

PROPERTY MEASUREMENT OF REAL PROPERTY



LOCATED AT

18703 Hopfe Rd
Hockley, TX 77447-7062
PT TRS 6A-1B & 6A-3 (HOMESITE) ABST 332 HARRIS CO SCH LDS SEC 26

FOR

Wendy Cline

AS OF

11/15/2023

BY

Audrey Laine Herndon, SRA
Valuation Services
PO Box 686
Tomball, TX 77377
281.205.7374
info@re-vs.com
www.revaluationservices.com

Borrower	Jim Winkler	File No. PM-23-022
Property Address	18703 Hopfe Rd	
City	Hockley	County Harris State TX Zip Code 77447-7062
Lender/Client	Wendy Ciine	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

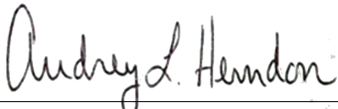
I certify that, to the best of my knowledge and belief: The statements of fact contained in this report are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment. My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared. Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

- Mandatory State Requirement: The fee retained for appraisal services related to this report is \$550.
- *The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- *As of the date of this report, I Audrey Herndon, SRA, have completed the continuing education program for Designated Members of the Appraisal Institute.
- *The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

APPRAISER:

Signature: 

Name: Audrey Laine Herndon, SRA

State Certification #: 1338591

or State License #: _____

State: TX Expiration Date of Certification or License: 11/30/2025

Date of Signature and Report: 11/17/2023

Effective Date of Appraisal: 11/15/2023

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 11/15/2023

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

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The property located at 18703 Hopfe Rd, Hockley, TX 77447 was measured by Audrey L. Herndon, SRA and state certified residential appraiser, with over 19 years of residential appraisal and measuring experience.

The gross living area (GLA) was calculated based on physical measurements that are taken using measurements to the nearest 1/10 of a foot in accordance with the 2021 ANSI- Z765 standards. It is assumed to be accurate by this appraiser. GLA deviation is possible from architectural plans, builder warranty, county tax authorities, or a different appraiser. The resulting GLA calculation is an estimate only due to the fact that rounding was used to "square" the sketch. However, as a result of using these measuring standards, the intended user can have a reasonable degree of confidence in the results of the sketch provided.

Main House:

First Floor: 2,647 sf
 Second Floor: 875 sf
 Total GLA: 3,522 sf

Quarters: 1,447 sf**Guest House:**

First Floor: 1,120 sf
 Second Floor: 814 sf
 Total GLA: 1,934 sf

Subject Photo Page

Borrower	Jim Winkler				
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Subject Front

18703 Hopfe Rd
Sales Price
Gross Living Area 3,522
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age



Subject Rear

Subject Street

Interior Photos

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2 Car Port



Metal Building



Metal Building



2 Car Carport - 2



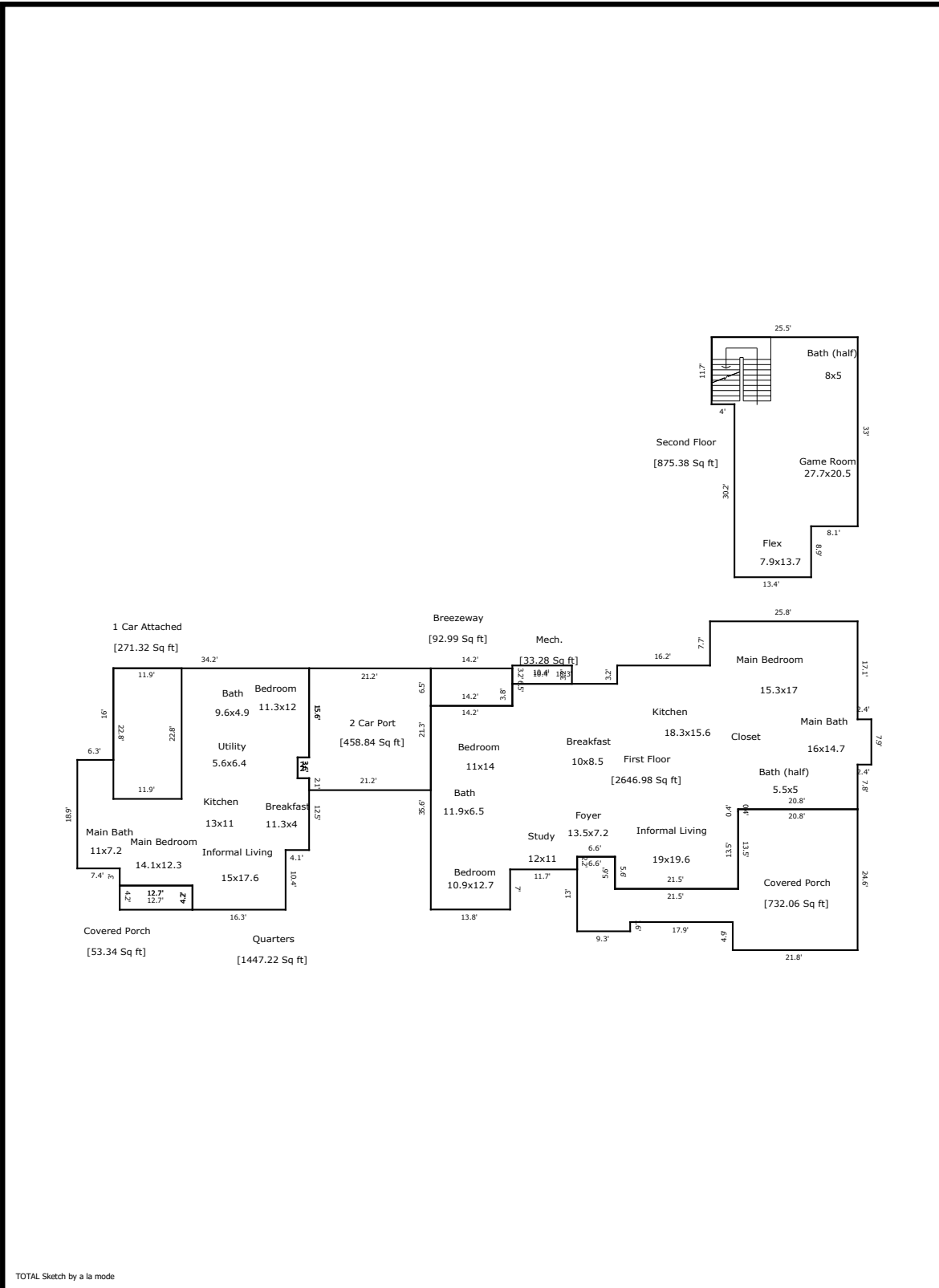
Metal Building with overhang



Quarters

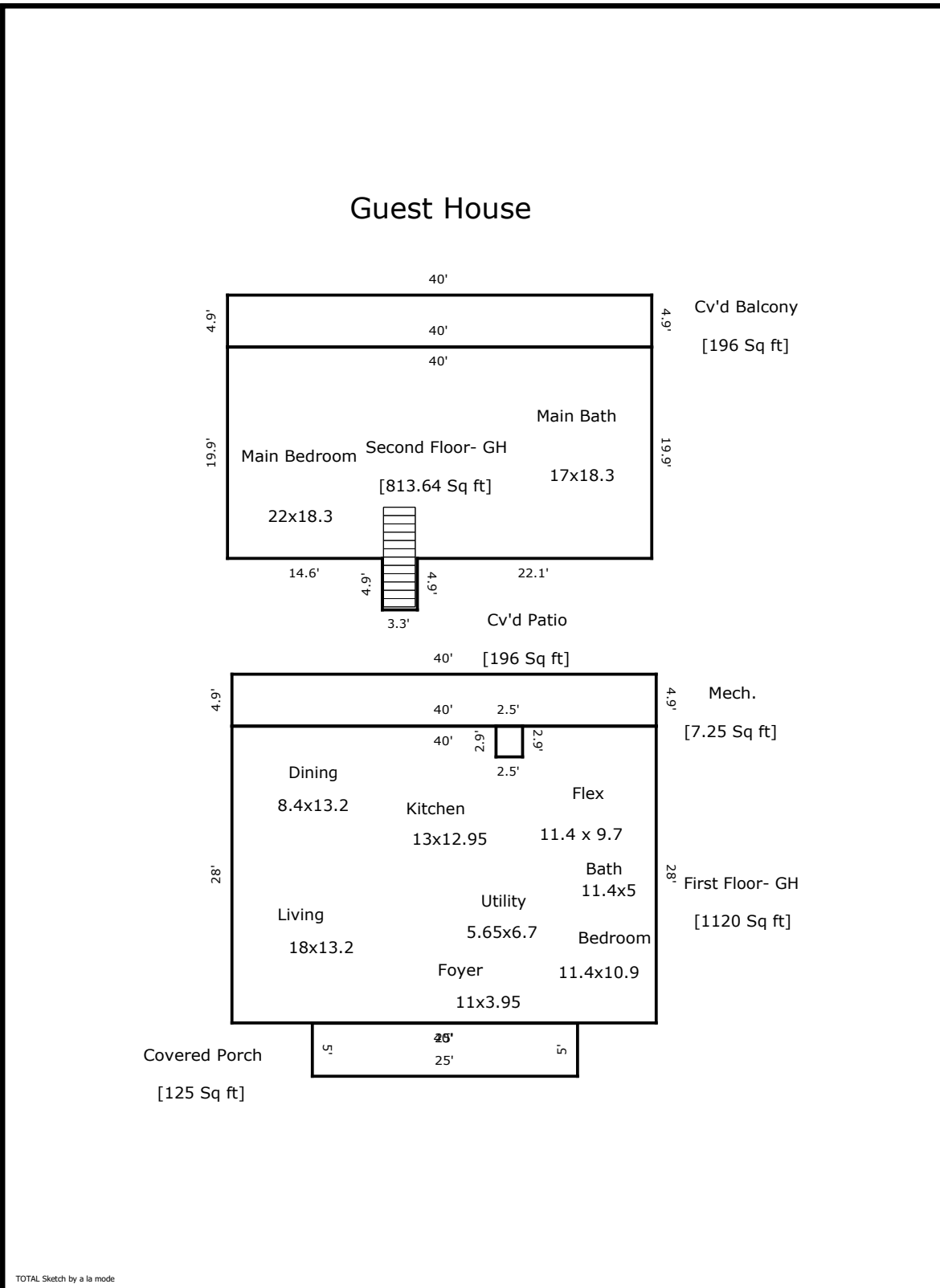
Building Sketch (Page - 1)

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Building Sketch (Page - 2)

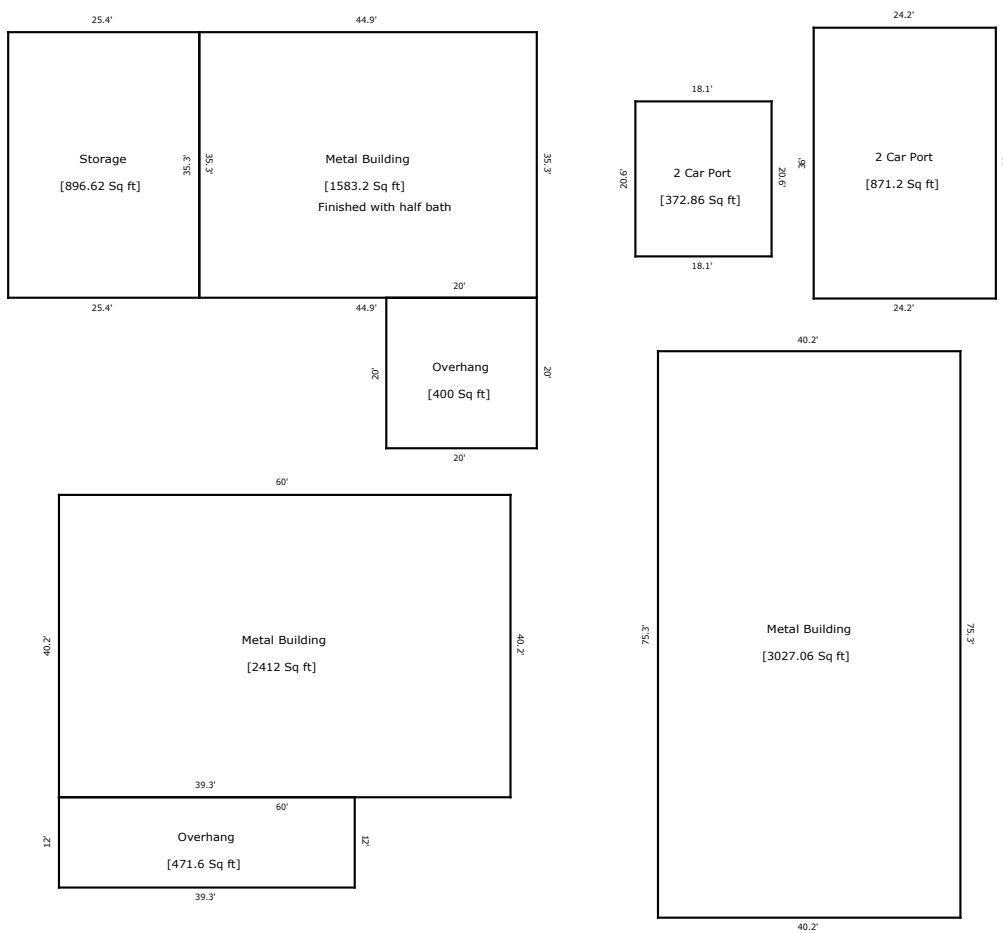
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Building Sketch (Page - 3)

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Outbuildings



TOTAL Sketch by a la mode

Building Sketch (Page - 4)

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TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details		
First Floor	2647 Sq ft	7.9 × 2.4 =	19
		32.8 × 20.8 =	683.6
		4.9 × 7.7 =	37.8
		39 × 21.1 =	823.3
		13.8 × 7 =	97
		28.6 × 14.2 =	406.7
		18.3 × 30.2 =	552.7
		2.2 × 11.3 =	24.9
		0.4 × 5.6 =	2.2
Second Floor	875.4 Sq ft	13.4 × 8.9 =	119.1
		21.5 × 21.3 =	458
		11.7 × 25.5 =	298.4
Total Living Area (Rounded):	3522 Sq ft		
Non-living Area			
Mech.	33.3 Sq ft	10.4 × 3.2 =	33.3
Covered Porch	732.1 Sq ft	24.6 × 20.8 =	512.7
		6.6 × 5.6 =	37
		7.4 × 9.2 =	68.4
		5.8 × 17.9 =	103.8
		10.7 × 1 =	10.2
Breezeway	93 Sq ft	6.5 × 14.2 =	93
2 Car Port	458.8 Sq ft	0.5 × 21.2 × 0 =	0.2
		21.2 × 21.2 =	451.4
		3.6 × 2 =	7.3
1 Car Attached	271.3 Sq ft	22.8 × 11.9 =	271.3
Covered Porch	53.3 Sq ft	12.7 × 4.2 =	53.3
Quarters	1447.2 Sq ft	34.2 × 15.6 =	531.4
		18.9 × 6.3 =	119.3
		16.2 × 4.2 =	68.2
		12.5 × 2 =	25.1
		32.2 × 16.2 =	520.2
		3.2 × 1.1 =	3.5
		6.2 × 29 =	179.5
Mech.	7.3 Sq ft	2.5 × 2.9 =	7.2
Cv'd Balcony	196 Sq ft	4.9 × 40 =	196
Cv'd Patio	196 Sq ft	40 × 4.9 =	196
Covered Porch	125 Sq ft	5 × 25 =	125
First Floor- GH	1120 Sq ft	40 × 28 =	1120
Second Floor- GH	813.6 Sq ft	3.3 × 4.9 =	16
		19.9 × 40 =	797.6
2 Car Port	372.9 Sq ft	18.1 × 20.6 =	372.9
Storage	896.6 Sq ft	35.3 × 25.4 =	896.6
Overhang	471.6 Sq ft	39.3 × 12 =	471.6
Metal Building	2412 Sq ft	60 × 40.2 =	2412
Metal Building	3027.1 Sq ft	40.2 × 75.3 =	3027.1
2 Car Port	871.2 Sq ft	36 × 24.2 =	871.2
Metal Building	1583.2 Sq ft	44.8 × 35.3 =	1583.2
Overhang	400 Sq ft	20 × 20 =	400

Qualifications

QUALIFICATIONS

General

Audrey Herndon has been actively learning real estate appraisal since 1999. She received her residential training through several companies in Houston, TX, and has been active in residential appraisal since 2005. She is a Certified Residential Appraiser for the State of Texas, License no. TX-1338591-R with a SRA designation through the Appraisal Institute. She is certified to perform FHA appraisals and stays current on standards and requirements for HUD/FHA.

Education

She attended Sam Houston State University on scholarship from the Texas Department of Education from 1999-2001; Received an Assoc. of Applied Science from Tomball Community College in 2002; Graduated from Texas State University with a Bachelor of Arts degree in Biology and a minor in Photography in 2004.

Appraisal Courses

Appraisal Institute: Appraisal Principles, Appraisal Procedures, 15-hour USPAP (2009), 7-hr USPAP update (2020 & 2021), Apartment Appraisal, General Appraiser Income (parts 1 & 2), Statistics, Modeling and Finance, Appraisal Institutes Business Practices and Ethics (2020), Advanced Workshop in Appraisal Concepts Using Excel (Basics and Sales/Rent Analysis), Appraising the Appraisal- Appraisal Review- Residential, Seller Concessions, The Woodlands Development, Form 1004MC: Accurately Analyzing and Reporting Market Conditions, Advanced Residential Applications & Case Studies, Pt. I, Advanced Residential Report Writing, Pt. II., Houston's New Formula for Economic Growth, State of the Economy and Houston R.E. Market, Residential Market Analysis and Highest & Best Use, Supervisory Appraiser/Trainee Appraiser Course, Reappraising, Readdressing, Reassigning: What to Do and Why, Agreement of Services, Hypothetical Conditions and Extraordinary Assumptions, Income Approach for Residential Appraisers, Appraising Condos, Co-ops, and PUDS, The Appraiser as an Expert Witness: Preparation & Testimony, Advanced Land Valuation, Transferred Value, Raise your Appraiser IQ, Rural Valuation Basics, Getting it Right from the Start: Plan for your Scope of Work.

Other Institutions: Residential Market Analysis and Highest and Best Use, Residential Report Writing and Case Studies, Appraisal Challenges: Declining Markets and Sales Concessions, Private Appraisal Assignments, Relocation Appraisal is Different, Appraising FHA Today, the Dirty Dozen, Relocation Appraisal and the ERC Form, General Appraiser Sales Comparison Approach, 7-hr USPAP update (2023).

Experience

Audrey has worked as a licensed residential appraiser since 2005 and was certified in 2009. She has performed appraisals of all types including typical single-family residential, vacant land, luxury/multi-million-dollar property, unique/complex property, mansions, replacement cost, proposed & new construction, multi-family residential, small apartments, foreclosures and renovations including the cost to cure, divorce and estate settlement, loss reporting, tax appeal, condominium, relocation, equestrian property and rural property (improved and vacant).

• October 2004 – July 2007: Employed by Bill Jackson & Associates, an appraisal firm located at 17024 Butte Creek Dr, Houston, TX; ph. 281.444.7744; performed residential appraisals; deceased.

• July 2007- 2013: Performed contract work for Leland Conn & Associates, an appraisal firm located at 1331 Serene Trails, Tomball, TX; ph. 281.255.9293; performing primarily commercial appraisal; retired appraiser.

• December 2010- Current: Owner/ operator, Valuation Services as a senior appraiser; perform residential appraisals and reviews, and train up-and-coming appraisers.

Valuation Services · PO BOX 686, Tomball, TX 77377 · Ph. 281.205.7374

License



**Certified Residential
Real Estate Appraiser**

Appraiser: **AUDREY LAINE HERNDON**

License #: **TX 1338591 R**

License Expires: **11/30/2025**

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.


Chelsea Buchholtz
Commissioner