

Kellie Jovane
Residential Appraisals
PO Box 12151
Spring, TX 77391
713-922-4617

BILL TO
Russell & Renee Hildebrand 16023 Stewarts Grove Dr Spring, TX 77379

INVOICE

* Forward to Accounts Payable *

REFERENCE	
Invoice #:	M2311001
Invoice Date:	11/08/2023
Order Date:	
Appr. File #:	M2311001
Case #:	
Client File #:	
PO #:	
Tracking #:	

DESCRIPTION
Uniform Residential Appraisal Report Property Address: 16023 Stewarts Grove Dr Spring, TX 77379

BILLING	AMOUNT
Spring	\$ 525.00
<hr/>	
	Subtotal \$ 525.00
Sales Tax @	0.00
<hr/>	
	Total \$ 525.00
Payment 1	Check #: _____ Date: 11/06/2023
Payment 2	Check #: _____ Date: _____
Terms: paid	
Federal Tax #:	
	Balance Due \$ 0.00

Thank You

* Please Return This Portion With Your Payment *

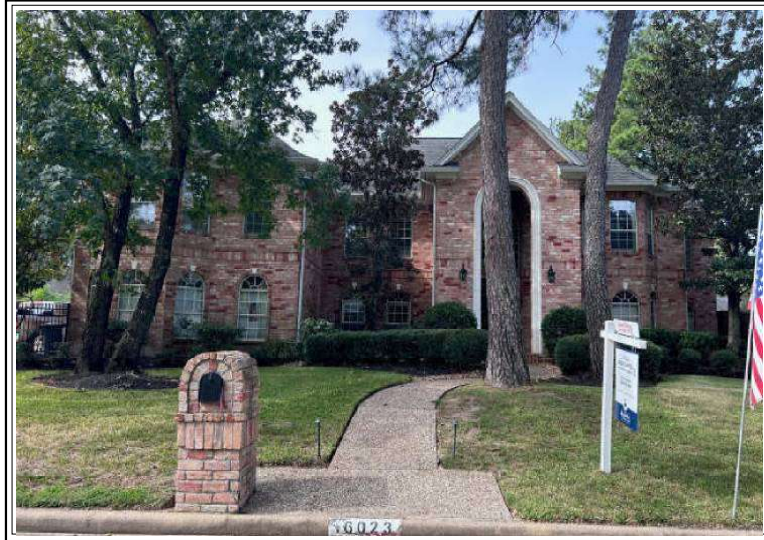
PAYMENT

FROM
Russell & Renee Hildebrand 16023 Stewarts Grove Dr Spring, TX 77379

SEND PAYMENT TO
Kellie Jovane PO Box 12151 Spring, TX 77391

PAYMENT	
Amount Due:	\$ 0.00
Amount Enclosed:	\$ _____
Credit Card:	Visa MC AMEX Discover
Card #:	_____
Exp. Date:	_____
Signature:	_____
Holder Name:	_____
Invoice #:	M2311001
Invoice Date:	11/08/2023
Appr. File #:	M2311001
Case #:	

APPRAISAL OF



A Single Family Home

LOCATED AT:

16023 Stewarts Grove Dr
Spring, TX 77379

CLIENT:

Russell & Renee Hildebrand
16023 Stewarts Grove Dr
Spring, TX, 77379

AS OF:

November 6, 2023

BY:

Kellie Jovane
TX 1335813-R

Kellie Jovane
Residential Appraisals

File No. M2311001

November 8, 2023

Russell & Renee Hildebrand
16023 Stewarts Grove Dr
Spring, TX, 77379

File Number: M2311001

To Whom It May Concern,

In accordance with your request, I have appraised the real property at:

16023 Stewarts Grove Dr
Spring, TX 77379

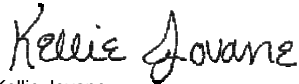
The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of November 6, 2023 is:

\$920,000
Nine Hundred Twenty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Sincerely,



Kellie Jovane
TX 1335813-R
Exp 02/29/2024

KJ

Market Elite, Inc
Residential Appraisal Report

File No. M2311001

PURPOSE	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.							
	Client Name/Intended User Russell & Renee Hildebrand		E-mail					
	Client Address 16023 Stewarts Grove Dr		City Spring	State TX	Zip 77379			
Additional Intended User(s) none noted								
Intended Use Market Value								
SUBJECT	Property Address 16023 Stewarts Grove Dr		City Spring	State TX	Zip 77379			
	Owner of Public Record Russell & Renee Hildebrand		County Harris					
	Legal Description Lot 28 & TR 27, Block 6, Champion Forest, Sec 7							
	Assessor's Parcel # 1148610060028		Tax Year 2023	R.E. Taxes \$ 18,115				
	Neighborhood Name Champion Forest		Map Reference KM 330 S	Census Tract 6904.02				
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)								
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.								
Prior Sale/Transfer: Date Price Source(s)								
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) No prior sales or transfers were noted.								
SALES HISTORY	Offerings, options and contracts as of the effective date of the appraisal No current offers noted. Home is currently listed under MLS#55568485 for \$942,500.							
NEIGHBORHOOD	Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing	Present Land Use %		
	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %		
	Built-Up <input checked="" type="checkbox"/> Over 75% <input 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	0 %		
	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	340	Low	Multi-Family	0 %		
	Neighborhood Boundaries The neighborhood is bound by Louetta Rd to the north, Champion Forest Dr to the east, Cypresswood Dr to the south and Cutten Rd to the west.		1,290	High	45	Commercial 0 %		
			420	Pred.	39	Other Vacant 20 %		
	Neighborhood Description Homes in this area are generally similar to the subject. The subject is convenient to centers of employment, shopping, transportation and neighborhood conveniences. Appeal to the market considered Avg/Good.							
	Market Conditions (including support for the above conclusions) See Attached Addendum							
SITE	Dimensions 95x115x120x125		Area 12144 sf	Shape Irregular	View Residential			
	Specific Zoning Classification No zoning		Zoning Description None					
	Zoning Compliance <input type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input checked="" type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)		Can be rebuilt if destroyed.					
	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.							
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>
Site Comments Average site for the subject market area.								
IMPROVEMENTS	GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials		INTERIOR materials	
	Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input type="checkbox"/>	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Slab/Average		Floors	Wd, Cpt, CT/Gd	
	# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Brick, Wd/Avg		Walls	SR/Gd	
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0.0000 sq. ft.	Roof Surface	Comp Shngl/Avg		Trim/Finish	Mldg/Good	
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Alum/Avg		Bath Floor	CT/Gd	
	Design (Style) Colonial	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Vnl/Avg		Bath Wainscot	Tile/Gd	
	Year Built 1992		Storm Sash/Insulated	Yes		Car Storage	<input type="checkbox"/> None	
	Effective Age (Yrs) 16		Screens	Scrn/Avg		<input checked="" type="checkbox"/> Driveway	# of Cars 2	
	Attic <input type="checkbox"/> None <input type="checkbox"/> Stairs	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #0		Driveway Surface	Concrete	
	<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Scuttle	<input type="checkbox"/> Other Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 3	<input checked="" type="checkbox"/> Fence Iron/Wd	<input checked="" type="checkbox"/> Garage	# of Cars 3		
	<input type="checkbox"/> Floor <input type="checkbox"/> Heated	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Cov	<input checked="" type="checkbox"/> Porch Cov	<input type="checkbox"/> Carport	# of Cars 0		
	<input type="checkbox"/> Finished <input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool Gunite	<input checked="" type="checkbox"/> Other Spa/PHs	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det.	<input type="checkbox"/> Built-in		
	Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)							
	Finished area above grade contains: 11 Rooms 5 Bedrooms 3.2 Bath(s) 6,441 Square Feet of Gross Living Area Above Grade							
	Additional Features See Attached Addendum							
Comments on the Improvements Good quality home currently in good overall condition. Home has a two recent AC units, wood flooring, updated kitchen cabinets, partial fence, light fixtures, appliances, wood flooring, updated kitchen and baths and fresh paint.								

Market Elite, Inc
Residential Appraisal Report

File No. M2311001

FEATURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
16023 Stewarts Grove Dr Address Spring, TX 77379		16043 Emilia Ct Spring, TX 77379	15918 Chiltren Cir Spring, TX 77379	16219 Chasemore Dr Spring, TX 77379
Proximity to Subject		0.75 miles SW	0.46 miles SW	0.85 miles SW
Sale Price	\$	\$ 835,000	\$ 910,000	\$ 775,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 152.96 sq. ft.	\$ 132.98 sq. ft.	\$ 170.78 sq. ft.
Data Source(s)		HARMLS #58325288;DOM 2	HARMLS #90193471;DOM109	HARMLS #25064558;DOM 12
Verification Source(s)		CAD	CAD	CAD
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sale or Financing		ArmLth	ArmLth	ArmLth
Concessions		Conv;0	Conv;0	Conv;0
Date of Sale/Time		s07/23;c05/23	s07/23;c06/23	s06/23;c05/23
Location	Suburban	Suburban	Suburban	Suburban
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	12144 sf	15616 sf	40200 sf	29640 sf
View	Residential	Residential	Residential	Residential
Design (Style)	Colonial	Colonial	Colonial	Colonial
Quality of Construction	Good	Good	Good	Good
Actual Age	31 Years	25 Years	38 Years	42 Years
Condition	Good	Good	Average	Good
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	11 5 3.2	11 5 5.1	11 4 5.1	11 4 3.2
Gross Living Area 70	6,441 sq. ft.	5,459 sq. ft.	6,843 sq. ft.	4,538 sq. ft.
Basement & Finished	0sf	0sf	0sf	0sf
Rooms Below Grade	0	0	0	0
Functional Utility	Average	Average	Average	Average
Heating/Cooling	Cent/Cent	Cent/Cent	Cent/Cent	Cent/Cent
Energy Efficient Items	Windows	Windows	Windows	Windows
Garage/Carport	3 Car Garage	3 Car Garage	3 Car Garage	3 Car Garage
Porch/Patio/Deck	Prch,Patio	Prch,Patio	Prch,Patio	Prch,Patio
Fireplace	3 F/P	1 F/P	2 F/P	2 F/P
Fence	Fence,Pool,Spa	Fence,Pool,Spa	Fence,Pool/Spa	Fence,Pool/Spa
Other	Pool House/Gate	None	None	Gate
Net Adjustment (Total)		\$ 88,700	\$ 4,400	\$ 145,200
Adjusted Sale Price of Comparables		Net Adj. 10.6% Gross Adj. 16.6%	Net Adj. 0.5% Gross Adj. 25.3%	Net Adj. 18.7% Gross Adj. 31.0%
Summary of Sales Comparison Approach See Attached Addendum				
COST APPROACH TO VALUE				
Site Value Comments N/A				
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW				
Source of cost data Marshall-Swift, local construction costs				
Quality rating from cost service Good Effective date of cost data 01/2023				
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				
No functional or external depreciation noted. GLA is calculated based on measurements taken during the physical inspection of the property. However, the appraiser is not an engineer. For exact square footage calculations an engineer is recommended.				
Garage/Carport 730 Sq. Ft. @ \$ = \$ 0				
Total Estimate of Cost-New = \$ 0				
Less Physical Functional External				
Depreciation = \$ (0)				
Depreciated Cost of Improvements = \$ 0				
"As-is" Value of Site Improvements = \$				
INDICATED VALUE BY COST APPROACH = \$ 0				
INCOME APPROACH TO VALUE				
Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach				
Summary of Income Approach (including support for market rent and GRM)				
Methods and techniques employed: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other:				
Discussion of methods and techniques employed, including reason for excluding an approach to value: The sales comparison approach is given the most consideration, as it best reflects actual actions of buyers and sellers in the market. The cost approach is given lesser consideration with homes that are not new. Data are inadequate for reliable use of the income approach, as homes in this area are typically purchased for their value in use, rather than income production.				
Reconciliation comments: See addendum				
RECONCILIATION				
Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 11/06/2023, which is the effective date of this appraisal, is:				
<input checked="" type="checkbox"/> Single point \$ 920,000 <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____				
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 <input type="checkbox"/> subject to the following:				
No conditions noted				

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
11. The ACI General Purpose Appraisal Report (GPARR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's 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.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: Market Value Other Value: _____

Source of Definition: USPAP

A type of value, stated as an opinion, that presumes the transfer of a property, as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.

ADDRESS OF THE PROPERTY APPRAISED:

16023 Stewarts Grove Dr

Spring, TX 77379

EFFECTIVE DATE OF THE APPRAISAL: 11/06/2023

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 920,000

APPRAISER

Signature: *Kellie Jovane*
Name: Kellie Jovane

Company Name: Market Elite, Inc

Company Address: PO Box 12151

Spring, TX 77391

Telephone Number: 713-922-4617

Email Address: kellie@marketeliteappraisals.com

State Certification # 1335813-R

or License # _____

or Other (describe): _____ State #: _____

State: TX

Expiration Date of Certification or License: 02/29/2024

Date of Signature and Report: 11/08/2023

Date of Property Viewing: 11/06/2023

Degree of property viewing:

Interior and Exterior Exterior Only Did not personally view

SUPERVISORY APPRAISER

Signature: _____

Name: _____

Company Name: _____

Company Address: _____

Telephone Number: _____

Email Address: _____

State Certification # _____

or License # _____

State: _____

Expiration Date of Certification or License: _____

Date of Signature: _____

Date of Property Viewing: _____

Degree of property viewing:

Interior and Exterior Exterior Only Did not personally view

ADDENDUM

Client: Russell & Renee Hildebrand	File No.: M2311001	
Property Address: 16023 Stewarts Grove Dr	Case No.:	
City: Spring	State: TX	Zip: 77379

Neighborhood Market Conditions

The current market in the area is considered stable with supply/demand generally in balance. Various types of financing are readily available at rates acceptable to purchasers. Seller contributions/concessions of up to 3% are considered typical in this market area. The estimated marketing time at the value estimate provided is not expected to exceed six months.

Additional Features

Covered concrete porch and patio, 3 car garage, 3 fireplaces, pool/spa, pool house, driveway gate and rear fence. Home features plantation shutters, stainless appliances, granite counters in kitchen and all baths, wood flooring and crown moldings.

Comments on Sales Comparison

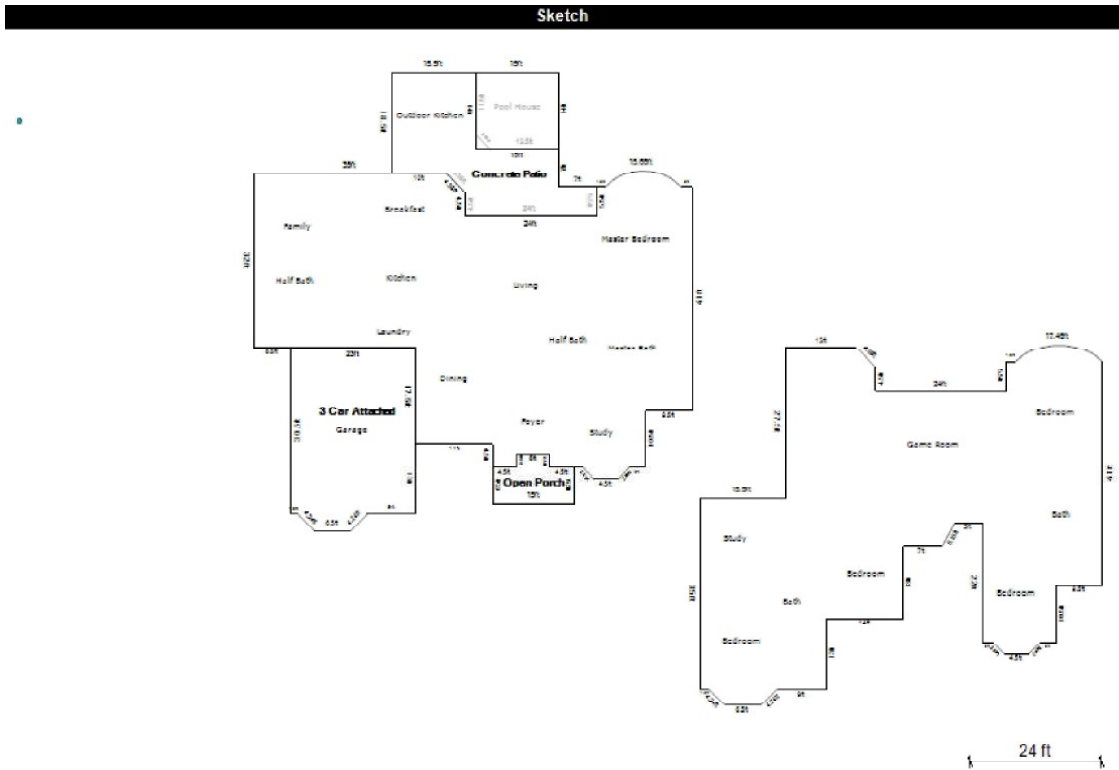
All sales are located in the subject neighborhood and closed in the past 6 months. The subject lot value was assessed and compared to the lot value of each sale.

The sales used are the most similar sales available at the time of the appraisal and reflect a current market value for the subject property as of the effective date of the report.

FLOORPLAN SKETCH

Client: Russell & Renee Hildebrand
 Property Address: 16023 Stewarts Grove Dr
 City: Spring

File No.: M2311001
 Case No.:
 State: TX
 Zip: 77379



Living Area		Area Calculation			
First Floor	3303.88 ft ²	First Floor			x 1.00 = 3303.88 ft ²
Second Floor	3136.63 ft ²	□	5.5ft x 17.5ft x	1.00 =	96.25 ft ²
Nonliving Area		△	17.5ft x 14ft x	0.50 =	122.5 ft ²
3 Car Attached	730 ft ²	□	6.5ft x 35.5ft x	1.00 =	301.75 ft ²
Concrete Patio	530 ft ²	□	2.5ft x 4.5ft x	1.00 =	11.25 ft ²
Open Porch	112.6 ft ²	△	2ft x 1.50ft x	0.50 =	1.50 ft ²
Closed Porch	710 ft ²	□	2.5ft x 17.5ft x	1.00 =	43.75 ft ²
		△	26.4ft x 21.12ft x	0.50 =	278.78 ft ²
		△	22.38ft x 17.90ft x	0.50 =	200.35 ft ²
		△	4.5ft x 4.95ft x	0.35 =	7.88 ft ²
		△	22.41ft x 2.56ft x	0.00 =	0.00 ft ²
		△	31.1ft x 40.98ft x	0.39 =	497.6 ft ²
		△	5.73ft x 6.12ft x	0.28 =	19.5 ft ²
		△	19.97ft x 24.35ft x	0.49 =	239.65 ft ²
		△	24.97ft x 33.81ft x	0.60 =	422.14 ft ²
		△	28.66ft x 34.01ft x	0.60 =	484.48 ft ²
		△	25.6ft x 40.98ft x	0.39 =	409.6 ft ²
		□	3.90ft x 32ft x	1.00 =	124.80 ft ²
		△	2.83ft x 2ft x	0.35 =	2 ft ²
		□	4.5ft x 2ft x	1.00 =	9 ft ²
		△	2ft x 2.83ft x	0.35 =	2 ft ²
		Arc	Chord: 14ft	Arc: 3ft	29.00 ft ²
Second Floor					x 1.00 = 3136.63 ft ²
		△	9ft x 13ft x	0.50 =	58.5 ft ²
		□	17.5ft x 29.5ft x	1.00 =	516.25 ft ²
		△	1.5ft x 1.5ft x	0.50 =	1.13 ft ²
		△	9.5ft x 17.1ft x	0.60 =	81.23 ft ²
		△	6.90ft x 12.42ft x	0.60 =	42.85 ft ²
		□	4.5ft x 16.5ft x	1.00 =	74.25 ft ²
		△	16.36ft x 16.81ft x	0.49 =	143 ft ²
		□	14.5ft x 22ft x	1.00 =	319 ft ²
		□	13ft x 21.6ft x	1.00 =	279.6 ft ²
		□	28.08ft x 28.5ft x	1.00 =	800.28 ft ²
		△	0.23ft x 0.42ft x	0.50 =	0.05 ft ²
		△	0.48ft x 5.15ft x	0.50 =	1.24 ft ²
		△	5.89ft x 5.17ft x	0.28 =	8.60 ft ²
		△	14.21ft x 22.38ft x	0.44 =	138.97 ft ²
		△	3.34ft x 19.56ft x	0.50 =	32.67 ft ²
		△	1.41ft x 1ft x	0.35 =	0.5 ft ²
		□	21ft x 1ft x	1.00 =	21 ft ²
		△	4.24ft x 6ft x	0.35 =	9.00 ft ²
		□	15.55ft x 4.24ft x	1.00 =	66 ft ²
		△	3.5ft x 4.95ft x	0.35 =	6.13 ft ²
		□	13ft x 3.5ft x	1.00 =	45.5 ft ²
		△	6.5ft x 4.60ft x	0.35 =	10.56 ft ²
		□	6.36ft x 4.60ft x	1.00 =	29.25 ft ²
		△	4.60ft x 6.5ft x	0.35 =	10.56 ft ²
		△	13.5ft x 17.79ft x	0.32 =	77.63 ft ²
		□	8.5ft x 11.5ft x	1.00 =	97.75 ft ²
		△	17.73ft x 11.6ft x	0.38 =	77.83 ft ²
		□	10.5ft x 13.5ft x	1.00 =	141.75 ft ²
		△	2.83ft x 2ft x	0.35 =	2 ft ²
		□	4.5ft x 2ft x	1.00 =	9 ft ²
		△	2ft x 2.83ft x	0.35 =	2 ft ²
Total Living Area (rounded):	6441 ft²	Arc	Chord: 16ft	Arc: 3ft	32.86 ft ²

DIMENSION LIST ADDENDUM

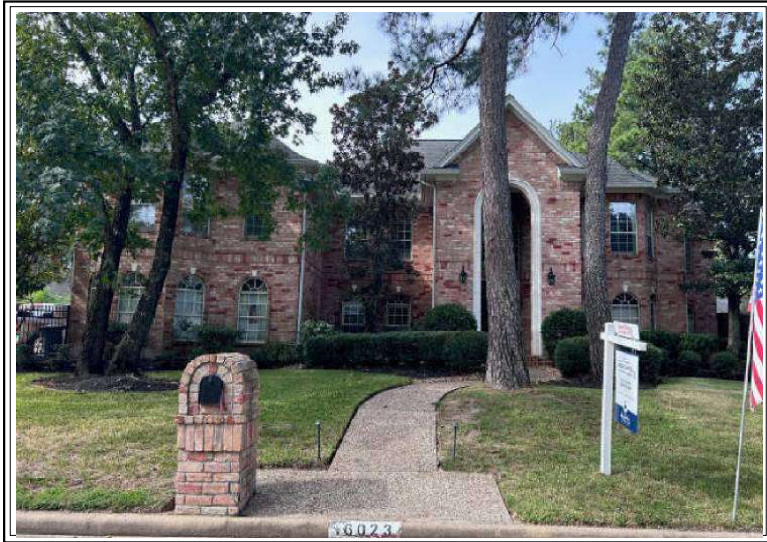
Client: Russell & Renee Hildebrand	File No.: M2311001
Property Address: 16023 Stewarts Grove Dr	Case No.:
City: Spring	State: TX Zip: 77379

GROSS BUILDING AREA (GBA)		6,441
GROSS LIVING AREA (GLA)		6,441
Area(s)	Area	% of GLA
Living	6,441	100.00
Level 1	3,304	51.30
Level 2	3,137	48.70
Level 3	0	0.00
Other	0	0.00
Basement <input type="checkbox"/>	0	
Garage <input type="checkbox"/>	730	
Other <input type="checkbox"/>	861	

Area Measurements			Area Type					
Measurements	Factor	Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
2.50 x 17.50 x 1.00 =		43.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.50 x 17.50 x 1.00 =		96.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.50 x 35.50 x 1.00 =		301.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32.00 x 24.40 x 1.00 =		778.76	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.10 x 4.50 x 1.00 =		18.46	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.50 x 4.50 x 1.00 =		11.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.50 x 2.00 x 1.00 =		9.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32.00 x 29.50 x 0.50 =		472.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35.00 x 43.50 x 0.37 =		560.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.20 x 14.00 x 0.50 =		43.56	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.90 x 3.60 x 0.41 =		7.18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.50 x 37.90 x 0.50 =		123.28	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.40 x 37.00 x 0.50 =		117.59	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37.50 x 6.50 x 0.50 =		121.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.30 x 13.40 x 0.50 =		15.37	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.90 x 14.80 x 0.20 =		14.84	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.30 x 15.30 x 0.46 =		78.94	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19.40 x 13.60 x 0.50 =		131.65	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36.20 x 22.40 x 0.33 =		268.99	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.20 x 24.70 x 0.49 =		50.96	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.60 x 0.80 x 0.49 =		1.74	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.90 x 2.00 x 0.46 =		4.50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.80 x 2.00 x 0.35 =		2.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.00 x 2.80 x 0.35 =		2.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.00 x 3.00 x 0.69 =		29.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23.00 x 30.50 x 1.00 =		701.50	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.50 x 3.00 x 1.00 =		19.50	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.20 x 3.00 x 0.35 =		4.50	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.00 x 4.20 x 0.35 =		4.50	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.50 x 16.50 x 1.00 =		74.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.50 x 17.50 x 1.00 =		96.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.50 x 35.50 x 1.00 =		301.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.50 x 13.50 x 1.00 =		209.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
48.50 x 24.00 x 1.00 =		1,164.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19.50 x 1.00 x 1.00 =		18.80	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.00 x 3.50 x 1.00 =		35.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.70 x 3.20 x 1.00 =		18.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26.60 x 4.50 x 1.00 =		119.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.80 x 13.00 x 1.00 =		218.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.50 x 35.00 x 1.00 =		542.50	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.50 x 3.00 x 1.00 =		19.50	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.00 x 3.50 x 1.00 =		45.50	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.30 x 13.00 x 0.10 =		18.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.00 x 2.00 x 0.50 =		2.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.00 x 3.00 x 0.50 =		4.50	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.10 x 7.10 x 0.50 =		25.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.60 x 4.50 x 0.10 =		2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.50 x 4.90 x 0.35 =		6.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.50 x 3.20 x 0.35 =		5.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.20 x 4.50 x 0.35 =		5.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.10 x 2.50 x 0.44 =		5.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.00 x 4.60 x 0.49 =		2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.80 x 13.30 x 0.49 =		18.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Russell & Renee Hildebrand	File No.: M2311001
Property Address: 16023 Stewarts Grove Dr	Case No.:
City: Spring	State: TX Zip: 77379



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: November 6, 2023
Appraised Value: \$ 920,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

Client: Russell & Renee Hildebrand
Property Address: 16023 Stewarts Grove Dr
City: Spring

File No.: M2311001
Case No.:
State: TX Zip: 77379



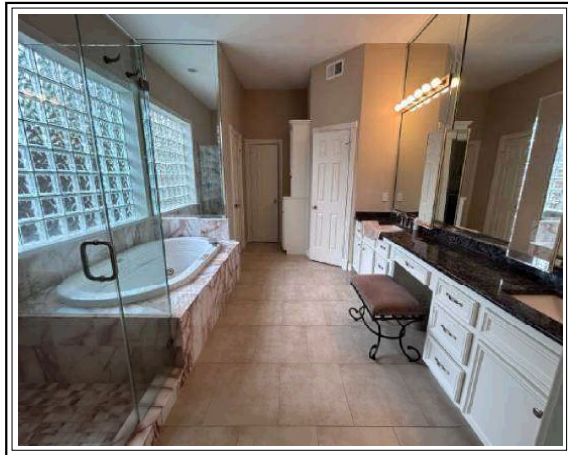
Kitchen



Family Room



Bedroom Suite



Private Bath



Bedroom



Bath

INTERIOR PHOTOS

Client: Russell & Renee Hildebrand
Property Address: 16023 Stewarts Grove Dr
City: Spring

File No.: M2311001
Case No.:
State: TX Zip: 77379



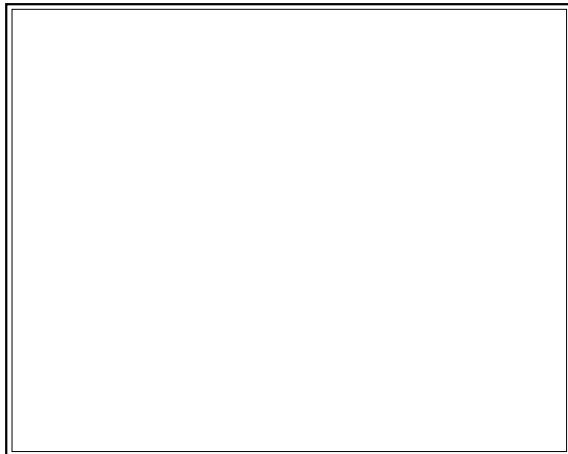
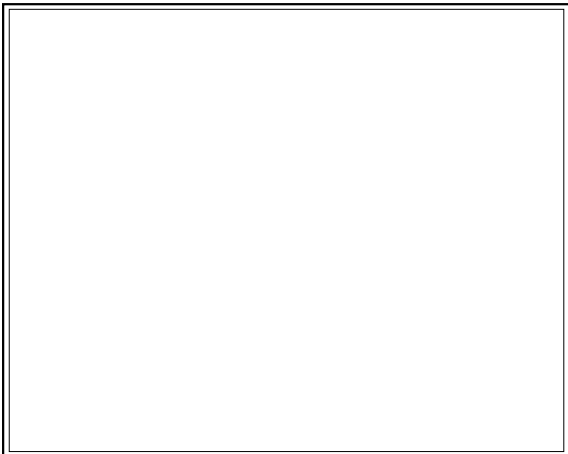
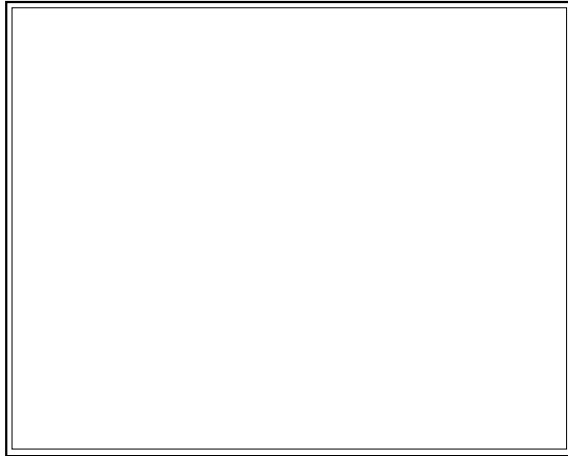
Pool/Spa



Outdoor Kitchen



Pool House



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Russell & Renee Hildebrand	File No.: M2311001
Property Address: 16023 Stewarts Grove Dr	Case No.:
City: Spring	State: TX Zip: 77379



COMPARABLE SALE #1

16043 Emilia Ct
Spring, TX 77379
Sale Date: s07/23;c05/23
Sale Price: \$ 835,000



COMPARABLE SALE #2

15918 Chiltren Cir
Spring, TX 77379
Sale Date: s07/23;c06/23
Sale Price: \$ 910,000



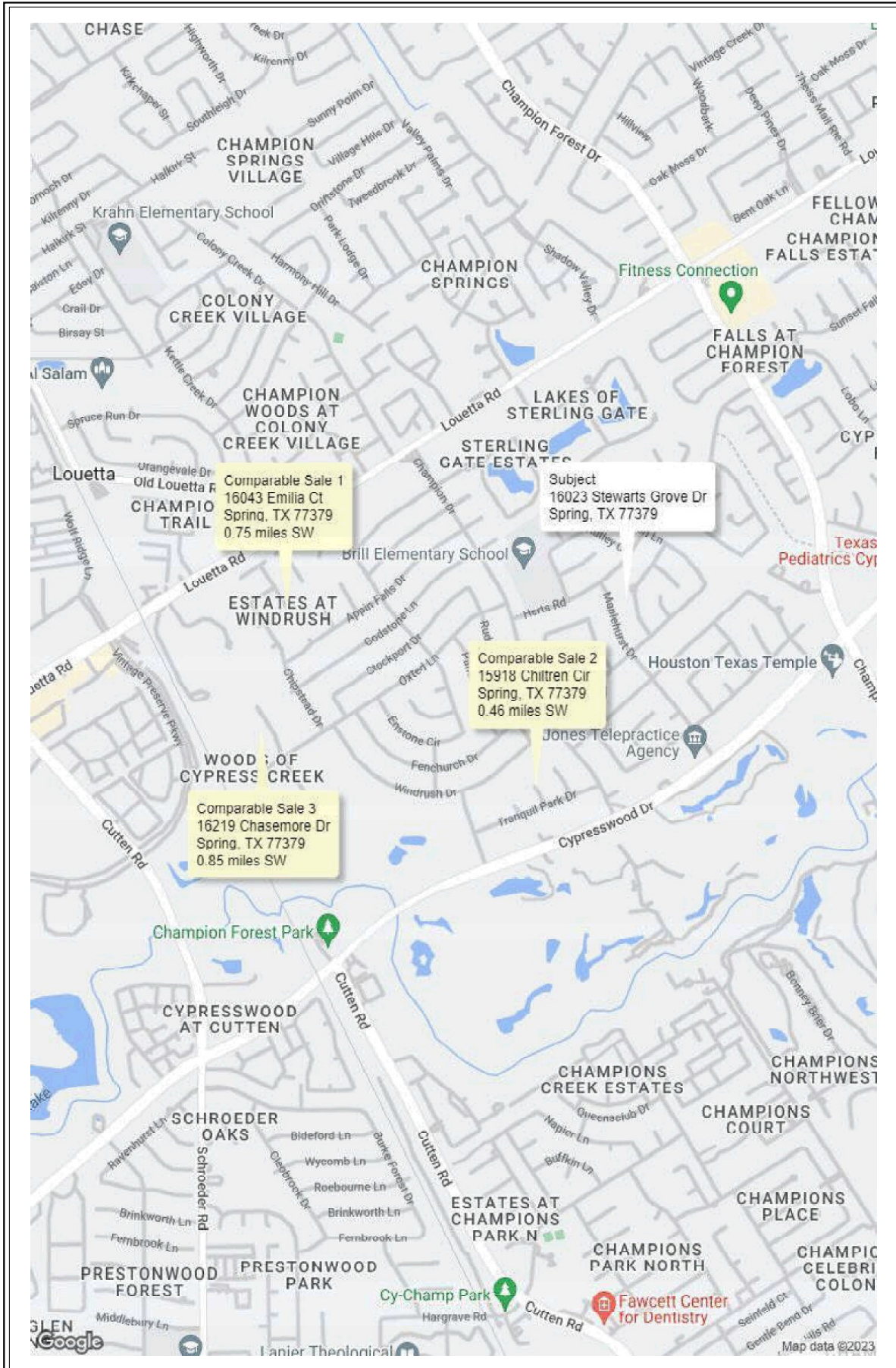
COMPARABLE SALE #3

16219 Chasemore Dr
Spring, TX 77379
Sale Date: s06/23;c05/23
Sale Price: \$ 775,000

LOCATION MAP

Client: Russell & Renee Hildebrand
Property Address: 16023 Stewarts Grove Dr
City: Spring

File No.: M2311001
Case No.:
State: TX
Zip: 77379



Appraiser Certification

Client: Russell & Renee Hildebrand
Property Address: 16023 Stewarts Grove Dr
City: Spring

File No.: M2311001
Case No.:
State: TX Zip: 77379



**Certified Residential
Real Estate Appraiser**

Appraiser: Kellie Renee Jovane
License #: TX 1335813 R **License Expires: 02/29/2024**

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 Buchholz
Commissioner



Subject Front View

Title



Subject Rear View



Subject Street Scene



Extra Photo 1



Extra Photo 2



Extra Photo 3



Extra Photo 4



Extra Photo 5



Extra Photo 6



Interior Photo 1



Interior Photo 2



Interior Photo 3



Interior Photo 4



Interior Photo 5



Sales Comp. 1



Sales Comp. 2

Interior Photo 6



Sales Comp. 3



Location Map



Extra Map