

Texas Residential Appraisal Co.
463 Pompano St
Hitchcock, TX 77563
713-303-3299

January 29, 2025

Susan King Kohl
17602 Pearland Sites Rd
Pearland, TX
77584

Property - 17602 Pearland Sites Rd
Pearland, TX 77584
Borrower - Joyce Hawkins
File No. - 9672
Case No. -

Dear Ms. King Kohl:

In accordance with your request, I have prepared an appraisal of the real property located at 17602 Pearland Sites Rd, Pearland, TX.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 01/28/2025 is :


\$494,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Texas Residential Appraisal Co.


Jonathan Leva
TX Certification #1321862



SUMMARY APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

17602 Pearland Sites Rd
Pearland, TX 77584

for

Susan King Kohl
17602 Pearland Sites Rd
Pearland, TX
77584

as of

01/28/2025

by

Jonathan Leva
463 Pompano St
Hitchcock, TX 77563

Texas Residential Appraisal Co.

Appraisal Report

File No. 9672

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

Property Address 17602 Pearland Sites Rd City Pearland State TX Zip Code 77584
Legal Description Tract 29C, AC Res 2.5
Assessor's Parcel No. 0550-0063-000 Tax Year 2024 R.E. Taxes \$ 7,740 Special Assessments \$
Client Susan King Kohl Current Owner Harry Wayne Hawkins Occupant Owner Tenant X Vacant
Neighborhood or Project Name Pearland Project Type PUD Condominium HOA\$/Mo.
Sales Price \$ na Date of Sale na Description / \$ amount of loan charges/concessions to be paid by seller na
Property rights appraised X Fee Simple Leasehold Map Reference 654-E Census Tract 6609.02
Intended User Joyce Hawkins Intended Use Market Value

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Location Urban X Suburban Rural Property Values Increasing X Stable Declining
Built up X Over 75% 25-75% Under 25% Demand/supply X Shortage In balance Over supply
Growth rate Rapid X Stable Slow Marketing time X Under 3 mos. 3-6 mos. Over 6 mos.
Single family housing PRICE \$ (000) AGE (yrs) Condominium housing PRICE \$ (000) AGE (yrs)
266 Low 0 na Low
High 65 na High
Predominant Predominant
400 13

Dimensions Not Provided per BCAD 108.900 Site area 2.5 +/- acres Shape Rectangle/Avg
Specific zoning classification and description None Known
Zoning compliance X Legal Legal nonconforming (Grandfathered use) Illegal, attach description No zoning
Highest and best use of subject property as improved (or as proposed per plans and specifications): X Present use Other use, attach description.
Utilities Public Other Public Other Off-site improvements Type Public Private
Electricity X Water Water Well Street Asphalt X
Gas Propane Sanitary sewer Septic System Alley None
Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)? Yes X No If Yes, attach description.

Source(s) used for physical characteristics of property: X Interior and exterior inspection Exterior inspection from street Previous appraisal files
MLS X Assessment and tax records Prior inspection X Property owner Other (Describe):
No. of Stories Type (Det./Att.) Detached Exterior Walls Brs/Wsi/Avg Roof Surface Comp Sh/Avg Manufactured Housing Yes X No
Does the property generally conform to the neighborhood in terms of style, condition, and construction materials? X Yes No If No, attach description.
Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property?
Yes X No If Yes, attach description. *** See Additional Comments ***
Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? Yes X No If Yes, attach description. None

If the subject property was listed for sale in the past year give the following information: List Price na Date Listed na Days on Market

Table with 4 columns: FEATURE, SUBJECT, SALE 1, SALE 2, SALE 3. Rows include 17602 Pearland Sites Rd, 17811 County Rd 125, 6703 Grace, 2402 Dixie Farm. Includes sales price, price/gross liv. area, value adjustments, and net adjusted price.

Table with 4 columns: FEATURE, SUBJECT, SALE 1, SALE 2, SALE 3. Rows include Date of Prior Sale, Price of Prior Sale, Data Source(s), Effective Date of Data.

Summary of sales comparison and value conclusion: Sales 1-3 are current closed sales in the subjects overall marketing area & are good indicators of market value. Site adjustments on sales 1 & 2 are due to their smaller sites. The site adjustment on sale #3 is due to its higher land value due to being closer to IH-45. No corner view adjustment is definable.
*** See Additional Comments ***

This appraisal is made X "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or subject to the following repairs, alterations or conditions:
BASED ON AN EXTERIOR INSPECTION FROM THE STREET OR AN X INTERIOR AND EXTERIOR INSPECTION, NO PHYSICAL INSPECTION, I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT TO BE \$ 494,000 AS OF 01/28/2025

ADDITIONAL COMMENTS

Intended User	Joyce Hawkins				
Property Address	17602 Pearland Sites Rd				
City	Pearland	County	Brazoria	State	TX
Zip Code	77584				
Client	Susan King Kohl				

CONDITION OF THE IMPROVEMENTS

The physical depreciation observed is typical for the area and is estimated with the observed, age/life method of physical depreciation. The interior & exterior of the home was recently painted. HVAC system is new to 1 year old, the majority of the home has new flooring, the foundation was stabilized on the right side of the home recently, the majority of the lighting was recently installed. The garage was previously enclosed but still has a slab floor with no HVAC. On the appraisal it will be considered a 2 car garage. The home has single pane windows with partial solar screens. 3 out buildings exist on site as does a pad for a possible manufactured home or parking.

SALES COMPARISON

The design adjustment on sale #2 is due to its enclosed garage w/HVAC not as appealing as a site built home. No age or condition adjustments are measurably definable. No bedroom count adjustments are definable over the gross living area adjustments. Carport & enclosed garage adjustments are warranted. Sheds, large barn, fireplaxce, covered patio, playhouse, & pool adjustments are warranted. The walls of the vinyl lined pool on sale #2 had collapsed adding no definable value to the real estate.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: 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, 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 each acting in what he or she considers his or her own best interest; (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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. 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 this appraisal report whether any portion of 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.
3. 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, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as 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 research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. 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, this appraisal report must not be considered as an environmental assessment of the property.

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

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

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature *Jonathan Leva*
 Name Jonathan Leva
 Company Name Texas Residential Appraisal Co.
 Company Address 463 Pompano St
Hitchcock, TX 77563
 Telephone Number 713-303-3299
 Email Address jhleva1@aol.com
 Date of Signature and Report January 29, 2025
 Effective Date of Appraisal 01/28/2025
 State Certification # 1321862
 or State License # _____
 or Other _____
 State TX
 Expiration Date of Certification or License 12/31/2025

ADDRESS OF PROPERTY APPRAISED
17602 Pearland Sites Rd
Pearland, TX 77584
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 494,000
 CLIENT
 Name Ms. Susan King Kohl
 Company Name Susan King Kohl
 Company Address 17602 Pearland Sites Rd
Pearland, TX 77584
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

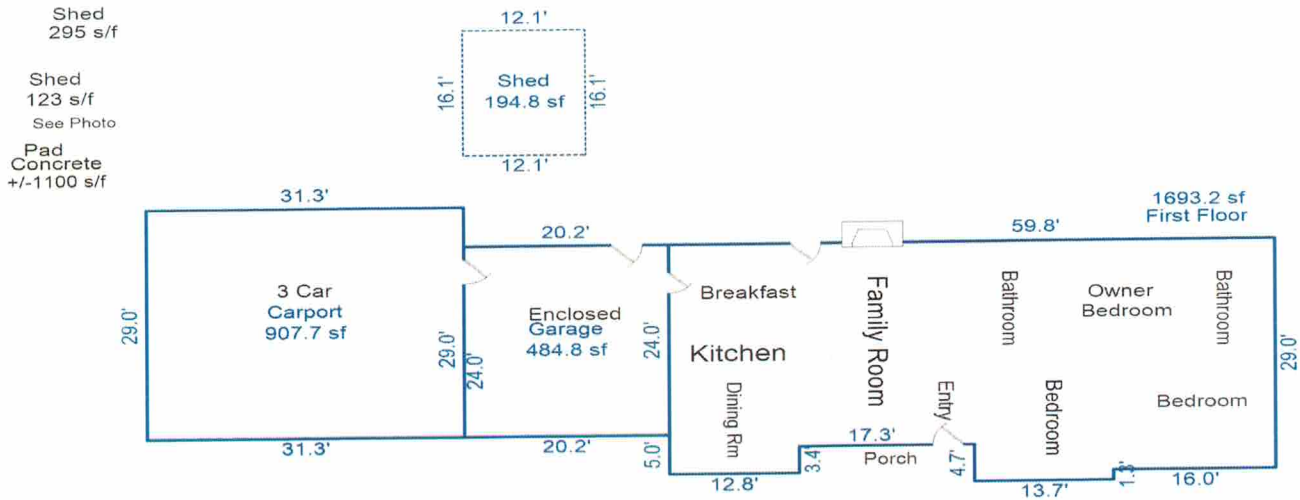
- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

SKETCH ADDENDUM

Intended User	Joyce Hawkins				
Property Address	17602 Pearland Sites Rd				
City	Pearland	County	Brazoria	State	TX
Client	Susan King Kohl				
				Zip Code	77584

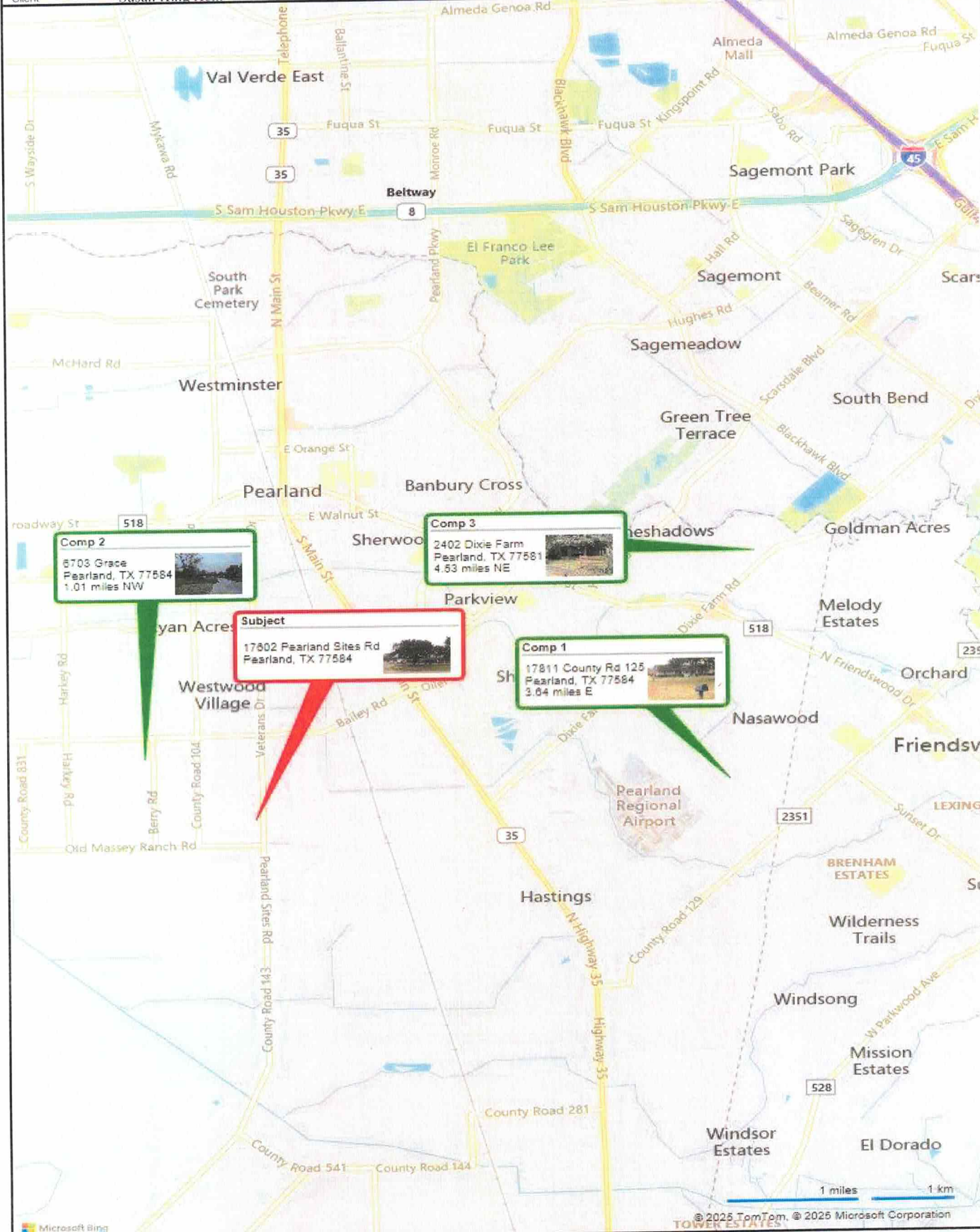


Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area	
GLA1	First Floor	1.0	1693.2	187.0	1693.2	First Floor		43.8 x	1.6 =	70.1	
GAR	Carport	1.0	907.7	120.6				13.7 x	4.7 =	64.4	
	Garage	1.0	484.8	88.4	1392.5			12.8 x	3.4 =	43.5	
P/P	Shed	1.0	194.8	56.4	194.8			16.0 x	5.0 =	80.0	
								59.8 x	24.0 =	1435.2	
Net LIVABLE					(rounded)	1,693	5 total items (rounded) 1,693				

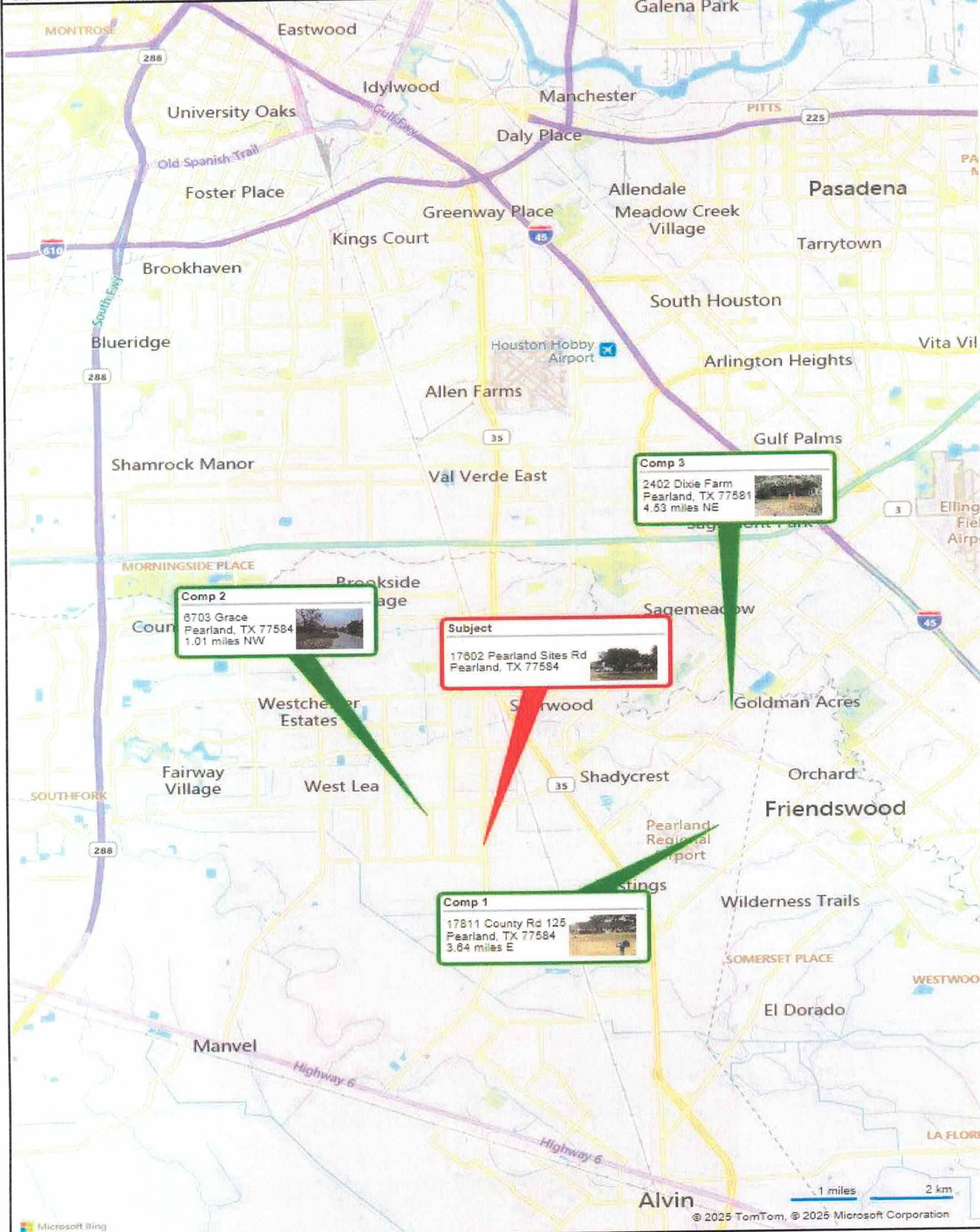
Location Map

Intended User	Joyce Hawkins		
Property Address	17602 Pearland Sites Rd		
City	Pearland	County	Brazoria
		State	TX
		Zip Code	77584
Client	Susan King Kohl		



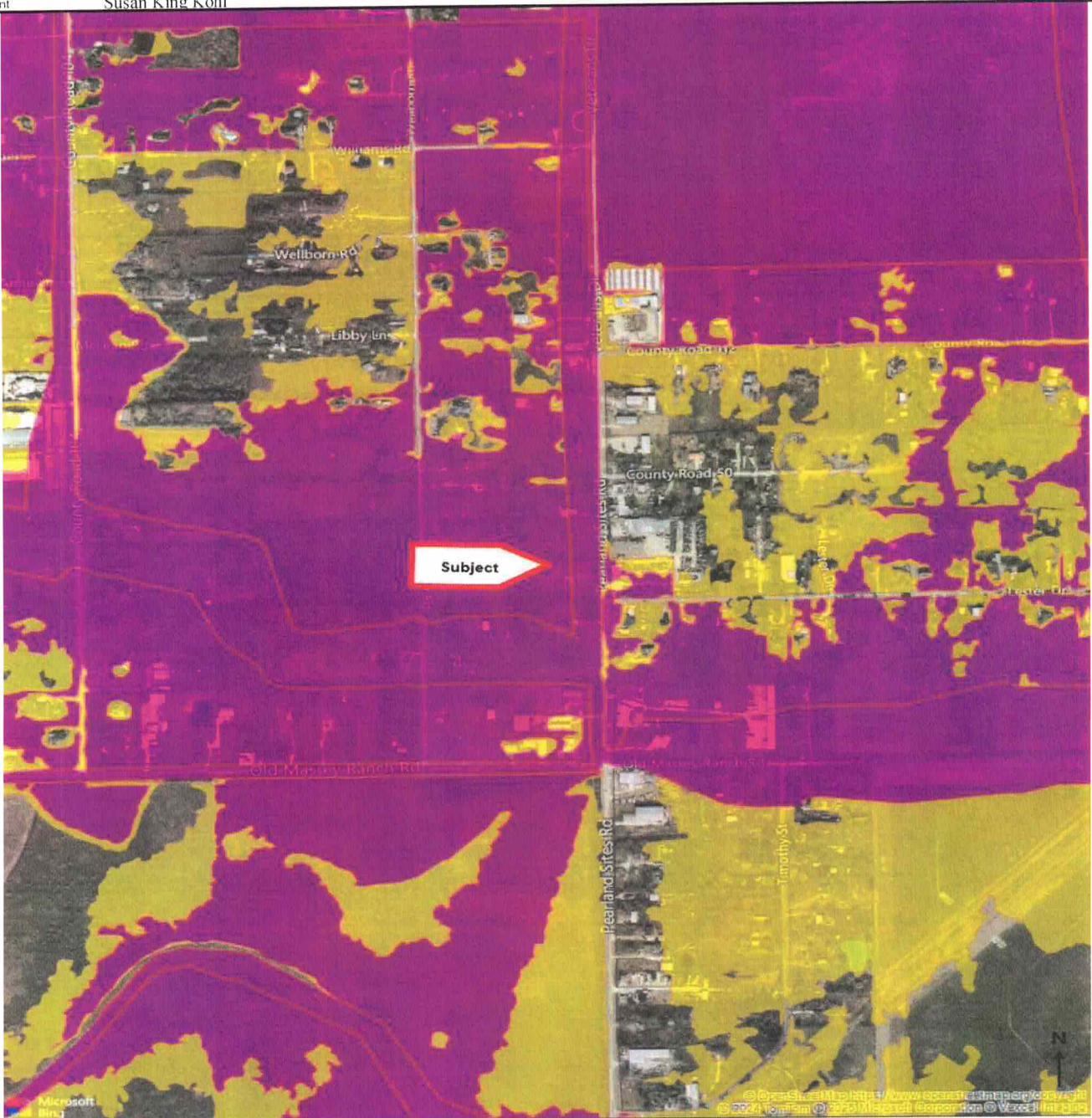
General Map 1

Intended User	Joyce Hawkins		
Property Address	17602 Pearland Sites Rd		
City	Pearland	County	Brazoria
		State	TX
		Zip Code	77584
Client	Susan King Kohl		



FLOOD MAP

Intended User	Joyce Hawkins		
Property Address	17602 Pearland Sites Rd		
City	Pearland	County	Brazoria
		State	TX
		Zip Code	77584
Client	Susan King Kohl		



Flood Zones

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards

- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

Flood Zone Determination

Latitude: 29.519727
Longitude: -95.289846
Community Name:
 BRAZORIA COUNTY
Community: 485458
SFHA (Flood Zone): Yes
Within 250 ft. of multiple flood zones: Yes
Zone: AE **Map #:** 48039C0043K
Panel: 0043K **Panel Date:** 12/30/2020
FIPS Code: 48039 **Census Tract:** 6609.02

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

PHOTOGRAPH ADDENDUM

Intended User	Joyce Hawkins				
Property Address	17602 Pearland Sites Rd				
City	Pearland	County	Brazoria	State	TX
Client	Susan King Kohl				
				Zip Code	77584



FRONT VIEW OF
SUBJECT PROPERTY



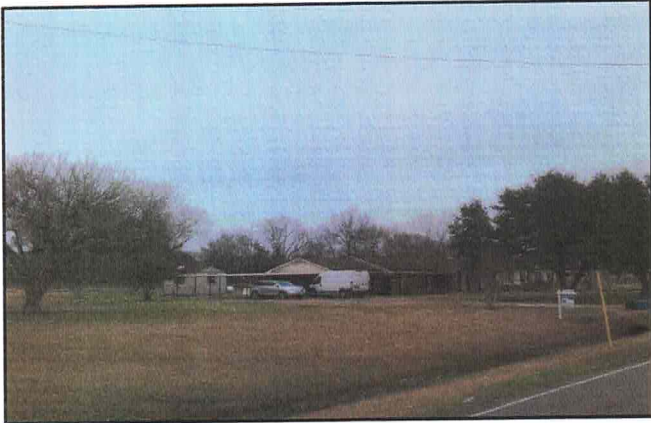
REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE OF
SUBJECT PROPERTY

PHOTOGRAPH ADDENDUM

Intended User	Joyce Hawkins		
Property Address	17602 Pearland Sites Rd		
City	Pearland	County	Brazoria
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		Zip Code	77584
Client	Susan King Kohl		



17602 Pearland Sites Rd LEFT SIDE OF SUBJECT



17602 Pearland Sites Rd 2 SHED & CONCRETE PAD



17602 Pearland Sites Rd RIGHT SIDE OF SUBJECT W/FOUNDATION REPAIR



17602 Pearland Sites Rd SEPTIC SYSTEM



17602 Pearland Sites Rd FAMILY RM W/FIREPLACE & NEW CARPET



17602 Pearland Sites Rd RECENT DUCTWORD & FURNACE

PHOTOGRAPH ADDENDUM

Intended User	Joyce Hawkins		
Property Address	17602 Pearland Sites Rd		
City	Pearland	County	Brazoria
		State	TX
		Zip Code	77584
Client	Susan King Kohl		



17602 Pearland Sites Rd HALL
BATHROOM



17602 Pearland Sites Rd HALL
BATHROOM



17602 Pearland Sites Rd OWNERS
BATHROOM



17602 Pearland Sites Rd SUBJECTS
WATER WELL



17602 Pearland Sites Rd KITCHEN
W/GRANITE TOPS & BACKSPLASH



17602 Pearland Sites Rd ONE
BEDROOM

PHOTOGRAPH ADDENDUM

Intended User

Property Address 17602 Pearland Sites Rd

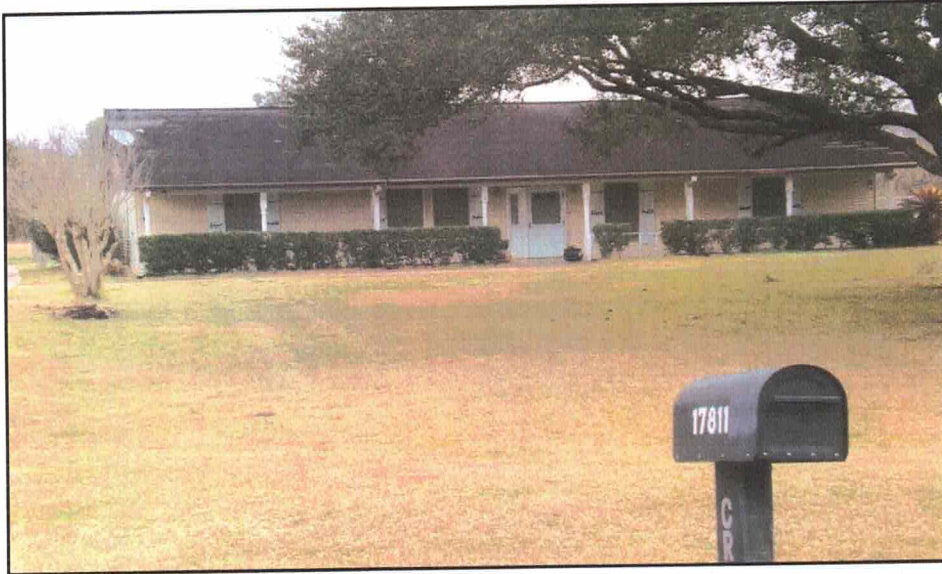
City Pearland

County Brazoria

State TX

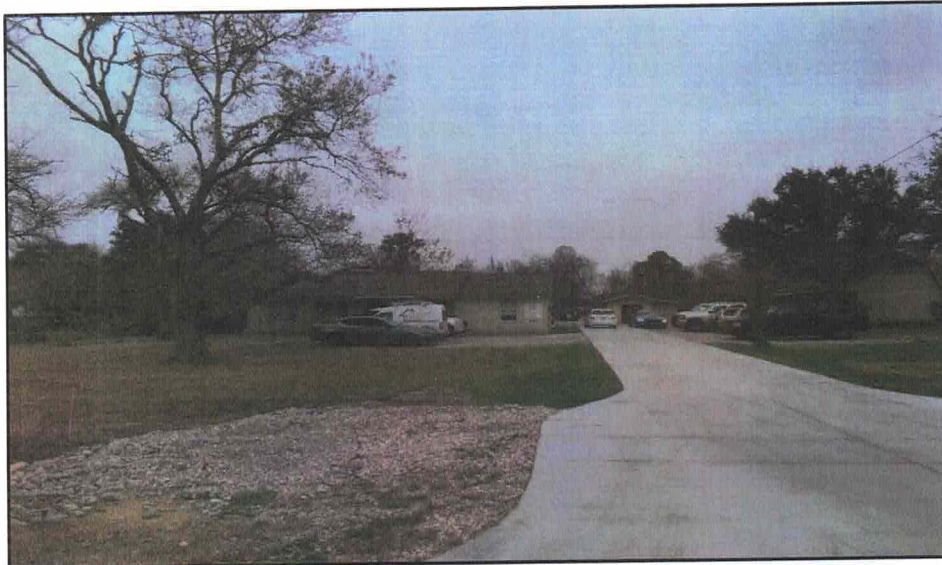
Zip Code 77584

Client Susan King Kohl

**COMPARABLE #1**17811 County Rd 125
Pearland, TX 77584

Price	\$545,000
Price/SF	236.55
Date	s12/24;c12/24
Age	41
Room Count	7-3-2
Living Area	2,304

Value Indication \$494,330

**COMPARABLE #2**6703 Grace
Pearland, TX 77584

Price	\$495,000
Price/SF	164.12
Date	s06/24;c05/24
Age	55
Room Count	9-4-3
Living Area	3,016

Value Indication \$479,200

**COMPARABLE #3**2402 Dixie Farm
Pearland, TX 77581

Price	\$620,000
Price/SF	316.97
Date	s07/24;c06/24
Age	62
Room Count	7-4-2
Living Area	1,956

Value Indication \$500,300



Certified Residential Real Estate Appraiser

Appraiser: **Jonathan Howard Leva**

License #: **TX 1321862 R**

License Expires: **12/31/2025**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified Residential Real Estate Appraiser

Chelsea Buchholtz
Executive Director

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

APPRAISER STATE CERTIFICATION