



**Initech Appraisals LLC**



**Appraisal of Real Property**

**LOCATED AT:  
9575 Darkwood St  
Lot 49, Block 13 Walnut Cove 01  
Willis, TX 77318**

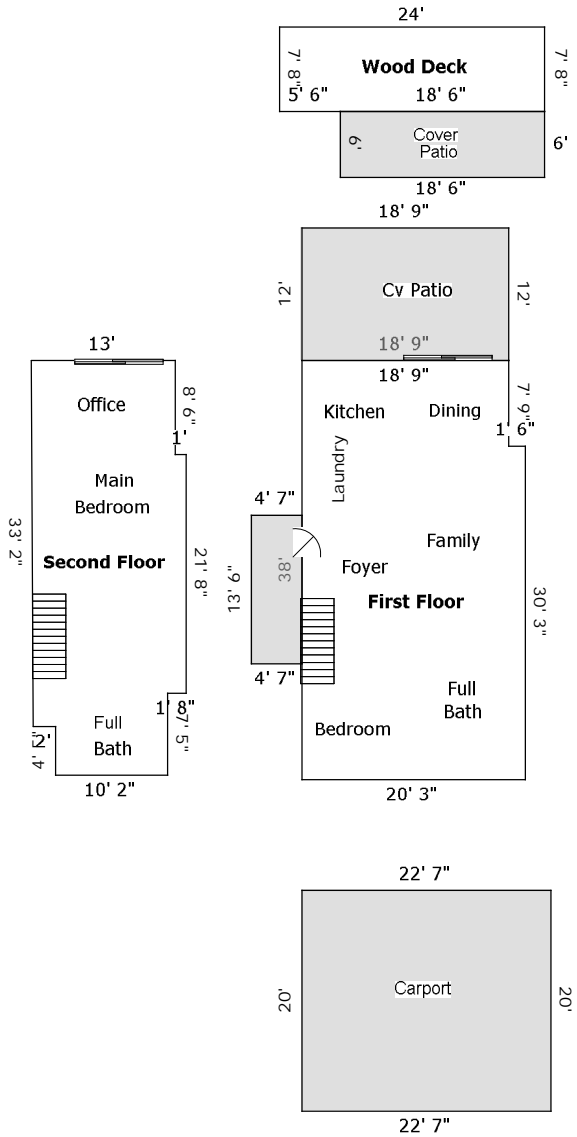
**FOR:  
Samantha Cervantes**

**AS OF:**

**BY:  
Miguel A. Caban**

# Building Sketch

Borrower	<b>N/A</b>		
Property Address	<b>9575 Darkwood St</b>		
City	<b>Willis</b>	County	<b>Montgomery</b>
		State	<b>TX</b>
		Zip Code	<b>77318</b>
Lender/Client	<b>Samantha Cervantes</b>		



TOTAL Sketch by a la mode

### Area Calculations Summary

Living Area	Calculation Details		
First Floor	757.9 Sq ft	$20.2 \times 30.2$	= 612.6
		$7.8 \times 18.8$	= 145.3
Second Floor	493 Sq ft	$10.2 \times 4.4$	= 44.9
		$21.7 \times 1$	= 21.7
		$30.2 \times 0.7$	= 20.1
		$33.2 \times 12.2$	= 403.5
		$0.5 \times 33.2 \times 0.2$	= 2.8
<b>Total Living Area (Rounded):</b>	<b>1251 Sq ft</b>		
Non-living Area			
Cv Patio	225 Sq ft	$18.8 \times 12$	= 225
Wood Deck	184 Sq ft	$24 \times 7.7$	= 184
CV Porch	61.9 Sq ft	$13.5 \times 4.6$	= 61.9
2 Car Carport	451.7 Sq ft	$22.6 \times 20$	= 451.7
Cv Patio	111 Sq ft	$18.5 \times 6$	= 111

Subject Photo Page

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Subject Property Front

**9575 Darkwood St**

Sales Price  
Gross Living Area **1,251**  
Total Rooms **5**  
Total Bedrooms **2**  
Total Bathrooms **2.0**  
Location  
View  
Site  
Quality  
Age **38**



Subject Rear



Subject Street View

Photograph Addendum

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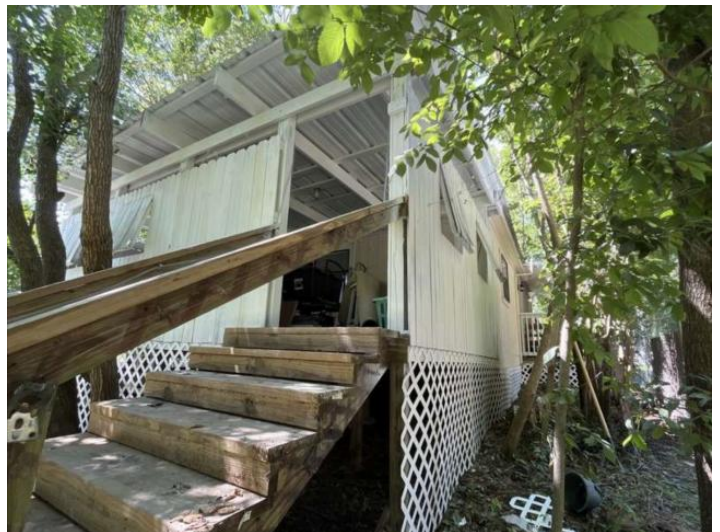
Front & Side View



Front & Side View



Rear & Side View



Rear & Side View



Rear & Side View



Cover Wood Deck

Subject Photo Page

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Subject Rear



Subject Street



## Certified Residential Real Estate Appraiser

Appraiser: **Miguel A Caban**  
License #: **TX 1360474 R**

License Expires: **11/30/2023**

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](http://www.talcb.texas.gov).

  
Chelsea Buchholtz  
Commissioner