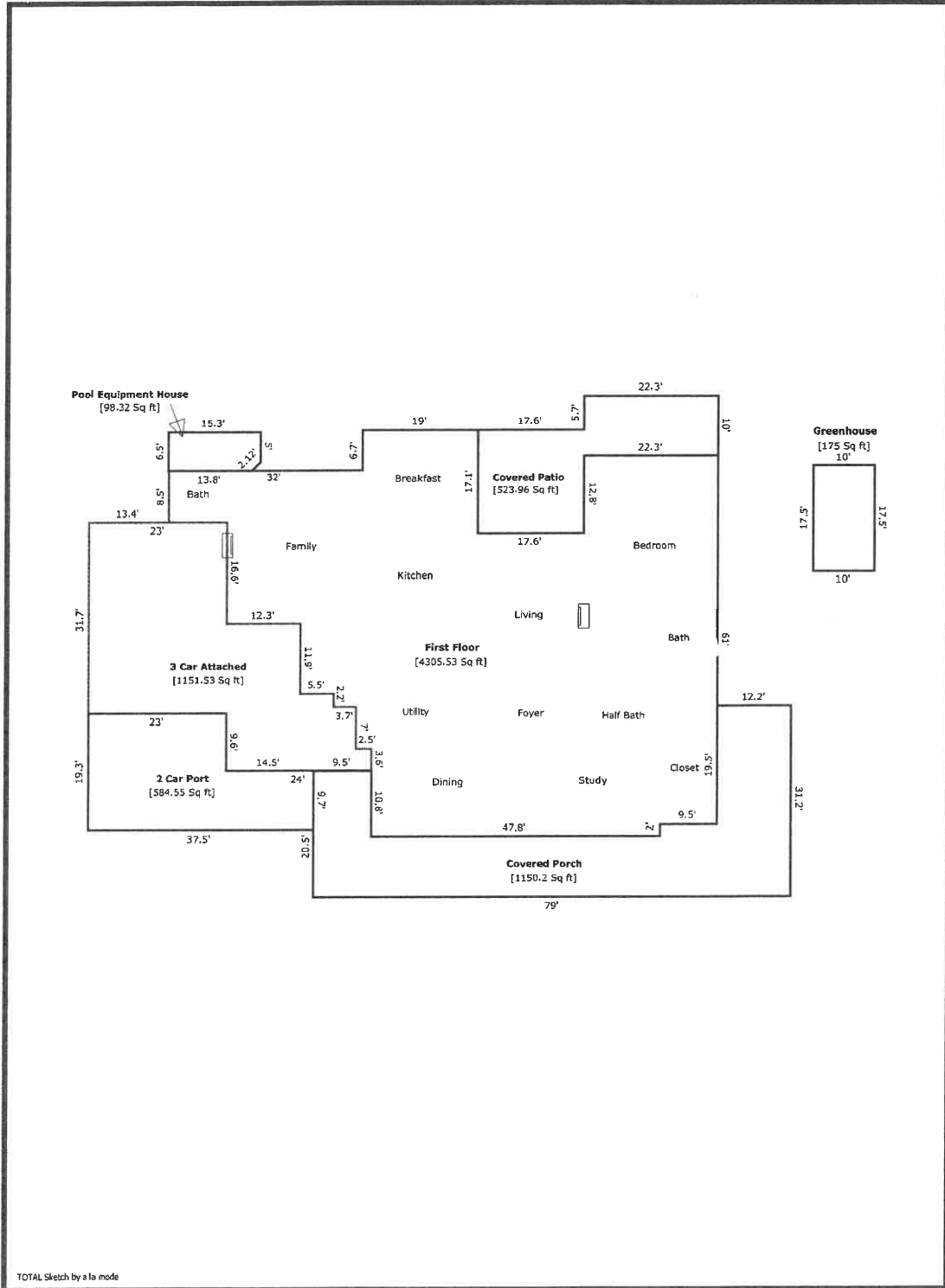


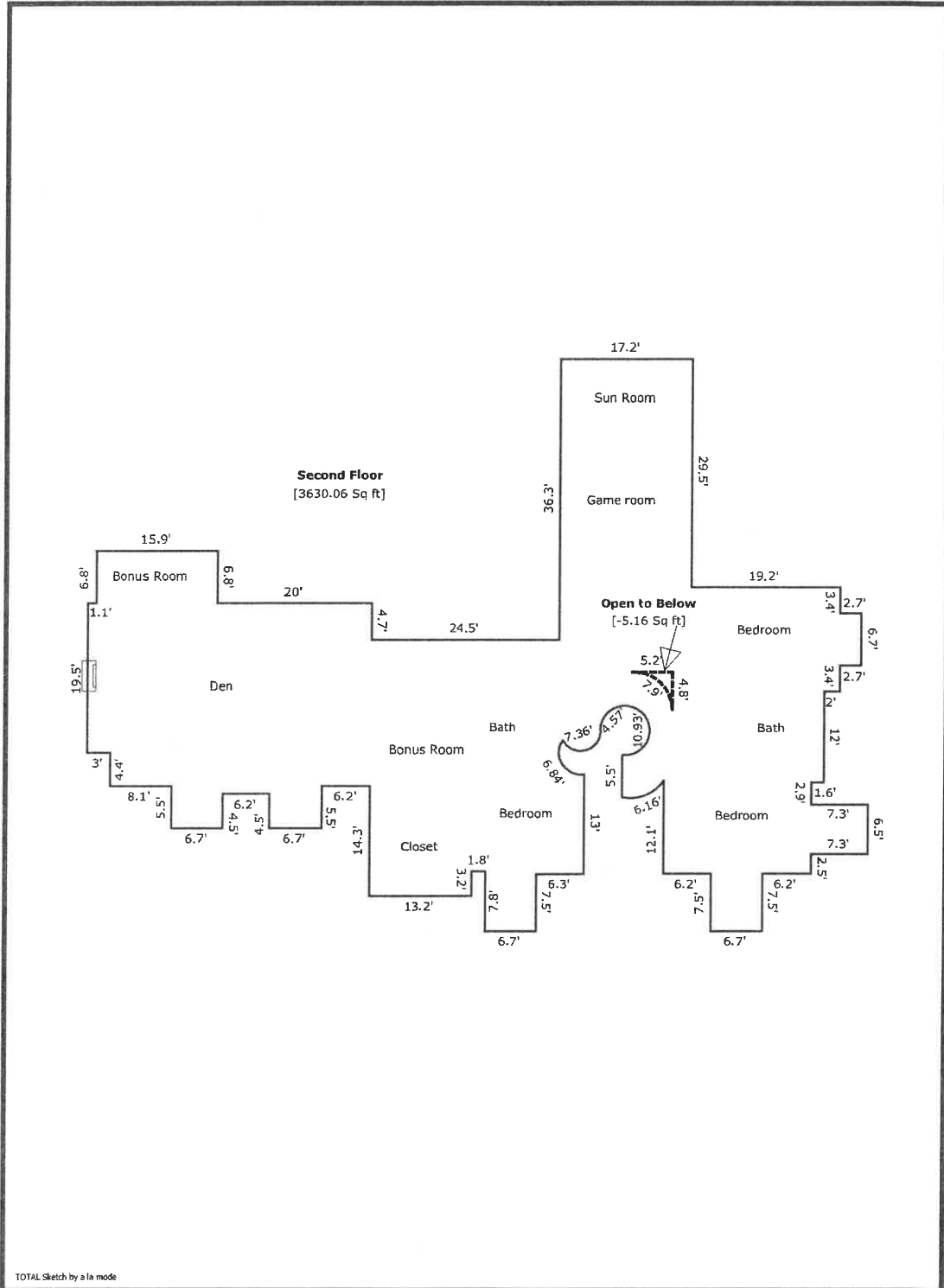
Building Sketch (Page - 1)

Borrower	N/A		
Property Address	25522 McDonald Rd		
City	Spring	County	Montgomery
		State	TX
Lender/Client	Doyle Bice	Zip Code	77380



Building Sketch (Page - 2)

Borrower	N/A				
Property Address	25522 McDonald Rd				
City	Spring	County Montgomery	State TX	Zip Code	77380
Lender/Client	Doyle Bice				



Building Sketch (Page - 3)

Borrower	N/A		
Property Address	25522 McDonald Rd		
City	Spring	County Montgomery	State TX Zip Code 77380
Lender/Client	Doyle Bice		

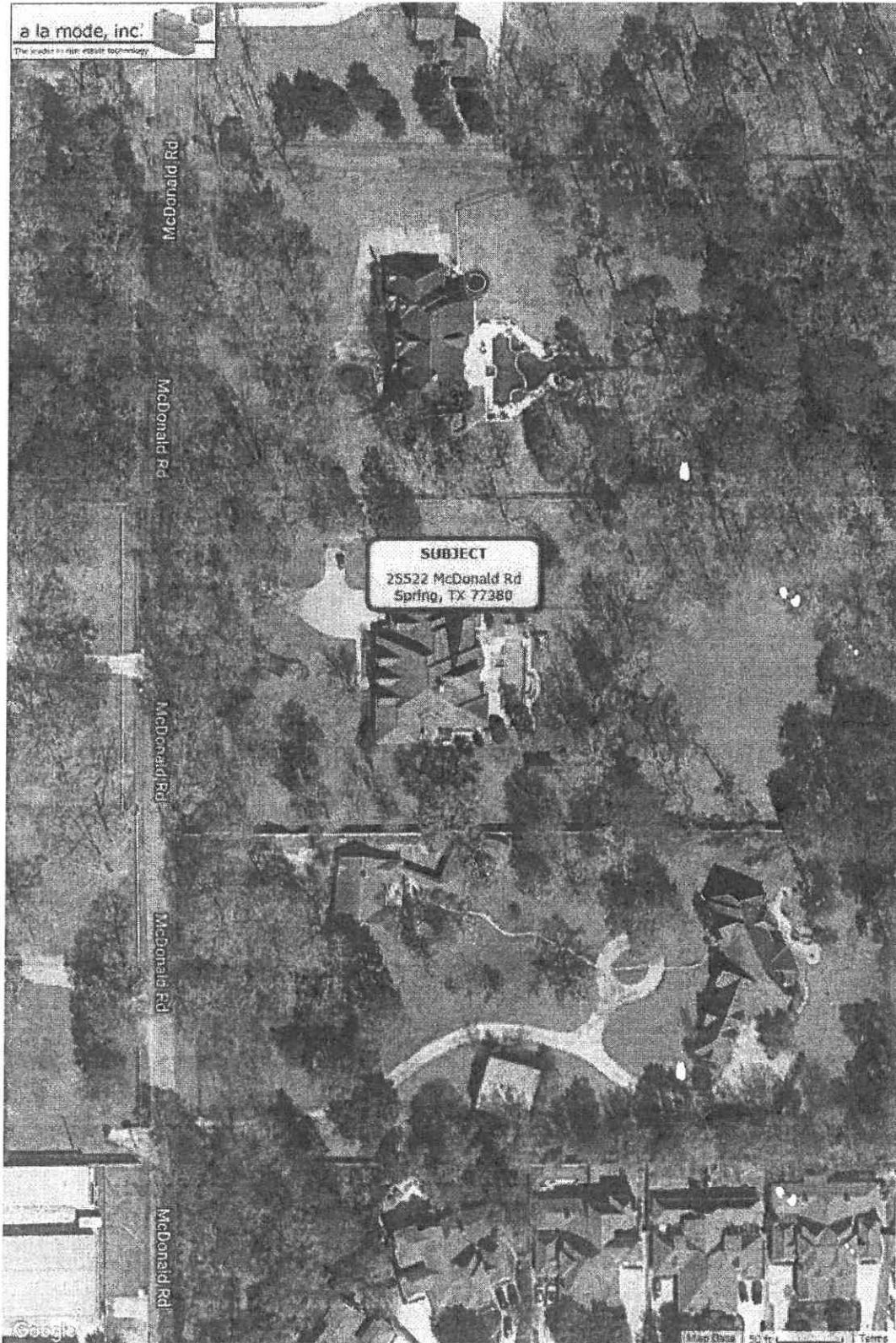
TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Area Calculations Summary	Calculation Details
Covered Patio	523.96 Sq ft	$10 \times 22.3 = 223$ $17.6 \times 17.1 = 300.96$
First Floor	4305.53 Sq ft	$8.5 \times 9.6 = 81.6$ $25.1 \times 12.3 = 308.73$ $19 \times 6.7 = 127.3$ $22.3 \times 12.8 = 285.44$ $29.1 \times 10.4 = 302.64$ $69 \times 26.6 = 1835.4$ $2.2 \times 3.7 = 8.14$ $21.6 \times 9.5 = 205.2$ $23.6 \times 47.8 = 1128.08$ $2.5 \times 9.2 = 23$
Second Floor	3635.21 Sq ft	$15.9 \times 6.8 = 108.12$ $6.7 \times 2.7 = 18.09$ $6.5 \times 7.3 = 47.45$ $6.7 \times 7.5 = 50.25$ $6.7 \times 7.5 = 50.25$ $17.2 \times 29.5 = 507.4$ $13.2 \times 3.2 = 42.24$ $19.1 \times 11.9 = 227.29$ $36.4 \times 6.8 = 247.52$ $6.7 \times 2 = 13.4$ $18.7 \times 20.7 = 387.09$ $19.5 \times 3 = 58.5$ $23.9 \times 8.1 = 193.59$ $29.4 \times 6.7 = 196.98$ $24.9 \times 6.2 = 154.38$ $13 \times 4.7 = 61.1$ $24.7 \times 6.7 = 165.49$ $19.2 \times 6.2 = 119.04$ $30.3 \times 15 = 454.5$ $13 \times 13 = 169$ $17.6 \times 10.1 = 177.76$ $0.5 \times 4.5 \times 2.9 = 6.52$ $13.2 \times 8.6 = 113.52$ $3 \times 4.9 = 14.7$ $0.5 \times 4.9 \times 1.5 = 3.68$ $0.5 \times 3 \times 2.9 = 4.35$ $5.4 \times 9.9 = 53.46$ $0.5 \times 5.4 \times 2.1 = 5.67$ Arc = 3.54 Negative Arc = 18.94 Negative Arc = 2.29 Arc = 8.53 Negative Arc = 6.97
Open to Below	-5.16 Sq ft	$0.5 \times 4.8 \times 5.2 = 12.48$ Negative Arc = 7.32
Total Living Area (Rounded):	8460 Sq ft	
Non-Living Area		
Covered Porch	1150.2 Sq ft	$12.7 \times 19.5 = 237.9$ $9.5 \times 10.8 = 102.6$ $11.7 \times 21.7 = 253.89$ $9.7 \times 57.3 = 555.81$
Pool Equipment House	98.32 Sq ft	$6.5 \times 13.8 = 89.7$ $1.5 \times 5 = 7.5$ $0.5 \times 1.5 \times 1.5 = 1.12$
Greenhouse	175 Sq ft	$10 \times 17.5 = 175$
3 Car Attached	1151.53 Sq ft	$31.7 \times 23 = 729.1$ $12.3 \times 11.9 = 146.37$ $12.8 \times 17.8 = 227.84$ $3.6 \times 2.5 = 9$ $3.7 \times 10.6 = 39.22$
2 Car Port	584.55 Sq ft	$19.3 \times 23 = 443.9$ $14.5 \times 9.7 = 140.65$

Aerial Map

Borrower	N/A						
Property Address	25522 McDonald Rd						
City	Spring	County	Montgomery	State	TX	Zip Code	77380
Lender/Client	Doyle Bice						



Subjects Public Record Details

11/20/23, 9:18 AM

Public Access > Property Detail

PROPERTY IDENTIFICATION

ADDRESS: RICE, DOUGLAS & SHERI | 2557 W. DONALD RD. SPRING, TX 77380-3071 | (714) 442-3071
APN: 01-07-00-0000-0000-0000

<p>PROPERTY STATUS: Active</p> <p>PROPERTY TYPE: Retail</p> <p>LEGAL DESCRIPTION: McDONALD'S DAVENPORT LOT 75-B ACRES 5.700</p> <p>NEIGHBORHOOD: 811 McDONALD'S BLDG & TRS</p> <p>SECTION: 01-07-00-0000-0000-0000</p> <p>MUNICIPALITY: CITY OF SPRING</p> <p>OWNER NAME: RICE, DOUGLAS & SHERI</p> <p>OWNER ID: [REDACTED]</p> <p>EXEMPTIONS: Disabled Veteran (Always Homesteaded if Other)</p> <p>PERCENT INTEREST: 100%</p> <p>MAILING ADDRESS: 2557 McDONALD RD SPRING, TX 77380-3071</p> <p>AGENT: [REDACTED]</p>	<p>MARKET VALUE:</p> <p>Improvement Market Value: \$2,839,353</p> <p>Improvement Assessed Value: \$0</p> <p>Total Improvement Market Value: \$2,839,353</p> <p>Land Market Value: \$206,913</p> <p>Land Non-Homestead Value: \$0</p> <p>Land Non-Homestead Assessed Value: \$0</p> <p>Total Land Market Value: \$206,913</p> <p>ASSESSED VALUE:</p> <p>Total Assessed Value: \$2,839,353</p> <p>Land Non-Homestead Value: \$0</p> <p>Agri/Other Value: \$0</p> <p>Market Value: \$0</p> <p>Total Assessed Value: \$2,839,353</p> <p>Nonresidential Cap Loss: \$1,227,969</p> <p>Total assessed value: \$1,611,384</p>
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Print Property Information

PROPERTY TAX INFORMATION

ACCOUNT	PROPERTY TYPE	TAX RATE	TAX AMOUNT	TAX RATE	TAX AMOUNT
01-07-00-0000-0000-0000	01	\$1,019.00	\$2,839.35	0.00	\$0.00
01-07-00-0000-0000-0000	01	\$1,019.00	\$2,839.35	0.00	\$0.00
01-07-00-0000-0000-0000	01	\$1,019.00	\$2,839.35	0.00	\$0.00
01-07-00-0000-0000-0000	01	\$1,019.00	\$2,839.35	0.00	\$0.00
01-07-00-0000-0000-0000	01	\$1,019.00	\$2,839.35	0.00	\$0.00
01-07-00-0000-0000-0000	01	\$1,019.00	\$2,839.35	0.00	\$0.00
TOTALS			\$11,757.40	0.00	\$0.00

PROPERTY TAX ROLL INFORMATION

PARCEL ID	STATUS	HOUSING	TOTAL TAX AMOUNT	TOTAL TAX AMOUNT	TOTAL TAX AMOUNT
1	Active	Yes	\$11,757.40	\$11,757.40	\$11,757.40
2	Active	Yes	\$11,757.40	\$11,757.40	\$11,757.40
3	Active	Yes	\$11,757.40	\$11,757.40	\$11,757.40
4	Active	Yes	\$11,757.40	\$11,757.40	\$11,757.40
5	Active	Yes	\$11,757.40	\$11,757.40	\$11,757.40
6	Active	Yes	\$11,757.40	\$11,757.40	\$11,757.40
7	Active	Yes	\$11,757.40	\$11,757.40	\$11,757.40
8	Active	Yes	\$11,757.40	\$11,757.40	\$11,757.40
9	Active	Yes	\$11,757.40	\$11,757.40	\$11,757.40
TOTALS			\$11,757.40	\$11,757.40	\$11,757.40

PROPERTY TAX ROLL INFORMATION

LAND MARKET VALUE	LAND MARKET VALUE	LAND MARKET VALUE	LAND MARKET VALUE	LAND MARKET VALUE
2022	\$206,913	\$206,913	\$206,913	\$206,913
2021	\$206,913	\$206,913	\$206,913	\$206,913
2020	\$206,913	\$206,913	\$206,913	\$206,913
2019	\$206,913	\$206,913	\$206,913	\$206,913
2018	\$206,913	\$206,913	\$206,913	\$206,913
TOTALS				

PROPERTY TAX ROLL INFORMATION

DEED TYPE	DEED TYPE	DEED TYPE	DEED TYPE	DEED TYPE
DEED	DEED	DEED	DEED	DEED
DEED	DEED	DEED	DEED	DEED
DEED	DEED	DEED	DEED	DEED
DEED	DEED	DEED	DEED	DEED
DEED	DEED	DEED	DEED	DEED
TOTALS				