

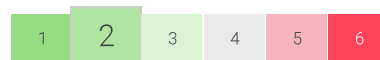
## Subject Details

<b>PROPERTY TYPE</b>	<b>GLA</b>
SFR	1,775 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
3	2.0
<b>STYLE</b>	<b>YEAR BUILT</b>
Dome	1991
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
13,332 Sq. Ft.	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Driveway	2 Car(s)
<b>HEATING</b>	<b>COOLING</b>
Central	Central
<b>COUNTY</b>	<b>APN</b>
Montgomery	65800296900

## Analysis Of Subject

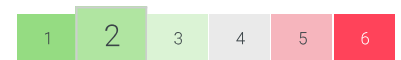
Provided by Appraiser

### CONDITION RATING



Virtually all building components are new or have been recently repaired, refinished, or rehabilitated.

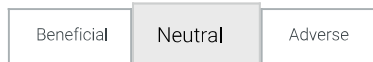
### QUALITY RATING



Custom designed or highly upgraded/modified planned construction.

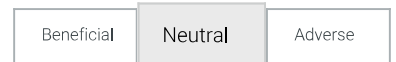
### VIEW

**Residential**



### LOCATION

**Residential**











### SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

I have not inspected the subject property. The scope of the inspection included an interior inspection of the property by a third party identified on the inspection report. The condition was determined by reviewing the observational data within the inspection report. An extraordinary assumption is made that this informat ... **(continued in Appraiser Commentary Summary)**

# Sales Comparison

Provided by  
Appraiser

	MOST COMPARABLE			
	 <b>1008 Crystal River Rd</b> Montgomery, TX 77316 	 <b>302 Commanche Rd</b> Montgomery, TX 77316 	 <b>904 Dogwood Trl</b> Montgomery, TX 77316 	 <b>229 Adobe Ter N</b> Montgomery, TX 77316 
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.74 miles	0.53 miles	0.78 miles
DATA/ VERIFICATION SOURCE	MLS; Public Records; Tax Records	MLS	MLS	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	05/20/2021	07/18/2021	10/22/2021
SALE PRICE/PPSF	--	\$268,000 \$166/Sq. Ft.	\$245,900 \$158/Sq. Ft.	\$245,000 \$139/Sq. Ft.
CONTRACT/ PENDING DATE	--	08/10/2021	09/07/2021	11/08/2021
SALE DATE	--	09/10/2021	10/08/2021	11/18/2021
DAYS ON MARKET	--	113	82	27
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	13,332 Sq. Ft.	13,778 Sq. Ft.	12,606 Sq. Ft.	8,398 Sq. Ft.      \$4,934
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Dome	Traditional	Traditional	Traditional
QUALITY OF CONSTRUCTION	Q2	Q2	Q2	Q3
ACTUAL AGE	30	46 \$4,800	47 \$5,100	19 -\$3,300
CONDITION	C2	C2	C2	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	6/3/2	6/3/2	6/3/2	6/3/2
GROSS LIVING AREA	1,775 Sq. Ft.	1,617 Sq. Ft.      \$1,450	1,559 Sq. Ft.      \$2,900	1,766 Sq. Ft.
BASEMENT	None	None	None	None
HEATING	Central	Central	Central	Central
COOLING	Central	Central	Central	Central
GARAGE	2 DW	2 GA -\$8,000	2 DW	2 GA -\$8,000
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		-0.65%    -\$1,750	3.25%    \$8,000	-2.60%    -\$6,366
GROSS ADJUSTMENTS		5.32%    \$14,250	3.25%    \$8,000	6.63%    \$16,234
ADJUSTED PRICE		\$266,250	\$253,900	\$238,634

## Value Conclusion + Reconciliation



**\$250,000**  
AS-IS VALUE

**0-180 Days**  
EXPOSURE TIME

**INTERIOR**  
INSPECTION PERFORMED  
BY A 3RD PARTY

**\$1,400**  
ESTIMATED MONTHLY  
RENT

### Sales Comparison Analysis

#### DESCRIPTION OF COMPARABLE SEARCH CRITERIA

A search for competing sales within the immediate market of subject less than one mile, and sold in the past 6 months, similar in age, site area, size and market appeal were performed. Based on the search criteria above, the sales utilized in this analysis are considered the best of a limited few.

#### EXPLANATION OF ADJUSTMENTS

The sales presented within this analysis are similar styled dwellings that are near the subject. The sales are considered affected by similar market trends and parameters. Using paired sales analysis, adjustments were made for differences in gross living area, concessions, rating, type of garage parking, etc.

#### ADDITIONAL COMMENTS (OPTIONAL)

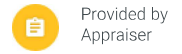
### Reconciliation Summary

In the final reconciliation to value, the unit prices of the sales range from a low of \$238,634 to a high of \$266,250 , respectively. In this case, Sale 2 required the least net adjustments and was given more emphasis. Considering current market trends and parameters, Market Value is indicated at \$250,000.

### Estimated Monthly Rental Summary

Based on a review of the market data, single family residence, namely, 1008 Crystal River Rd., Montgomery, Texas 77316, 3-bedroom, 2 bath, 1,775 sq. ft. rents for \$1,749; 1009 Platte River, Conroe, Texas 77316 , 3 bedroom, 2 bath, 1,342 sq. ft. rents for \$1,650; 1001 E Cedar River Road, Conroe, Texas 77316, 3 bedroom, 2 bath, 960 sq. ft. rents for \$1,400 per month, and 704 Natchez River Circle, Montgomery, Texas 77316, 4 bedroom, 2 bath, 1 half bath, 1,637 sq. ft. rents for \$1,250 per month, the estimated market rents for the subject property is \$1,400 per month.

## Appraiser Commentary Summary



### Subject Comments (Site, Condition, Quality)

From Page 1

I have not inspected the subject property. The scope of the inspection included an interior inspection of the property by a third party identified on the inspection report. The condition was determined by reviewing the observational data within the inspection report. An extraordinary assumption is made that this information is correct. According to the Property Conditions Inspection report, the subject property has no observable damages or needs repairs. Namely, the PCI report states: "Subject has gone under total restoration. Unusual design. A "Dome Home". The subject has been staged." Additionally, the PCI report says the property is vacant. Moreover, the PCI reports the subject site is a typical suburban site that offers similar characteristics and features as neighboring properties. There were no adverse conditions noted that would adversely impact the marketability of the subject property.

### Neighborhood and Market

From Page 6

The subject is in a community known as Lake Conroe Forest. The community consists of a homogeneous mixture of new and existing traditional as well as custom-designed residential dwellings. The community features themed wooded terrain, lakes, parks, green space, bike, and walking trails. Major employment centers, public and private schools, shopping, public, medical, entertainment, and recreational facilities are within proximity of subject and support the community's needs. There were no adverse conditions noted that would negatively impact the marketability of the subject property. This assignment requires competency as part of my scope of work. I have spent sufficient time in the subject's market and understand the nuances of the local market and the supply and demand factors relating to specific property types and the location involved.

### Analysis of Prior Sales & Listings

From Page 5

According to HAR/MLS and MCAD, the subject is not currently listed for sale., nor is there an option or contract pending. Additionally, there are no reported prior sales or transfer histories for the subject property in the past three years.

### Highest and Best Use Additional Comments

The subject's market area has no zoning and its use as a single-family residential dwelling is typical of the market area (physical). Market conditions identified in the neighborhood section support continued use as-is (economic). While certain buyers might make some cosmetic or updating changes to the property, the property's current use is considered the highest and best use as improved. The subject is a legally permissible use. The lot size, shape and land-to-building ratio allow for the present structure and indicates a good utilization of the improvements. Based on current market conditions, the existing structure as a single-family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single-family residence. Based on the legally physically possible, economically feasible, and maximally productive uses, the Highest and Best Use of the subject dwelling is a single-family residential use.