Property Address		n			City. Maio	souri City		ς.	tate: TX	Zip Code:	77450
County: Fort		p	Legal Descriptio	n: Si		of Waters L	ake Se			•	77439
ooung. 1 Oft	Delia		Logal Docompac	01	ierina village	Assessor's Parc			-001-016		
Tax Year: 2023	R.E. Taxes: \$ 13	,402 S	Special Assessment	ts: \$ 0		Borrower (if app	licable):	N/A		<del></del>	
Current Owner o		er R & Mega	an N Cook		Occupan	it: Owner	Ó T	enant (	∨acant	◯ Manuf	actured Housing
Project Type:	PUD Condo	minium (	Cooperative C	) Other	(describe)			H0A: \$	1,428	per yea	ır 🔘 per montl
Market Area Nan	ne: Sienna Village	Of Waters La				Reference: 2642	20		Cens	us Tract: 674	5.04
The purpose of t	his appraisal is to develop a	n opinion of:	Market Value	_ `		other type of v					
	ets the following value (if not				, ,	tion Date is the Ef			Retrosp		Prospective
Approaches devi	eloped for this appraisal:		nparison Approach		Cost Approach		pproach	(See Rec	onciliation C	omments and S	cope of Work)
Property Rights				ased Fee		· /					
Intended Use:	The Intended Use is to			ct to th	he stated Sco	ppe Of Work, p	ourpose	of the ap	oraisal, re	porting requi	rements of this
	oort form, and Definition		alue.								
` '		egan Cook		ddroco:	0040 D-I-	O Mi		TV 77	150		
	gan Cook			ddress: ddress:		<u>am Gap, Miss</u> her Ridge Dr,		•			
Location:	ason Williams  O Urban	Suburban (	Rural		minant	One-Unit Hous		Present I		Chang	e in Land Use
Built up:	~	_	Under 25%			PRICE	•	One-Unit	85 %		
ا نا ا		_	Slow	0wn	ما ا		-	2-4 Unit	%	T -	◯ In Process
Property values:	· ·	_	1.3	Tena		705 Low	-	Multi-Unit	5 %	-	O
Demand/supply:	· •	_	, i	_	l	1,385 High		Comm'l	5 %		
Marketing time:		_		) Vaca		725 Pred		Other	5 %		
Market Area Bou	ndaries, Description, and Ma	arket Conditions (	(including support f	or the a	bove characteris	tics and trends):		The	e neighbo	rhood boun	daries are The
	od boundaries are Un					,	vay to th	ne east, N	∕liller Rd.	to the south	, Brazos
River to the	west. The subject pr	operty is loc	ated in a deta	ched:	single family	/ residential a	area kn	own as S	ienna Vil	llage of Wat	ers Lake.
The subject	development is app	roximately 1	0 miles south	west c	of downtown	Houston via	Hwy 2	88 S to S	am Hous	ston Tollway	/ E to Fort
Property values: Demand/supply: Marketing time: Market Area Bou neighborhoo River to the The subject Bend Parkw places of we	ay Toll Rd S to the	subject neig	hborhood. Tl	he are	ea has acces	ss to all supp	orting f	acilities (	employm	ent, school	, shopping,
places of w	orship, parks) and tra	affic arteries.	. Present land	d use	in "other" is	vacant land,	schools	s, parks a	and place	es of worshi	p.
l											
l											
Dimensions:	001 4071 001 400	<u> </u>				Site Area	. 40.6	240 -f			
Dimensions: Zoning Classifica	83' x 137' x 82' x 126'					Descripti	- , .	313 sf			
Zoning Glassing	tion: No Zoning		Zoning (	Complia	ınce:			Zoning orming (grar	dfathered)	◯ Illegal	No zoning
Are CC&Rs appli	icable? Yes No	Unknowr			been reviewed?		No No		nt (if applicat		/
Highest & Best U		resent use, or			boon roviowou.		110	around 110	it (ii uppiioui	υιο) ψ	
1 3			O Unier use rea	xplain)	The relevant I	egal physical a	nd econor	nic factors v	vere analyza	ed to the extent	necessary and
resulted in a co			Other use (ex	' '		egal, physical, a	nd econor	nic factors v	vere analyze	ed to the extent	necessary and
	nclusion that the current us	e of the subject	•	' '	d best use.						necessary and
Actual Use as of Summary of Hig	nclusion that the current us Effective Date: Resid	e of the subject    ential	property is the high	hest and	d best use. Use a	s appraised in thi	s report:	SIngle	Family R	Residential	•
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RESIDENTIAL APPRAISAL REPORT		lo.: 24066
COST APPROACH TO VALUE (if developed) The Cost Approach was reprovide adequate information for replication of the following cost figures and calculations	not developed for this appraisal.	
Support for the opinion of site value (summary of comparable land sales or other metho		
ESTIMATED	OPINION OF SITE VALUE	=\$
Source of cost data:  Quality rating from cost service: Effective date of cost data:  Comments on Cost Approach (gross living area calculations, depreciation, etc.):	DWELLING Sq.Ft. @ \$	=\$
Quality rating from cost service: Effective date of cost data:	Sq.Ft. @ \$	=\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ =\$
	Sq.Ft. @ \$	=======================================
		=\$
1	Garage/Carport Sq.Ft. @ \$	=\$
	Total Estimate of Cost-New  Less Physical Functional	=\$ External
	Depreciation Tunctional	=\$(
	Depreciated Cost of Improvements	=\$
	"As-is" Value of Site Improvements	=\$
		=\$
Fetimeted Demaining Feographic Life (if required).	Vocce INDICATED VALUE BY COST ADDROACH	=\$
Estimated Remaining Economic Life (if required):  INCOME APPROACH TO VALUE (if developed)  The Income Approach was	Years   INDICATED VALUE BY COST APPROACH as not developed for this appraisal.	=\$
Estimated Monthly Market Rent \$ X Gross Rent Multiplier	= \$	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM):	·	
<u> </u>		
Estimated Monthly Market Rent \$ X Gross Rent Multiplier  Summary of Income Approach (including support for market rent and GRM):		
	t of a Planned Unit Development.	
Legal Name of Project:		
Describe common elements and recreational facilities:		
Indicated Value by: Sales Comparison Approach \$ 880,000 Cost App	proach (if developed) \$ Income Appro	ach (if developed) \$
Final Reconciliation The sales data comparison approach is considered		
buyers and sellers in the market place. The cost approach was devel		
establish a reliable GRM. Appraisal complies with the Appraiser Indep	pendence Requirements (AIR), effective 04/01/20	i i. (See Suppiemental
This appraisal is made  "as is",  subject to completion per plans and		
	•	•
completed, subject to the following repairs or alterations on the basis of the following required inspection based on the Extraordinary Assumption that the electronically signed. The appraiser fully reviews the file before the		
electronically signed. The appraiser fully reviews the file before the		
electronically eighted. The appraised fally reviews the line select the	io oodo lo diliizod to dilon the digital olgitatare i	
This report is also subject to other Hypothetical Conditions and/or Extraord		
Based on the degree of inspection of the subject property, as indicate and Appraiser's Certifications, my (our) Opinion of the Market Value (or		
of this report is: \$ 880,000 , as of:	04/11/2024 , which is t	
If indicated above, this Opinion of Value is subject to Hypothetical Condi	tions and/or Extraordinary Assumptions included in	
▲ I /\ true and complete conv. At this report contains. AC hades including av		this report. See attached addenda.
	hibits which are considered an integral part of the repo	this report. See attached addenda.
		this report. See attached addenda.
	plete report.	this report. See attached addenda
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properly understood without reference to the information contained in the come Attached Exhibits:  Scope of Work Map Addenda Additional Sales Cos Hypothetical Conditions Extraordinary Assumptions  Client Contact: Megan Cook E-Mail: megan@megansellshouston.com APPRAISEP esign.alamode.com/verify  Appraiser Name:  Jason Williams Company: JWilliams Appraisals Phone: (281) 832-1710 E-Mail: jwilliams.appraisals@gmail.com Date of Report (Signature): 04/13/2024 License or Certification #: TX1360708 Designation: Certified Appraiser Expiration Date of License or Certification: 03/31/2026	rative Addendum  rative Addendum  Client Name:  Megan Cook  ress:  9219 Balsam Gap, Missouri City, TX 774  SUPERVISORY APPRAISER (if required or CO-APPRAISER (if applicable)  Supervisory or Co-Appraiser Name:  Company:  Phone: E-Mail: Date of Report (Signature): License or Certification #: Designation: Expiration Date of License or Certification:	this report. See attached addenda.  ort. This appraisal report may not be  Sketch Addendum  Manuf. House Addendum  159  State:  State:
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properly understood without reference to the information contained in the come Attached Exhibits:  Scope of Work Map Addenda Additional Sales Cos Hypothetical Conditions Extraordinary Assumptions Client Contact: Megan Cook E-Mail: megan@megansellshouston.com APPRAISEP esign.alamode.com/verify Serial:C98FC993  Appraiser Name: Jason Williams Company: JWilliams Appraisals Phone: (281) 832-1710 E-Mail: jwilliams.appraisals@gmail.com Date of Report (Signature): 04/13/2024 License or Certification #: TX1360708 Designation: Certified Appraiser Expiration Date of License or Certification: 03/31/2026 Inspection of Subject: Interior & Exterior Exterior Only Date of Inspection: 04/11/2024	rative Addendum st Addendum Client Name: Megan Cook ress: 9219 Balsam Gap, Missouri City, TX 774 SUPERVISORY APPRAISER (if required or CO-APPRAISER (if applicable)  Supervisory or Co-Appraiser Name: Company: Phone: Fa E-Mail: Date of Report (Signature): License or Certification #: Designation: Expiration Date of License or Certification: Inspection of Subject: Interior & Exterior Date of Inspection: Somm may be reproduced unmodified without written permission, howeve	Sketch Addendum  Manuf. House Addendum  159  State:

## Assumptions, Limiting Conditions & Scope of Work

Property Address: 9219 Balsam Gap	City: Missouri City	State: TX	Zip Code: 77459	
Client: Megan Cook	Address:			
Appraiser: Jason Williams	Address: 7231 Panther Ridge Dr. Spring T	X 77389		

File No : 24066

#### STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- · An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):



Certifications File No.: 24066

Property A	ddress: 9219 Balsam Gap	City: Missouri City	State: TX	Zip Code: 77459
Client:	Megan Cook	Address:		
Appraiser:	Jason Williams	Address: 7231 Panther Ridge Dr, Spring	g, TX 77389	

#### APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of 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.
- 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 to 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.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- 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.

**Additional Certifications:** 

#### **DEFINITION OF MARKET VALUE \*:**

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. Buyer and seller are typically motivated;
- 2. Both parties are well informed or well advised and acting in what they consider their own best interests:
- 3. A reasonable time is allowed for exposure in the open market;
- 4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.
- \* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Megan Cook		Clier	nt Name: <u>Meg</u>	an Cook		
E-Mail: megan@megansellshousto	n.com	Address:				
APPRAISER <mark> </mark>	/verify Serial:C98FC993		SUPERVISOR'	APPRAISER (if requir	ed)	
				SER (if applicable)	,	
				, , ,		
1 1						
1 100 114m	•		Supervisory or			
Appraiser Name Jason Williams			Co-Appraiser Name	:		
Company: JWilliams Appraisals			Company:			
Phone: (281) 832-1710	Fax:		Phone:		Fax:	
E-Mail: jwilliams.appraisals@gmail	.com		E-Mail:			
Date Report Signed: 04/13/2024			Date Report Signed			
License or Certification #: TX136070		TX	License or Certifica	tion #:	Stat	e:
Designation: Certified Appraiser			Designation:			
Expiration Date of License or Certification:	03/31/2026		Expiration Date of L	icense or Certification:		
Inspection of Subject: Interior &	Exterior Only (	None	Inspection of Subje	ct:	Or Fytorian Only	None
Date of Inspection: 04/11/2024			Date of Inspection:		An Will	

ADDITIONAL COMPARABLE SALES 24066 COMPARABLE SALE # 5 COMPARABLE SALE # 6 Address 9219 Balsam Gap 18 Tayside Trak 27 Chesham Mews 2811 Waters Lake Ln Missouri City, TX 77459 Missouri City, TX 77459 Missouri City, TX 77459 Missouri City, TX 77459 Proximity to Subject 0.28 miles W 0.25 miles W 0.31 miles E Sale Price \$ 860,000 Sale Price/GLA /sq.ft. \$ 189.98 /sq.ft. 182.64 /sq.ft. 186.31 /sq.ft. Data Source(s) HARMLS#72667530;DOM 15 HARMLS#34226233;DOM 6 HARMLS#38205862;DOM 41 Verification Source(s) Doc#83555 Doc#85523 Doc#69536 DESCRIPTION VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION DESCRIPTION +(-) \$ Adjust. +(-) \$ Adjust +(-) \$ Adjust. Sales or Financing ArmLth Concessions 0 Conv;0 0 Conv;0 Conv:0 Date of Sale/Time s08/23;c07/23 s08/23;c08/23 s07/23;c05/23 Rights Appraised Fee Simple Fee Simple Fee Simple Fee Simple Location N;Res; N;Res; N;Res; N;Res; Site 10813 sf 15431 sf -13,900 15244 sf -13,300 11193 sf View N;Res; N;Res: N;Res; N;Res; Design (Style) DT2;Trad DT2;Trad DT2;Trad DT2;Trad Quality of Construction Q3 Q3 Q3 Q3 Age 17 l18 0|21 14 0 Condition С3 С3 C3 <u>C3</u> Above Grade Total Bdrms Baths Total Bdrms Baths Total Bdrms Baths Total Bdrms Baths Room Count -2,000 10 3.2 11 4.1 -2,000 11 4.1 11 3.1 +4,000 4,579 sq.ft. Gross Living Area 4,489 sq.ft. 4,736 sq.ft. -12,400 4,616 sq.ft. -6,400 Basement & Finished 0sf 0sf 0sf 0sf Rooms Below Grade Functional Utility Average Average Average Average Heating/Cooling FWA/CAC FWA/CAC FWA/CAC FWA/CAC Energy Efficient Items Ceiling Fan Ceiling Fan Ceiling Fan Ceiling Fan Garage/Carport 3ga2dw 3ga3dw 3ga3dw 3ga3dw Porch/Patio/Deck Porch/Patio Porch/Patio Porch/Patio Porch/Patio # of Fireplaces 1 Fireplace 1 Fireplace 1 Fireplace 1 Fireplace Pool Description Pool Pool Pool Pool SALES COMPARISON APPROACH Net Adjustment (Total) -15,900 -27,700 -2,400 Adjusted Sale Price of Comparables 854,000 837,300 857,600 Summary of Sales Comparison Approach



## **Market Conditions Addendum to the Appraisal Report**

File No. 24066

ne purpose of this addendum is to provide the lender/o neighborhood. This is a required addendum for all appra		•		prevalent in the Sub	Jeci	
Property Address 9219 Balsam Gap	ioai roporto mar an onocaro	City Missour		State TX	ZIP Code 774	59
Borrower N/A						
Instructions: The appraiser must use the information re	•					
housing trends and overall market conditions as reporte it is available and reliable and must provide analysis as it	=		• •			
explanation. It is recognized that not all data sources wil						
in the analysis. If data sources provide the required info						
average. Sales and listings must be properties that com		• • •	-	-	-	
subject property. The appraiser must explain any anoma	lies in the data, such as seas	onal markets, new cons	struction, foreclosures, etc.			
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months		Overall Trend	
Total # of Comparable Sales (Settled)	10	2	2	Increasing	Stable	O Declining
Absorption Rate (Total Sales/Months)  Total # of Comparable Active Listings	1.67	0.67	0.67	<ul><li>Increasing</li><li>Declining</li></ul>	<ul><li>Stable</li><li>Stable</li></ul>	<ul><li>Declining</li><li>Increasing</li></ul>
Months of Housing Supply (Total Listings/Ab.Rate)	0	3	6 9	O Declining	Stable	Increasing Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months		Overall Trend	
Median Comparable Sale Price	\$862,500	\$920,500	\$777,500	Increasing	Stable	Declining
Median Comparable Sales Days on Market	16	93.5	70.5	<ul> <li>Declining</li> </ul>	Stable	Increasing
Median Comparable List Price	0	\$782,350	\$1,037,500	Increasing	Stable	O Declining
Median Comparable Listings Days on Market	0	74	30	Declining	Stable	Increasing
Median Sale Price as % of List Price	99.48	95.66	99.54	Increasing	Stable	O Declining
Seller-(developer, builder, etc.)paid financial assistance Explain in detail the seller concessions trends for the pa		No	m 20/ to 50/ increasing use of	Declining of buydowns, closin	Stable	Increasing
	•					
fees, options, etc.). HARMLS indicates the concessions which is 21% of the total tran						ee for this
period. 4-6: 2 Sales; 1 with concessions;						
concessions ranged between \$1,000 and				5 /0 OI OUIOO IO	. and poriou.	
<u> </u>						
Are foreclosure sales (REO sales) a factor in the market	? Yes No	If yes, explain (inclu	ding the trends in listings and	d sales of foreclosed	properties).	
The data used in the grid above does not	indicate there were an	y REO/Short sale	s or other distressed	properties asso	ciated with th	e reported
transactions. However, this is not a manda	atory reporting field for	agents and there	e may be some distres	sed sales that	were not repo	orted. It is
beyond the scope of this assignment to co	onfirm each sale used	in the Market Cor	ditions Report.			
Cite data courses for above information LLADA	ALC was the data save	real veed to several	ata tha Markat Candit	iana Addandun	4/40/2024	
Cite data sources for above information. HARM	ILS was the data sour	ce used to compl	ete the Market Condit	ions Addendun	n. 4/10/2024	
Cite data sources for above information. HARM	/ILS was the data sour	ce used to compl	ete the Market Condit	ions Addendun	n. 4/10/2024	
Cite data sources for above information. HARN  Summarize the above information as support for your or						
	onclusions in the Neighborhoo	od section of the apprais	sal report form. If you used a	ny additional inform	ation, such as	
Summarize the above information as support for your co	onclusions in the Neighborhoo wn listings, to formulate your	od section of the apprais	sal report form. If you used a oth an explanation and suppo	ny additional inform	ation, such as	ent is
Summarize the above information as support for your coan analysis of pending sales and/or expired and withdra.  The supply and demand as well as the exaverage in comparison to other comparab	onclusions in the Neighborhoo wn listings, to formulate your posure time indicators le developments in the	od section of the apprais conclusions, provide be above are conside market area. Fin	sal report form. If you used a oth an explanation and suppo lered typical for the ar nancing is readily avail	ny additional inform rt for your conclusio ea. The subjec able for most t	ation, such as ons. t 's developm ypes of prope	rties in the
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File No. 24066

#### 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.

C/

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**

Q-

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.

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#### UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

#### Quality Ratings and Definitions (continued)

#### Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

#### Ω4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

#### 0.5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and ungrades.

#### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

#### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

#### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

#### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

#### **Explanation of Bathroom Count**

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

#### Example:

3.2 indicates three full baths and two half baths.



## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

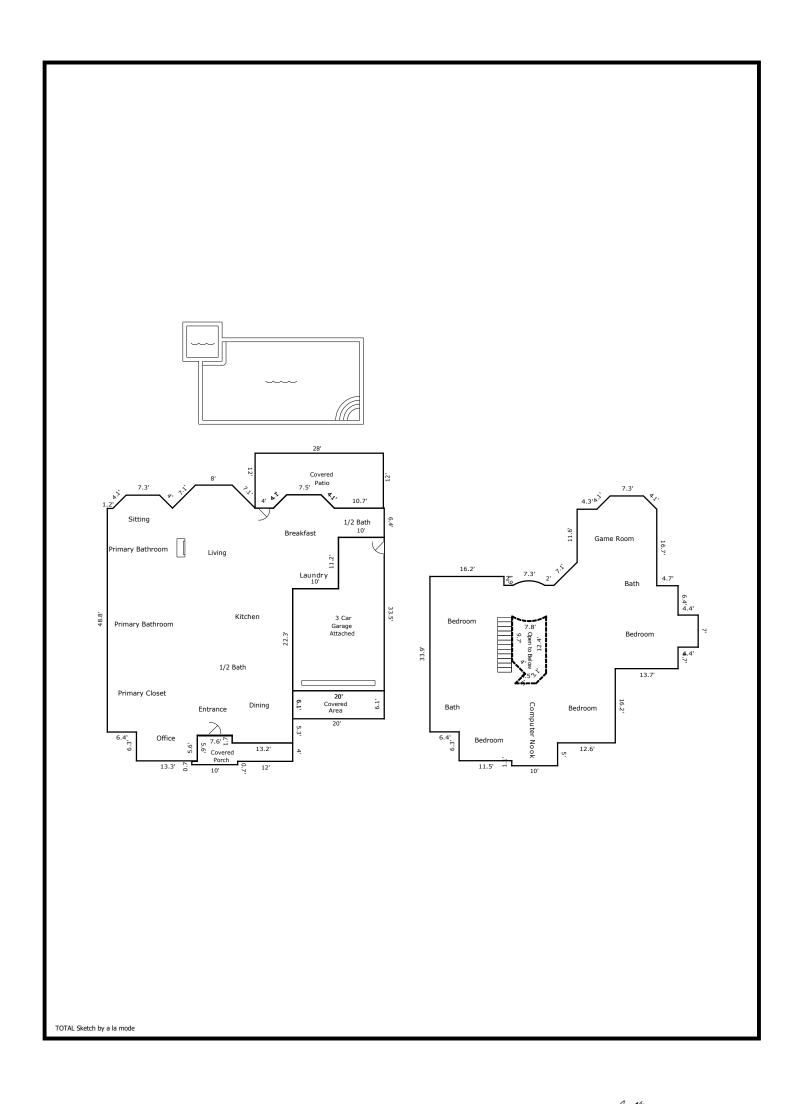
(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
А	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr ArmLth	Adjacent to Power Lines  Arms Length Sale	Location Sale or Financing Concessions
AT	Attached Structure	Design (Style)
В	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
С	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence Conventional	Location Sale or Financing Concessions
СОПУ	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
CV	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e Fototo	Expiration Date	Date of Sale/Time
Estate FHA	Estate Sale Federal Housing Authority	Sale or Financing Concessions Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
LtdSabt	Landfill	Location View
LtdSght MR	Limited Sight Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
0	Other	Basement & Finished Rooms Below Grade
0	Other	Design (Style)
ор	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn PubTrn	Power Lines Public Transportation	View Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions  Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
S	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Meters	Area, Site, Basement Area, Site
Sqm Unk	Square Meters Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
	1	
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L		<del></del> ,

## **Building Sketch (Page - 1)**

Borrower	N/A			
Property Address	9219 Balsam Gap			
City	Missouri City	County Fort Bend	State TX	Zip Code 77459
Lender/Client	Megan Cook			



#### **Building Sketch (Page - 2)**

Borrower	N/A			
Property Address	9219 Balsam Gap			
City	Missouri City	County Fort Bend	State TX	Zip Code 77459
Lender/Client	Megan Cook			

TOTAL Sketch by a la mode **Area Calculations Summary Calculation Details**  $\begin{array}{c} 0.5 \times 5 \times 5 \\ 0.5 \times 5 \times 5 \end{array}$ 12.6 12.6 First Floor 2463.7 Sq ft 8 × 5 = 0.5 × 2.9 × 2.9 = = 40.2 = 4.2  $0.5 \times 2.9 \times 2.9 =$ 4.2 7.5 × 2.9 6.4 × 10 21.7 64 176 74.5 17.6 × 10 13.3 × 5.6 = 677.2 = 646.7 51.3 × 13.2  $49.6 \times 13$ 7.9 × 0.7 5.5 14.2 × 48.8 0.1 × 2.8 = 694.7 0.2  $0.5 \times 2.8 \times 2.8 = 2.9 \times 7.3 =$ = 21.2 0.5 × 2.9 × 2.9 = 4.2 2118.1 Sq ft 2 Car Attached 7 × 4.4 = 30.8  $0.5 \times 2.9 \times 2.9 = 4.2$   $0.5 \times 2.9 \times 2.9 = 4.2$ 7.3 × 2.9 21.1  $17.4 \times 11.6$ = 201.5 18.1 × 4.7 84.3 = 210.1 = 328.2 23.2 × 9  $39.4 \times 8.3$ = 393.6  $40.2 \times 9.8$ 10 × 1.1 11 11.7 × 3.9 = 45.7 16 × 34.4 550  $0.5 \times 5.1 \times 5 = 12.8$ 0 4.7  $0.5\times0\times1.9$ 7.4 × 9.7 2.7 × 2.2 -92.9 Sq ft 71.8 Open to Below 5.9 0.5 × 2.2 × 2.2 = 4.9 × 2.4 = 2.4 11.6  $0.5 \times 2.1 \times 2.1 = 0.5 \times 2.8 \times 2.8 =$ 2.2 4 5 Negative Arc Total Living Area (Rounded): 4489 Sq ft Non-living Area 6.1 × 20 122 Sq ft Covered Area 122 Covered Patio 305.9 Sa ft  $28 \times 9.1$ = 254.8 2.9 × 4 = 0.5 × 2.9 × 2.9 = 2.9 × 10.7 = = 11.6 4.2 31  $0.5 \times 2.9 \times 2.9 =$ Covered Porch 102.4 Sq ft 7.3 5.6 × 7.6 13.2 × 4 42.2 52.9 558 Sa ft 20 × 22.3 3 Car Attached 446 10 × 11.2 112



## **Subject Photo Page**

Borrower	N/A			
Property Address	9219 Balsam Gap			
City	Missouri City	County Fort Bend	State TX	Zip Code 77459
Lender/Client	Megan Cook			



## **Subject Front**

9219 Balsam Gap

Sales Price

Gross Living Area 4,489 Total Rooms 10 Total Bedrooms Total Bathrooms 3.2 Location N;Res; N;Res; View 10813 sf Site Quality Q3 14 Age



## **Subject Rear**



## **Subject Pool**



Borrower	N/A				
Property Address	9219 Balsam Gap				
City	Missouri City	County Fort Bend	State TX	Zip Code 77459	
Lender/Client	Megan Cook				



Subject Pool Equipment



Subject Left Side



Subject Right Side



Borrower	N/A			
Property Address	9219 Balsam Gap			
City	Missouri City	County Fort Bend	State TX	Zip Code 77459
Lender/Client	Megan Cook			



Electric Meter



Electrical Panel



Gas Meter



Borrower	N/A			
Property Address	9219 Balsam Gap			
City	Missouri City	County Fort Bend	State TX	Zip Code 77459
Lender/Client	Megan Cook			



AC Condenser



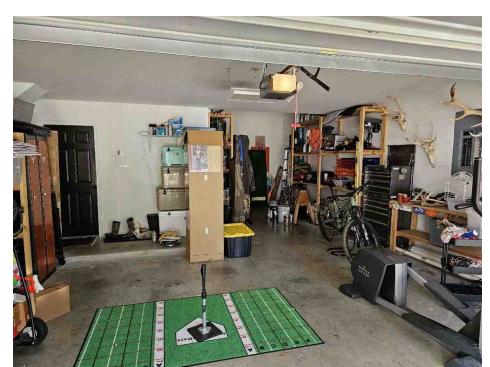
Roof



Roof



Borrower	N/A			
Property Address	9219 Balsam Gap			
City	Missouri City	County Fort Bend	State TX	Zip Code 77459
Lender/Client	Megan Cook			



Garage Interior



Smoke Detector



Thermostat



Borrower	N/A			
Property Address	9219 Balsam Gap			
City	Missouri City	County Fort Bend	State TX	Zip Code 77459
Lender/Client	Megan Cook			



Electricity is on and functioning correctly



Water is on and functioning correctly



Gas is on and functioning correctly



Borrower	N/A				
Property Address	9219 Balsam Gap				
City	Missouri City	County Fort Bend	State TX	Zip Code 77459	
Lender/Client	Megan Cook				



Living Room



Dining Room



Kitchen



Borrower	N/A				
Property Address	9219 Balsam Gap				
City	Missouri City	County Fort Bend	State TX	Zip Code 77459	
Lender/Client	Megan Cook				



Entry



Primary Bedroom



Primary Bathroom



Borrower	N/A			
Property Address	9219 Balsam Gap			
City	Missouri City	County Fort Bend	State TX	Zip Code 77459
Lender/Client	Megan Cook			



Bedroom



Bathroom



Bedroom



Borrower	N/A				
Property Address	9219 Balsam Gap				
City	Missouri City	County Fort Bend	State TX	Zip Code 77459	
Lender/Client	Megan Cook				



Bathroom



Bedroom



Bedroom



Borrower	N/A			
Property Address	9219 Balsam Gap			
City	Missouri City	County Fort Bend	State TX	Zip Code 77459
Lender/Client	Megan Cook			



Half Bath



Half Bath



Game Room



Borrower	N/A				
Property Address	9219 Balsam Gap				
City	Missouri City	County Fort Bend	State TX	Zip Code 77459	
Landar/Cliant	Megan Cook				



Computer Nook



Breakfast Area



Wine Storage



Borrower	N/A			
Property Address	9219 Balsam Gap			
City	Missouri City	County Fort Bend	State TX	Zip Code 77459
Lender/Client	Megan Cook			



Laundry Room



Outdoor Kitchen



## **Comparable Photo Page**

Borrower	N/A			
Property Address	9219 Balsam Gap			
City	Missouri City	County Fort Bend	State TX	Zip Code 77459
Lender/Client	Megan Cook			



## Comparable 1

9306 Sleepy Gap Way

0.09 miles NE Prox. to Subject Sale Price 830,000 Gross Living Area 4,919 Total Rooms 11 Total Bedrooms 5 Total Bathrooms 3.1 Location N;Res; N;Res; View Site 11496 sf Quality Q3 Age 16



## Comparable 2

2523 Ashby Forest Dr

Prox. to Subject 0.44 miles SW Sale Price 960,000 Gross Living Area 4,572 Total Rooms 12 Total Bedrooms 5 Total Bathrooms 4.1 Location N;Res; View N;Res; 12307 sf Site Quality Q3 Age



## Comparable 3

13 Combwell Gdn

0.18 miles SW Prox. to Subject Sale Price 850,000 Gross Living Area 4,406 Total Rooms 10 Total Bedrooms 5 Total Bathrooms 4.1 Location N;Res; N;Res; View Site 13938 sf Quality Q3 Age 13



## **Comparable Photo Page**

Borrower	N/A			
Property Address	9219 Balsam Gap			
City	Missouri City	County Fort Bend	State TX	Zip Code 77459
Lender/Client	Megan Cook			



## Comparable 4

18 Tayside Trak

0.28 miles W Prox. to Subject Sale Price 869,900 Gross Living Area 4,579 Total Rooms 11 Total Bedrooms 5 Total Bathrooms 4.1 Location N;Res; N;Res; View Site 15431 sf Quality Q3 Age 17



#### Comparable 5

27 Chesham Mews

Prox. to Subject 0.25 miles W Sale Price 865,000 Gross Living Area 4,736 Total Rooms 11 Total Bedrooms 5 Total Bathrooms 4.1 Location N;Res; View N;Res; 15244 sf Site Quality Q3 Age 18



## Comparable 6

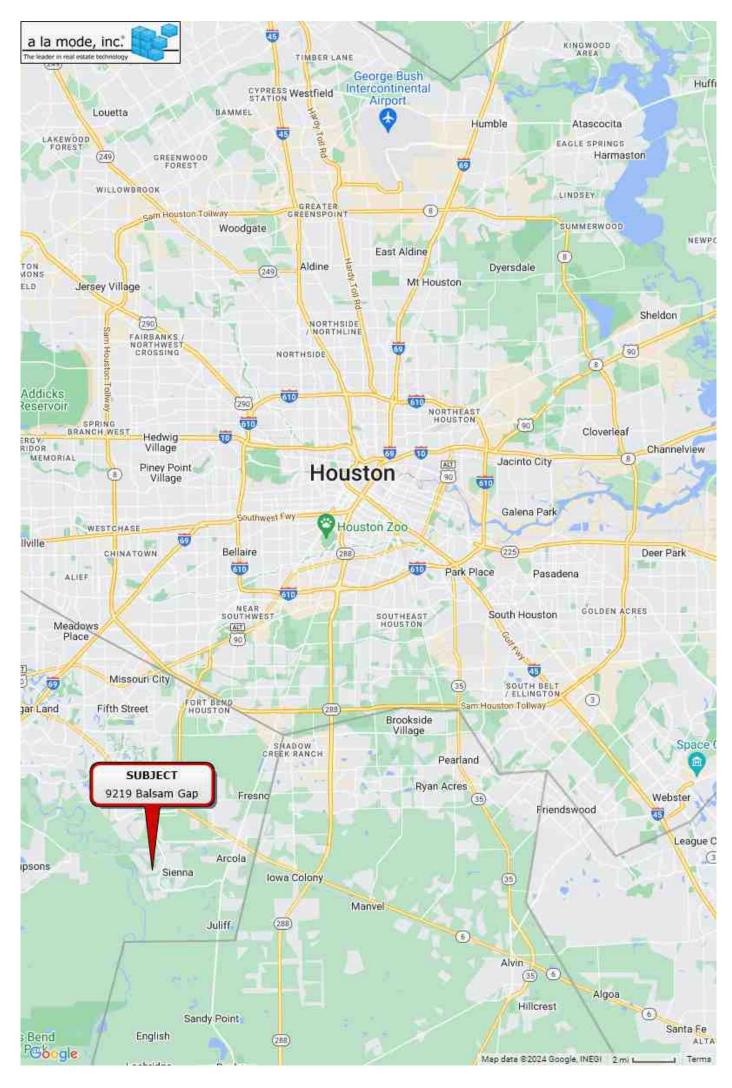
2811 Waters Lake Ln

Prox. to Subject 0.31 miles E Sale Price 860,000 Gross Living Area 4,616 Total Rooms 11 Total Bedrooms 5 Total Bathrooms 3.1 Location N;Res; View N;Res; Site 11193 sf Quality Q3 Age 21



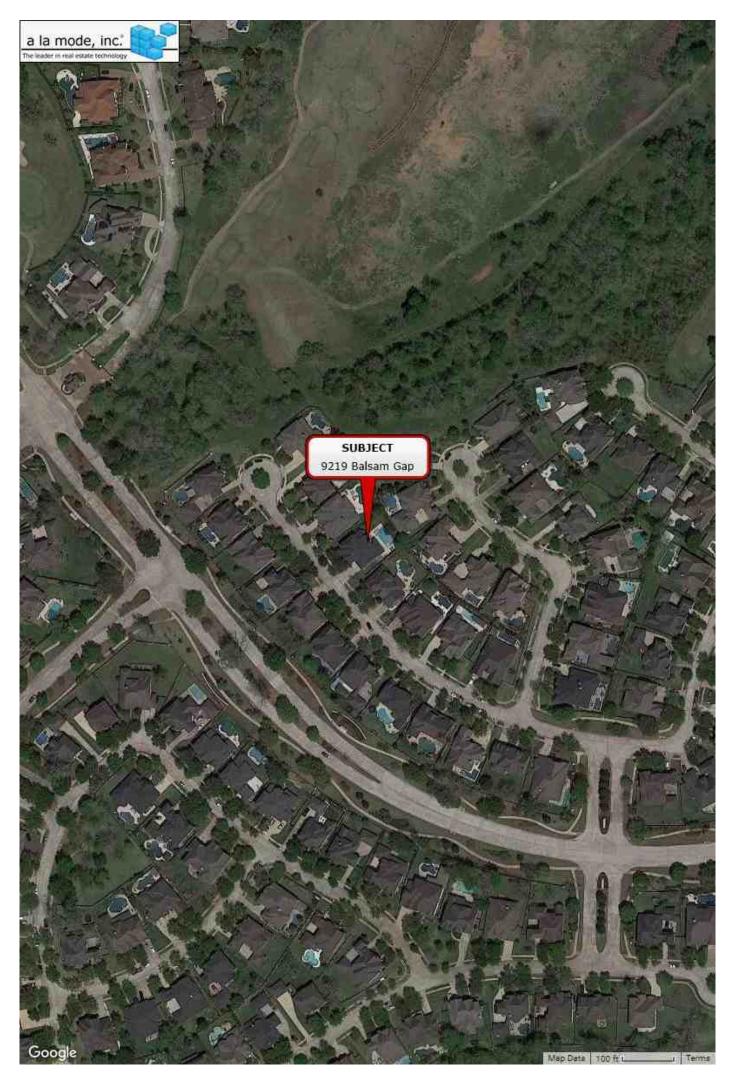
#### **Location Map**

Borrower	N/A			
Property Address	9219 Balsam Gap			
City	Missouri City	County Fort Bend	State TX	Zip Code 77459
Lender/Client	Megan Cook			



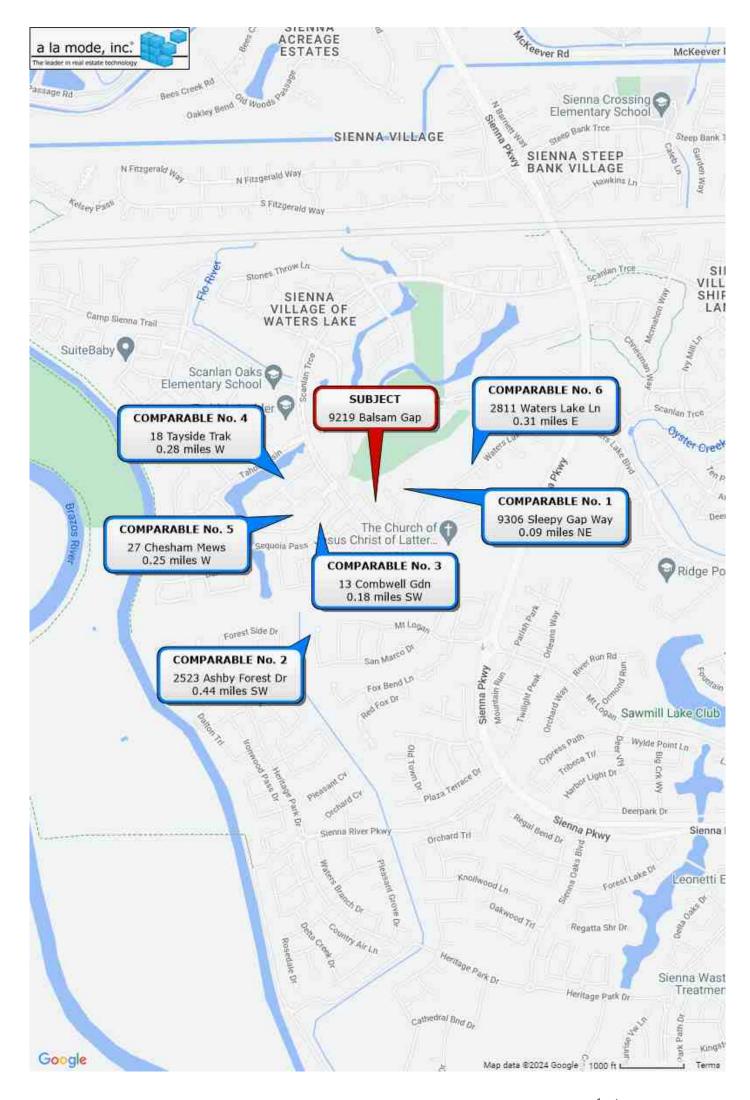
## **Aerial Map**

Borrower	N/A			
Property Address	9219 Balsam Gap			
City	Missouri City	County Fort Bend	State TX	Zip Code 77459
Lender/Client	Megan Cook			



#### **Location Map**

Borrower	N/A			
Property Address	9219 Balsam Gap			
City	Missouri City	County Fort Bend	State TX	Zip Code 77459
Lender/Client	Megan Cook			



## **Plat Map**

# All Properties 360 Property View 9219 Balsam Gap, Missouri City, Texas, 77459-7082 Fort Bend County Parcel Map 137 ft 10816 sqft 125 ft Scanlan Troe Google Map data @2024 500 ft Map data @2024 Google 50 ft Report a map error Scanlan Trop Sequola Par **Candriu** Fo Cold Hellow Lo

Map data @2024 500 ft

#### License

JASON MICHAEL WILLIAMS 7231 PANTHER RIDGE DR SPRING, TX 77389



# **Certified Residential Real Estate Appraiser**

Appraiser: Jason Michael Williams

License #: TX 1360708 R License Expires: 03/31/2026

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 Executive Director

> Serial# C98FC993 esign.alamode.com/verify

## **Appraiser Independence Certification**

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.

  Light certify that there have been no sanctions against me for any reason that would impair my ability.

	to perform appraisals pursuant to the required guidelines.
or any compa to infl	rt that no employee, director, officer, or agent of, other third party acting as joint venture partner, independent contractor, appraisal management many, or partner on behalf of
	er assert that <u>Megan Cook</u> has never participated in any of the ng prohibited behavior in our business relationship:
1)	Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
2)	Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
3)	Expressly or impliedly promising future business, promotions, or increased compensation for myself;
4)	Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
5)	Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
6)	Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
7)	Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
8)	Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.
	esign.alamode.com/verify Serial:C98FC993
	Jos Will 14/13/2024
anatura	04/13/2024 Date

9219 Balsam Gap, Missouri City, TX 77459

Address of Property Appraised

State Title or Designation

Jason Williams

Appraiser's Name Certified Appraiser

Serial# C98FC993 esign.alamode.com/verify

TX

State

TX1360708

State License or Certification #

**Expiration Date of License or Certification** 

#### Tax Records - Page 1

#### 9219 Balsam Gap, Missouri City, TX 77459-7082, Fort Bend County

APN: 8135-28-001-0160-907 CLIP: 2893547595



MLS Beds 5

MLS Sq Ft

4,521

MLS Full Baths

MLS Half Baths

MLS Sale Price \$472,500

MLS Sale Date

Lot Sq Ft 10,813

MLS Yr Built 2010

Type SFR

06/30/2020

OWNER INFORMATION

Owner Name Owner Name 2 Owner Occupied Carrier Route

Cook Christopher R Cook Megan N Yes R045

Tax Billing Address Tax Billing City & State Tax Billing Zip Tax Billing Zip+4

9219 Balsam Gap Missouri City, TX 77459

7082

LOCATION INFORMATION

Subdivision School District Name Neighborhood Code Township MLS Area Market Area

Sienna Village Of Waters Lake Sec Fort Bend ISD Sienna Village Of Waters Lake-438 Missouri City SIENNA AREA SIENNA AREA 650p

Census Tract Map Facet Flood Zone Code Flood Zone Date Flood Zone Panel Within 250 Feet of Multiple Flood Z

6745.04 Z-167 X500L 04/02/2014 48157C0435L

TAX INFORMATION

Parcel ID Parcel ID Parcel ID Legal Description

Key Map

8135-28-001-0160-907 R379387 8135280010160907 SIENNA VILLAGE OF WATERS LA KE SEC 12-B, BLOCK 1, LOT 16 M166

2023

\$589,600

\$53,600

\$12,708

\$13,297

Block # Exemption(s) Tax Area

Homestead G01 W05

2021

0.79%

\$487,270

M.U.D. Information ASSESSMENT & TAX Assessment Year

Assessed Value - Total Assessed Value - Land Assessed Value - Improved YOY Assessed Change (\$) YOY Assessed Change (%) Market Value - Total

10% \$717.879 Market Value - Land \$103,000 Market Value - Improved \$614,879 Tax Year Total Tax

2023 \$13,402 Jurisdiction Fort Bend ISD Ft Bend Co Gen

Fort Bend Drna Sienna Plan Lid Sienna Plantation Mud 3 Total Estimated Tax Rate

2022

\$536,000

Water Tax Dist

\$103,000 \$384,270 \$48,730 10% \$487,270 \$673,670 \$103,000 \$103,000

\$570,670 \$384,270 Change (\$) Change (%) 4.64% \$590

Tax Rate Tax Amount \$5,832,32 .9892 \$2,514,64 .4265 \$73.11 .0124 4125 \$2,432.10 \$2,550.02 4325 2.2731

\$105

CHARACTERISTICS

2021

2022

Land Use - CoreLogic Land Use - State Lot Acres Lot Sq Ft # of Buildings

SFR Sgl-Fam-Res-Home 0.2482 10,813

Porch Porch Sq Ft Patio/Deck 2 Area Parking Type No. Parking Spaces

Open Porch 102 120

Attached Garage MLS: 3

Property Details Courtesy of Jason Williams, J Williams Appraisals, Houston Association of REALTORS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be indept this report with the explicable county or municipality.

Generated on: 04/10/24

## Tax Records - Page 2

Building Sq Ft	Tax: 4,459 N	ALS: 4,521	Garage Type		Attached (	Garage
Ground Floor Sq Ft	2,316		Garage Capacity		MLS: 3	
2nd Floor Sq Ft	2,143		Garage Sq Ft		627	
Stories	2		Roof Material		Composit	ion Shingle
Bedrooms	5		Roof Shape		Gable	
Total Baths	Tax: 4 MLS:	3.2	Foundation		Concrete	
MLS Total Baths	3.2		Exterior		Frame/Ma	sonry
Full Baths	3		Pool		Pool	
Half Baths	Tax: 1 MLS:	2	Pool Sq Ft		610	
Fireplace	Y		Year Built		2010	
Cooling Type	Central		Effective Year Built		2010	
Heat Type	Central					
FEATURES						
eature Type	Unit		Size/Qty		Year Built	
Main Area Second Floor	S		2,143		2010	
Swimming Pools	s		610		2016	
//ain Area	S		2,316		2010	
Open Porch	S		102		2010	
Open Porch	s		120		2010	
A CHE N. H. PERLINGER					2010	
Spa	U		1			
Attached Garage	8		627		2010	
Stair-Opening	S		133		2010	
Open Porch	S		288		2010	
RENTAL TRENDS						
Estimated Value	4168		Cap Rate		3.3%	
Estimated Value High	4683		Forecast Standard	Deviation (FSD)	0.12	
Estimated Value Low	3653					
The FSD denotes confidence in a ntal Amount estimate will fall with	erived value and should be used for infor in Rental Trends estimate and uses a con in, based on the consistency of the infor	nsistent scale and meaning to gen	nerate a standardized confidence metric. The nount at the time of estimation. The FSD can	FSD is a statistic that m be used to create confid	easures the likely lence that the true	range or dispersion a value has a
The FSD denotes confidence in a ntal Amount estimate will fall with listical degree of certainty.  LISTING INFORMATION  MLS Listing Number	in Rental Trends estimate and uses a cor lin, based on the consistency of the Infor 87456761	nsistent scale and meaning to gen	ocunt at the time of estimation. The FSD can  MLS Pending Date	FSD is a statistic that m be used to create confid	05/09/2020	value has a
The FSD denotes confidence in a ntal Amount estimate will fall with itstical degree of certainty.  LISTING INFORMATION  MLS Listing Number  MLS Status	in Rental Trends estimate and uses a cor lin, based on the consistency of the infor 87456761 Sold	nsistent scale and meaning to gen	MLS Pending Date  MLS Sale Date	be used to create confid	05/09/2020 06/30/2020	value has a
The FSD denotes confidence in a stall Amount estimate will fall with listical degree of certainty. LISTING INFORMATION MLS Listing Number MLS Status Listing Area	in Rental Trends estimate and uses a cor in, based on the consistency of the infor 87456761 Solid 38	nsistent scale and meaning to gen	MLS Pending Date MLS Sale Date MLS Sale/Close Pri	be used to create confid	05/09/2020 06/30/2020 \$472,500	value has a
The FSD denotes confidence in a total Amount estimate will fall with listical degree of certainty.  LISTING INFORMATION  MLS Listing Number  MLS Status  Listing Area  MLS D.O.M	n Rental Trends estimate and uses a cor in, based on the consistency of the infor 87456761  Sold  38  79	nsistent scale and meaning to gen	MLS Pending Date MLS Sale Date MLS Sale/Close Pri Listing Agent	be used to create confid	05/09/2020 06/30/2020 \$472,500 Franklin-J	oslue has s ) ) ) Iimmy Franklin
The FSD denotes confidence in a stal Amount estimate will fall with listical degree of certainty.  LISTING INFORMATION  MLS Listing Number  MLS Status  Listing Area  MLS D.O.M  MLS Listing Date	n Rental Trends estimate and uses a cor in, based on the consistency of the infor 87456761  Sold  38  79  02/20/2020	nsistent scale and meaning to gen	MLS Pending Date MLS Sale Date MLS Sale/Close Pri Listing Agent Listing Broker	be used to create confid	05/09/2020 06/30/2020 \$472,500 Franklin-J	olue has s ) ) limmy Franklin .TY, LLC
The FSD denotes confidence in a total Amount estimate will fall with itstical degree of certainty.  LISTING INFORMATION  MLS Listing Number  MLS Status  Listing Area  MLS D.O.M  MLS Listing Date  MLS Current List Price	### Rental Trends estimate and uses a cor in, based on the consistency of the infor ### 87456761  Sold  38  79  02/20/2020  \$479,900	nsistent scale and meaning to gen	MLS Pending Date MLS Sale Date MLS Sale/Close Pri Listing Agent Listing Broker Selling Agent	be used to create confid	05/09/2020 06/30/2020 \$472,500 Franklin-J EXP REAL Eshepard-	olimmy Franklin LTY, LLC -Emily Shepard
The FSD denotes confidence in a total Amount estimate will fall with itstical degree of certainty.  LISTING INFORMATION  MLS Listing Number  MLS Status  Listing Area  MLS D.O.M  MLS Listing Date	87456761 Sold 38 79 02/20/2020 \$479,900 \$525,000	nsistent scale and meaning to gen	MLS Pending Date MLS Sale Date MLS Sale/Close Pri Listing Agent Listing Broker	be used to create confid	05/09/2020 06/30/2020 \$472,500 Franklin-J EXP REAL Eshepard-	olue has s ) ) limmy Franklin .TY, LLC
The FSD denotes confidence in a stal Amount estimate with fall with itstical degree of certainty.  LISTING INFORMATION MLS Listing Number MLS Status Listing Area MLS D.O.M MLS Listing Date MLS Current List Price MLS Original List Price MLS Status Change Date MLS Status Change Date	87456761 Sold 38 79 02/20/2020 \$479,900 \$525,000	nsistent scale and meaning to gen	MLS Pending Date MLS Sale Date MLS Sale Date MLS Sale/Close Pri Listing Agent Listing Broker Selling Broker	be used to create confid	05/09/2020 06/30/2020 \$472,500 Franklin-J EXP REAL Eshepard-	olimmy Franklin LTY, LLC -Emily Shepard
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The FSD denotes confidence in a stal Amount estimate with fall with its fistical degree of certainty.  LISTING INFORMATION  MLS Listing Number  MLS Status  Listing Area  MLS D.O.M  MLS Listing Date  MLS Current List Price  MLS Original List Price  MLS Status Change Date  MLS Listing Date  MLS Listing Date  MLS Listing Price  MLS Listing Price  MLS Listing Price  MLS Original List Price  MLS Listing Date  MLS Listing Date  MLS Listing Date  MLS Listing Date  MLS Listing Price  MLS Sale Date  MLS Sale Date  MLS Sale Date  MLS Sale Price  LAST MARKET SALE & Sale Cording Date  Buyer Name  Buyer Name  Cocument Number  Document Type  MORTGAGE HISTORY  Mortgage Date	87456761 Sold 38 79 02/20/2020 \$479,900 \$525,000 07/08/2020	oriotest scale and meaning to gen metion available to the Rental Am 07/06/2020 Cook Christopher R Cook Megan N Bauder Benjamin D 81894 Warranty Deed	MLS Pending Date MLS Sale Date MLS Sale Date MLS Sale/Close Pri Listing Agent Listing Broker Selling Agent Selling Broker  29780074 Sold 02/23/2010 \$391,439 \$391,439 05/25/2010 \$390,939	05/27/2010 Bauder Alice Newmark Ho 48829 Special Warr	05/09/2020 06/30/2020 \$472,500 Franklin-J EXP REAL Eshepard- KELLER V	ice M  02/12/2010
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