 to 5 homes in this immediate area within the last six months. This market area is about 20 miles from my office. My data sources consists of the HAR Multi-Listing Service and The Harris County Assessor. The exposure time is 0 to 3 months. All of the comps used in this report are located in the same or similar competing market area as the subject. I have considered the relevant competitive listings/contract offerings in performing this appraisal, and any trend indicated by that data is supported by the listing/offering information included in this report.

Indicated Value by Sales Comparison Approach \$ 319,000

Indicated Value by: Sales Comparison Approach \$ 319,000 Cost Approach (if developed) \$ 319,235 Income Approach (if developed) \$

The Sales Comparison Approach is based on ample market trends in this area. The Cost Approach was given secondary weight due adequate sales in the subdivision. The Income Approach was included to support the value opinion.

RECONCILIATION

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  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 \$ 319,000 , as of 03/31/2021 , which is the date of inspection and the effective date of this appraisal.