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		Un	iform Res	sidentia	l Appraisal	i nehi	υπ	F	ile# 2019-0	432	
	The purpose of this summary appraisal repo	ort is to prov	vide the lender/clie	ent with an ac	curate, and adequate	ely suppor	rted, opinion	of the	market value	of the subject	property.
	Property Address 706 Meadow St				City Houston			St	tate TX	Zip Code 770	20
	Borrower Logan Godfrey		Owner of	Public Record	Logan Godfrev	у		C	ounty Harris	;	
	Legal Description Lot 2 Block 1 Meado	w Oaks									
	Assessor's Parcel # 138-858-001-0002	2			Tax Year 2019			R	.E. Taxes \$ 7	,000	
Ľ	Neighborhood Name Meadows Estates	/Denver Ha	arbor		Map Reference	494J		С	ensus Tract 2	114.00	
SUBJECT	Occupant 🗙 Owner 🗌 Tenant 🗌 Vac	ant	Special A	ssessments \$	0		PUD	HOA \$	0 🗙	per year	per month
ģ	Property Rights Appraised 🛛 🗙 Fee Simple	Leaseho	old 🗌 Other (d	escribe)							
S	Assignment Type Durchase Transaction	🗙 Refin	ance Transaction	Other (d	escribe)						
	Lender/Client See Addendum		Addre	ss 700 Air	port Blvd, Suite 4	430, Bur	rlingame, C	A 940	10		
	Is the subject property currently offered for sale	or has it been	offered for sale in th	e twelve month	s prior to the effective	date of this	s appraisal?		X	/es 🗌 No	
	Report data source(s) used, offering price(s), an	d date(s).	DOM 79;HA	RMLS#284	6325-\$320,000-0	09/20/20	18 (SOLD)				
	I did did not analyze the contract for	sale for the su	bject purchase tran	saction. Explain	the results of the analy	ysis of the	contract for s	ale or wh	ny the analysis	was not	
	performed.										
СT											
LR A	Contract Price \$ Date of Cor				e owner of public reco				a Source(s)		
CONTRACT	Is there any financial assistance (loan charges, s			nent assistance	, etc.) to be paid by an	ny party on	behalf of the b	orrower	?	Yes	No
ö	If Yes, report the total dollar amount and describ	e the items to	be paid.								
		<u> </u>									
	Note: Race and the racial composition of the	neighborhoo	od are not appraisa								
	Neighborhood Characteristics			One-Unit	Housing Trends		()ne-Uni	t Housing	Present Lar	nd Use %
	Location 🗌 Urban 🔀 Suburban 🗌	Rural	Property Values	Increasing	🗙 Stable	Declin	ning P	RICE	AGE	One-Unit	90 %
0	Built-Up 🗙 Over 75% 🗌 25-75%	Under 25%	Demand/Supply	Shortage	🗙 In Balance	Over S	Supply \$	(000)	(yrs)	2-4 Unit	1 %
ğ	Growth 🗌 Rapid 🔀 Stable	Slow	Marketing Time	🗌 Under 3 mt	hs 🗙 3-6 mths	Over 6	6 mths 7	0 L	ow O	Multi-Family	1 %
RHOOD	Neighborhood Boundaries The neighborhood Boundaries	orhood is br	ounded by Harr	risburg Rd to	o the south, Wac	o St to th	he 50)0 H	igh 90	Commercial	8 %
BOF	east, IH-10 to the north and US 59/II						30)0 Pr	red. 50	Other	%
Ъ	Neighborhood Description See attache	d addenda									
NEIGH											
	Market Conditions (including support for the abo	ve conclusions	s) See A	tt							
	Dimensions None-Size Estimated/No Plat Available Area 1500 sf Shape Rectangular View N;CtyStr;Res										
						pe Rect	tangular		View N;	CtyStr;Res	
	Specific Zoning Classification No Restriction			Description N	No Zoning		tangular		View N;	CtyStr;Res	
	Specific Zoning Classification No Restriction	ons		Description N					View N;	CtyStr;Res	
	Specific Zoning Classification No Restriction Zoning Compliance Legal Legal Nor Is the highest and best use of subject property a	ons nconforming (G s improved (or	Zoning Grandfathered Use) r as proposed per pla	Description No Zonir No Zonir ans and specific	No Zoning ng Illegal (descri cations) the present us	be) ;e?	🗙 Yes		View N; No If No, desi		l on the
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SITE	Specific Zoning Classification No Restriction Zoning Compliance Legal Legal Nor Is the highest and best use of subject property a current and anticipated market activity Utilities Public Other (describe) Electricity Image: Compliance Yes Gas Image: Compliance Yes FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typica Are there any adverse site conditions or external The characteristics of the subject site to be traversed by typical utility ease General Description Units One One with Accessory Unit # of Stories 3.0 Type Det. Att. S-Det./End Unit Mexisting Proposed Under Const. Design (Style) Patio Year Built 2018 Year Built 2018	ons iconforming (C s improved (or , the highes M No FE I for the marke factors (easen e conform 1 ements. See Seconform 1 Ements. Seconform 1 Ements. Seconform 1 Concrete Basement Arc Basement Arc Basement Fin Outside E Evidence of	Zoning Grandfathered Use) r as proposed per ple st and best use i Pul Water Sanitary Sewer MA Flood Zone X t area? EMA Fl	Description N No Zonir ans and specific s single fami olic Other (de Yes N Yes N ts, environment there were al Basement 0 sq.ft. 0 % sump Pump	No Zoning Illegal (descrii ations) the present us Ily residential and escribe) FEMA Map # 482 Io If No, describe al conditions, land use no known advers Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspout Window Type Storm Sash/Insulated	be) multi fan Off-s Stree Alley 201C06S is, etc.)? se influe is, etc.)? n Poure STN/ Comj ts Meta Comj d N/A	Ves mily. site Improvement t Asphalt / None 90N ences or en materials/co red Conc/G /STU/HP/G position/Go al/Good p/Good	ents - Ty Tye Croach ndition ood ood ood ood	No If No, designed FEMA Map FEMA Map S X No ments. Th Interior Floors Walls Trim/Finish Bath Floor Bath Wainscot Car Storage	Cribe Based Public Date 01/06/2 If Yes, describe e site is assumate materials Cpt/Hw/Ct/ Drywall/Goo Ct/Good X/Good X/Good	Private
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