

Uniform Residential Appraisal Report

Custer
File # BA4290-1123.RCNV

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 2521 Crosstimbers St Apt H2 City Huntsville State TX Zip Code 77320
 Borrower Vanetta S. Custer Owner of Public Record Vanetta S. Custer County Walker
 Legal Description Lot 2, Unit H2, Block 8, Hickory Hills Townhouses (Timbercrest)
 Assessor's Parcel # 37489 Tax Year 2023 R.E. Taxes \$ 2,063
 Neighborhood Name Huntsville - Hickory Hills Townhouses Map Reference Walker County Census Tract 7905.00
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 225 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Determine the fair market value for the client.
 Lender/Client Theresa Reilly Address 2521 Crosstimbers St Apt H4, Huntsville, TX 77340
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s): www.har.com MLS

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. To the best of the appraiser's knowledge, the subject property is not currently under contract for sale.
 Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	50 %		
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	1 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	125	Low	6	Multi-Family	20 %	
Neighborhood Boundaries	Neighborhood Boundaries include: State Highway 75 to the north and east, State Highway 30 (11th Street) to the south, and Interstate 45 to the west.	302	High	64	Commercial	25 %	
		225	Pred.	50	Other	4 %	

Neighborhood Description Hickory Hills Townhouses (Timbercrest) is a well-established townhome subdivision located approximately two miles west of downtown Huntsville. Huntsville is the home of Sam Houston State University and the headquarters of TDCJ-HD. Hickory Hills Townhouses provides easy access to employment, schools, places of worship, shopping, commercial and medical services, and the greater Houston area via Highway 30, Highway 75, and Interstate 45.
 Market Conditions (including support for the above conclusions) See the attached Form 1004MC for a description of market conditions for the past year to date. Present Land Use % Other is comprised mainly of vacant lots, unimproved land, parks, etc.

Dimensions Survey not provided. Area 842 sf Shape Rectangular View N;Res;Townhomes
 Specific Zoning Classification Neighborhood Conservation Zoning Description Allows for Single Family Residences only.
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe Hickory Hills
 Townhouses (Timbercrest) is comprised of SFR attached townhomes like the subject. The current use of single family residential would produce the highest value for the subject.
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity Water Street Paved
 Gas All Electric Sanitary Sewer Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 48471C0355D FEMA Map Date 08/16/2011
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 No adverse easements, encroachments, or environmental conditions were noted at the time of inspection. The subject is an interior townhome unit, and is situated on an approximately 0.02 acre attached townhome site. *Its site size was not available from the WCAD website or its plat map, and was estimated. It does not appear to be located in the 100 Year Flood Zone (see Flood Map).

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete Slab/Avg.	Floors	Vinyl/Carpet/Fair
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Brick/Hardi/Wood/Avg.	Walls	Drywall/Wallpaper/Fair
Type <input type="checkbox"/> Det. <input checked="" type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Comp.Shingle/Avg.	Trim/Finish	Wood/Avg.
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	None	Bath Floor	Vinyl/Fair
Design (Style) Townhome	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Aluminum SH/Avg.	Bath Wainscot	Fiberglass/Avg.
Year Built 1982	Evidence of <input type="checkbox"/> Infestation None noted.	Storm Sash/Insulated	No/Insulated	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 30	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Vinyl/Avg.	<input checked="" type="checkbox"/> Driveway # of Cars 2	
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Electric	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> Fence None	Garage	# of Cars 0
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Wood	<input checked="" type="checkbox"/> Porch Cvrd.Wood	Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input checked="" type="checkbox"/> Other Balcony	Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe) Vent Fan
 Finished area above grade contains: 5 Rooms 2 Bedrooms 1.1 Bath(s) 1,190 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) Insulation, insulated windows, central air and heat, ceiling fans, a fireplace, 2 bedrooms, 1.1 baths, a porch, deck, and balcony.
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;The home is adequately maintained overall. No readily apparent significant items were observed that require immediate repair. No functional or external inadequacies were observed that would affect marketability. The appraiser is not a structural, electrical, or plumbing inspector. Unless otherwise noted, the items noted above appear to be in "Average" condition.
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
 No readily apparent significant physical deficiencies or adverse conditions were noted. The appraiser is not a structural, electrical, or plumbing inspector. This appraisal should not be considered a home inspection. Unless otherwise noted, the items noted above appear to be in "Average" condition.
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe
 The subject generally conforms to the neighborhood.

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There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 to \$ 0		There are 14 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 85,000 to \$ 175,000	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	2521 Crosstimbers St Apt H2 Huntsville, TX 77320	2521 Crosstimbers St Apt B2 Huntsville, TX 77320	2521 Crosstimbers St Apt D2 Huntsville, TX 77320
Proximity to Subject		0.04 miles NW	0.02 miles W
Sale Price	\$	\$ 131,000	\$ 125,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 115.22 sq.ft.	\$ 109.94 sq.ft.
Data Source(s)		harMLS#96661537;DOM 1	harMLS#10656069;DOM 47
Verification Source(s)		Remax Integrity / WCAD website	Keller Williams / WCAD website
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0 0	ArmLth Conv;0 0
Date of Sale/Time		s06/23;c05/23	s04/23;c04/23
Location	N;Res;	N;Res;	N;Res;
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	842 sf	842 sf	842 sf
View	N;Res;Townhom	N;Res;Townhom	N;Res;Townhom
Design (Style)	AT2;Townhome	AT2;Townhome	AT2;Townhome
Quality of Construction	Q4	Q4	Q4
Actual Age	41	41	41
Condition	C4	C3 -10,000	C4 -10,000
Above Grade Room Count	Total Bdrms. Baths 5 2 1.1	Total Bdrms. Baths 5 2 1.1	Total Bdrms. Baths 5 2 1.1
Gross Living Area	1,190 sq.ft.	1,137 sq.ft.	1,137 sq.ft.
Basement & Finished Rooms Below Grade	0sf	0sf	0sf
Functional Utility	Average	Average	Average
Heating/Cooling	EFWA/CAC	EFWA/CAC	EFWA/CAC
Energy Efficient Items	Insulation	Insulation	Insulation
Garage/Carport	2dw	2dw	2dw
Porch/Patio/Deck	Porch,Deck,Balc.	Porch,Deck,Balc.	Porch,Deck,Balc.
Fireplace	1 Fireplace	1 Fireplace	1 Fireplace
Outbuildings	None	None	None
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -10,000	<input type="checkbox"/> + <input type="checkbox"/> - \$ 0
Adjusted Sale Price of Comparables		Net Adj. 7.6 % Gross Adj. 7.6 % \$ 121,000	Net Adj. 0.0 % Gross Adj. 0.0 % \$ 125,000
<input checked="" type="checkbox"/> I did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain			
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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) www.har.com MLS and the WCAD website.			
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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) www.har.com MLS and the WCAD website.			
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
Date of Prior Sale/Transfer			
Price of Prior Sale/Transfer			
Data Source(s)	harMLS / walkercad.org	harMLS / walkercad.org	harMLS / walkercad.org
Effective Date of Data Source(s)	11/02/2023	11/02/2023	11/02/2023
Analysis of prior sale or transfer history of the subject property and comparable sales No prior sales of the subject were noted for the past three years, or of the comparable sales for the year preceeding their closing dates, per har.com MLS and the WCAD website.			
Summary of Sales Comparison Approach Search parameters for the comparable sales consisted of searching har.com MLS for listed sales of townhomes and condominiums in Hickory Hills Townhouses (Timbercrest) and the surrounding Huntsville area, that were similar in site size, style, quality of construction, effective age, condition, bed/bath count, GLA, and amenities to the subject that closed in the past year to date. According to harMLS, there were only four listed sales in Hickory Hills Townhouses for the past year to date. The limited sales data causes Sales #2, #3, and #4 to be over six months old. The comparable sales used in the valuation of the subject were considered to represent the most recent, similar, and proximate data currently available, and result in a reasonable range of adjusted values. The subject was placed at the lower end of the value range due to its lack of updating.			
Indicated Value by Sales Comparison Approach \$ 120,000			
Indicated Value by: Sales Comparison Approach \$ 120,000		Cost Approach (if developed) \$	
Most weight was placed on the Sales Comparison Approach because it best reflects the actions of buyers and sellers in the market. The Cost Approach was not developed, since it is not required by HUD or Fannie Mae, and is more accurate on new and recent construction homes. The Income Approach was not developed because the area is primarily owner occupied.			
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. This appraisal is based on the subject's "As Is" condition. THIS APPRAISAL CONSTITUTES AN APPRAISAL REPORT.			
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 \$ 120,000, as of 11/02/2023, which is the date of inspection and the effective date of this appraisal.			

SALES COMPARISON APPROACH

RECONCILIATION

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Market Conditions Addendum to the Appraisal Report

Custer

File No. BA4290-1123.RCNV

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **2521 Crosstimbers St Apt H2** City **Huntsville** State **TX** ZIP Code **77320**
 Borrower **Vanetta S. Custer**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	7	5	2	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.17	1.67	0.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	0	0	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Months of Housing Supply (Total Listings/Ab.Rate)	0	0	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sale Price	\$133,000	\$135,000	\$113,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	9	6	8.5	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable List Price	0	0	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	0	0	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Sale Price as % of List Price	98.52	96.45	94.26	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Declining

MARKET RESEARCH & ANALYSIS

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **HARMLS** indicates there were 14 closed sales during the past 12 months and 1 of those sales contained seller concessions which is 7% of the total transactions in this market area. Prior Months 7-12: 7 Sales; 1 with concessions; 14% of sales for this period. 4-6: 5 Sales; 0 with concessions; 0% of sales for this period. 0-3: 2 Sales; 0 with concessions; 0% of sales for this period. The concessions ranged between \$5,500 and \$5,500. The median concession amount is \$5,500.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).
 The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. **HARMLS** was the data source used to complete the Market Conditions Addendum. 11/02/2023

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Market conditions and property values appear to be relatively stable to increasing for the past year to date for the greater Huntsville area. **The limited amount of sales data and the wide range of properties make it difficult to accurately determine, and limit the validity of this analysis.** Marketing time for sold properties is mainly less than 90 days, although some properties do take longer. Various types of financing are currently available at competitive rates. Some seller contributions have been noted.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: _____

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining

CONDO/CO-OP PROJECTS

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

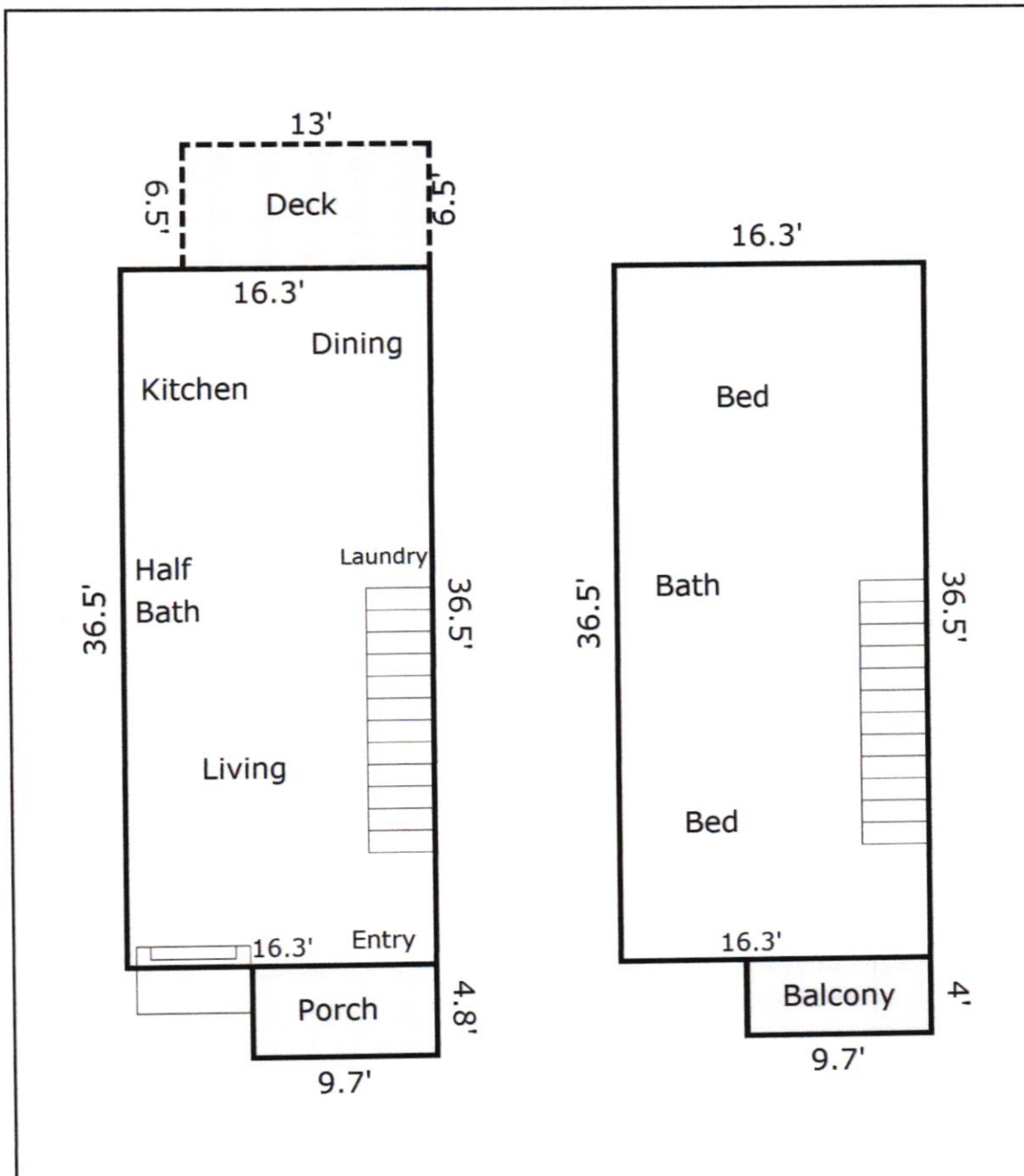
Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature Appraiser Name James D. Baker Company Name Baker Appraisals, Inc. Company Address 1433 Elkins Lake, Huntsville, TX 77340 State License/Certification # 1331206 State TX Email Address bakerappraisals@windstream.net	Signature _____ Supervisory Appraiser Name _____ Company Name _____ Company Address _____ State License/Certification # _____ State _____ Email Address _____
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Building Sketch

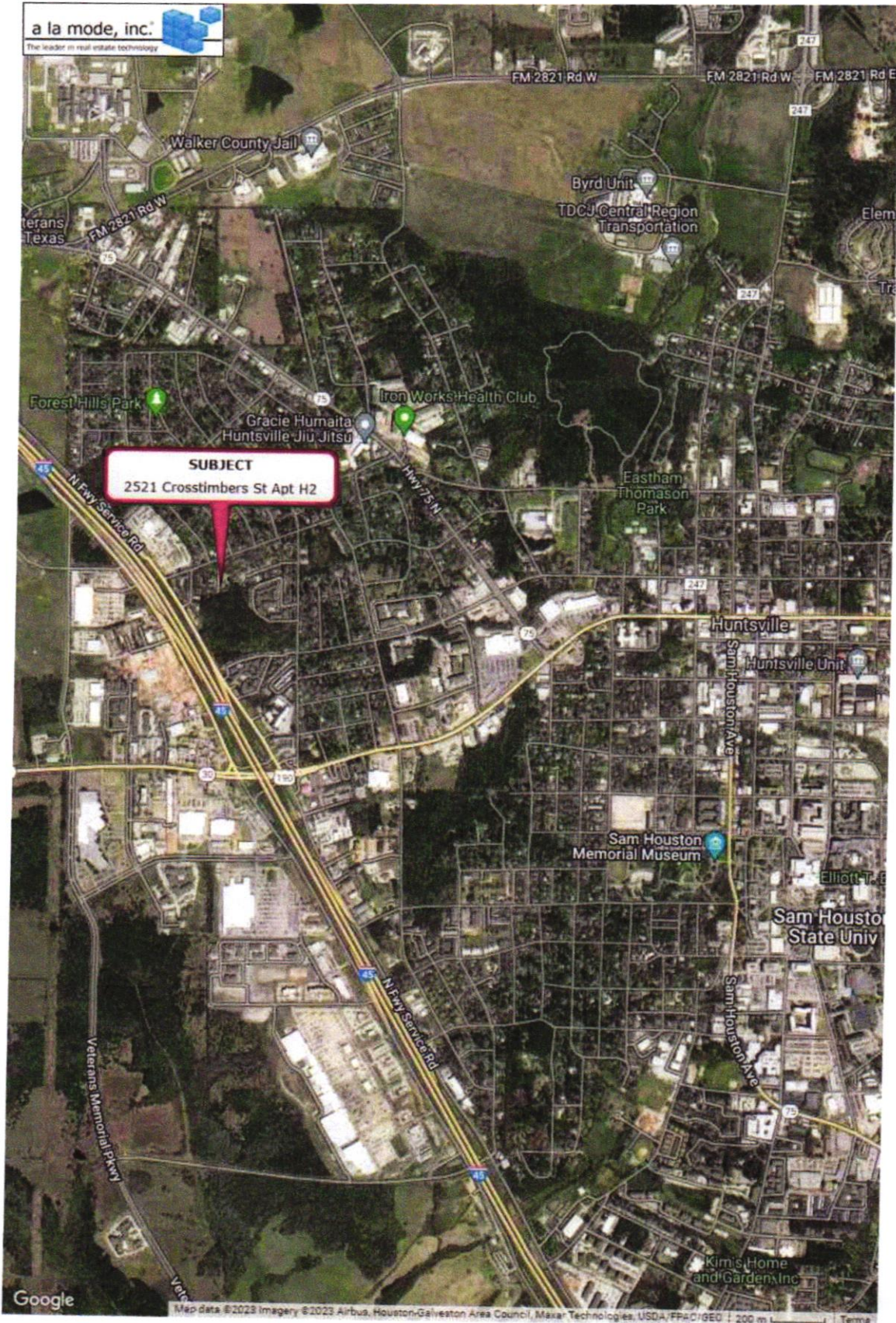
Borrower	Vanetta S. Custer		
Property Address	2521 Crosstimbers St Apt H2		
City	Huntsville	County	Walker
		State	TX
		Zip Code	77320
Lender/Client	Theresa Reilly		



TOTAL Sketch by a la mode		Area Calculations Summary	Calculation Details
Living Area			
First Floor	594.95 Sq ft		16.3 × 36.5 = 594.95
Second Floor	594.95 Sq ft		16.3 × 36.5 = 594.95
Total Living Area (Rounded):	1190 Sq ft		
Non-living Area			
Deck	84.5 Sq ft		13 × 6.5 = 84.5
Front Porch	46.56 Sq ft		9.7 × 4.8 = 46.56
Balcony	38.8 Sq ft		9.7 × 4 = 38.8

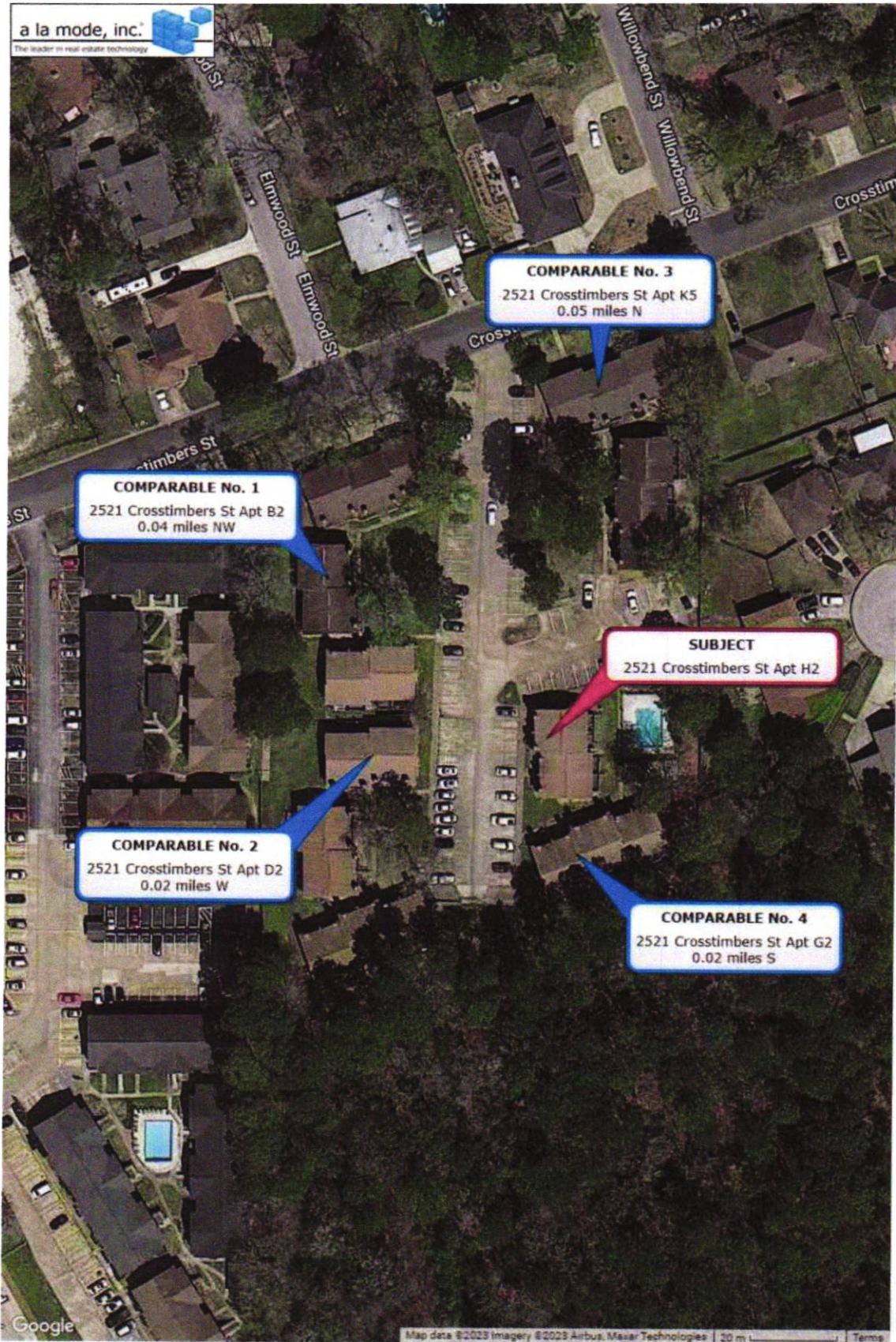
Location Map

Borrower	Vanetta S. Custer				
Property Address	2521 Crosstimbers St Apt H2				
City	Huntsville	County	Walker	State	TX Zip Code 77320
Lender/Client	Theresa Reilly				



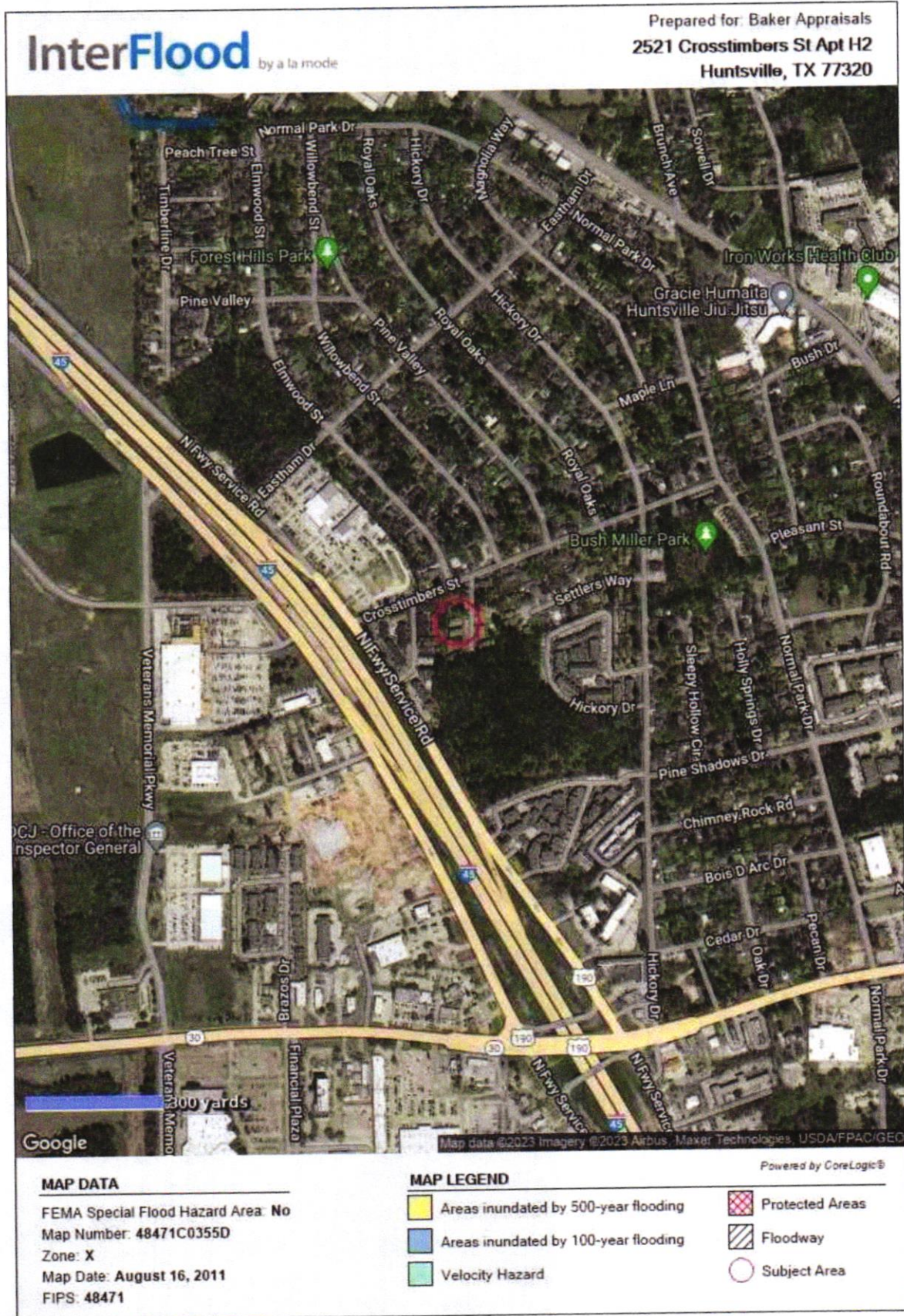
Comparable Sales Map

Borrower	Vanetta S. Custer						
Property Address	2521 Crosstimbers St Apt H2						
City	Huntsville	County	Walker	State	TX	Zip Code	77320
Lender/Client	Theresa Reilly						



Flood Map

Borrower	Vanetta S. Custer			
Property Address	2521 Crosstimbers St Apt H2			
City	Huntsville	County	Walker	State TX Zip Code 77320
Lender/Client	Theresa Reilly			



Photograph Addendum

Borrower	Vanetta S. Custer				
Property Address	2521 Crosstimbers St Apt H2				
City	Huntsville	County	Walker	State	TX Zip Code 77320
Lender/Client	Theresa Reilly				



Parking Lot



View of the Pool



Opposite Street View



View from the Balcony

Interior Photos

Borrower	Vanetta S. Custer				
Property Address	2521 Crosstimbers St Apt H2				
City	Huntsville	County	Walker	State	TX Zip Code 77320
Lender/Client	Theresa Reilly				



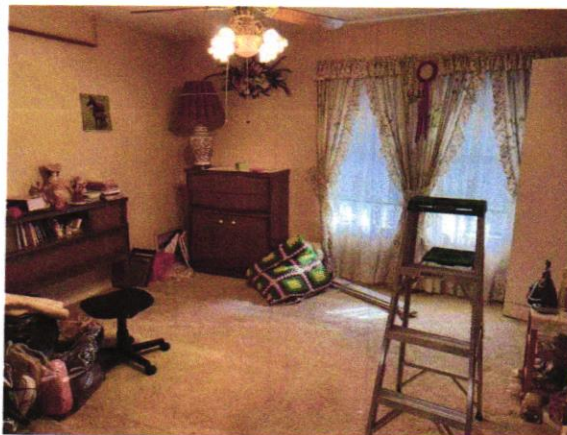
Living



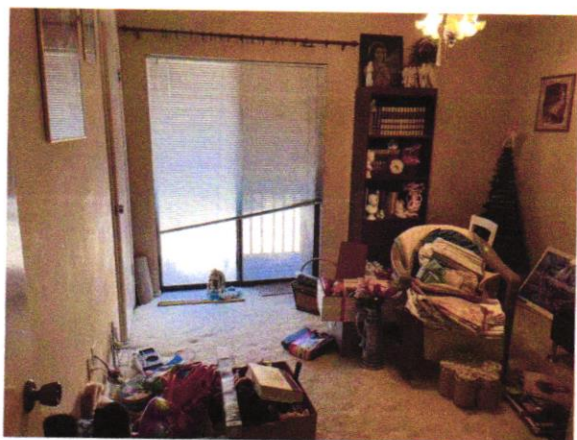
Kitchen



Dining



Bedroom



Bedroom



Bath

Interior Photos

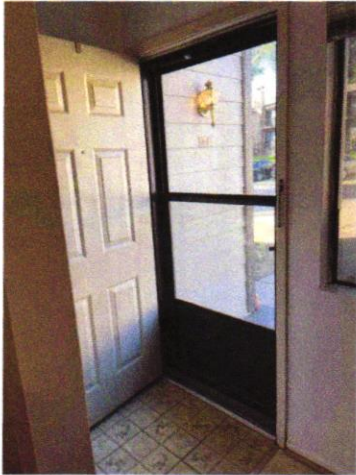
Borrower	Vanetta S. Custer				
Property Address	2521 Crosstimbers St Apt H2				
City	Huntsville	County	Walker	State	TX Zip Code 77320
Lender/Client	Theresa Reilly				



Half Bath



Laundry



Entry



Stairs

Comparable Photo Page

Borrower	Vanetta S. Custer			
Property Address	2521 Crosstimbers St Apt H2			
City	Huntsville	County Walker	State TX	Zip Code 77320
Lender/Client	Theresa Reilly			



Comparable 1

2521 Crosstimbers St Apt B2
 Prox. to Subject 0.04 miles NW
 Sales Price 131,000
 Gross Living Area 1,137
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.1
 Location N;Res;
 View N;Res;Townhomes
 Site 842 sf
 Quality Q4
 Age 41



Comparable 2

2521 Crosstimbers St Apt D2
 Prox. to Subject 0.02 miles W
 Sales Price 125,000
 Gross Living Area 1,137
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.1
 Location N;Res;
 View N;Res;Townhomes
 Site 842 sf
 Quality Q4
 Age 41

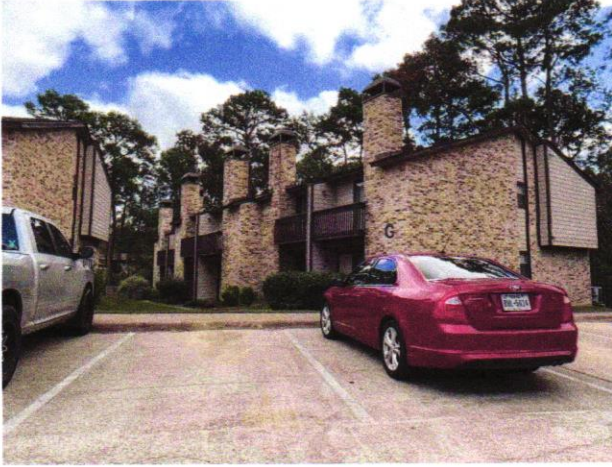


Comparable 3

2521 Crosstimbers St Apt K5
 Prox. to Subject 0.05 miles N
 Sales Price 133,000
 Gross Living Area 1,137
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.1
 Location N;Res;
 View N;Res;Townhomes
 Site 842 sf
 Quality Q4
 Age 41

Comparable Photos 4-6

Borrower	Vanetta S. Custer		
Property Address	2521 Crosstimbers St Apt H2		
City	Huntsville	County Walker	State TX Zip Code 77320
Lender/Client	Theresa Reilly		



Comparable 4

2521 Crosstimbers St Apt G2
Prox. to Subject 0.02 miles S
Sales Price 133,000
Gross Living Area 1,137
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1.1
Location N;Res;
View N;Res;Townhomes
Site 842 sf
Quality Q4
Age 41

Comparable 5

Prox. to Subject
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

Prox. to Subject
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age



Certified Residential Real Estate Appraiser

Appraiser: **James D Baker**

License #: **TX 1331206 R**

License Expires: **07/31/2024**

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