

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

2107 Legends Way  
Katy, TX 77493  
S422368 CANE ISLAND SECTION 8 BLK 2 LOT 3

## FOR

2107 Legends Way  
Katy, TX 77493

## OPINION OF VALUE

1,315,000

## AS OF

07/21/2022

## BY

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Uniform Residential Appraisal Report

File # 2207-033Y

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

Property Address **2107 Legends Way** City **Katy** State **TX** Zip Code **77493**  
 Borrower **[REDACTED]** Owner of Public Record **Sonia E Rossi** County **Waller**  
 Legal Description **S422368 CANE ISLAND SECTION 8 BLK 2 LOT 3**  
 Assessor's Parcel # **422368-002-003-000** Tax Year **2021** R.E. Taxes \$ **10,796**  
 Neighborhood Name **Cane Island** Map Reference **443-T** Census Tract **6801.00**  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ **0**  PUD HOA \$ **1,345**  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe)  
 Lender/Client **No AMC** Address **2107 Legends Way, Katy, TX 77493**  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). **CAD,Realtist,MLS**

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

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

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	55 %		
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	1 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	240	Low 0	Multi-Family	9 %		
Neighborhood Boundaries <b>The subject's neighborhood is located within the "Defined Market Area" as indicated on the attached location map. *** See Location Map ***</b>		2,200	High 54	Commercial	10 %		
Neighborhood Description <b>The subject market area is what is generally considered the KATY - OLD TOWNE area and the subject is in the subdivide of CANE ISLAND. The subject's neighborhood is RESTRICTED and within KATY Independent School District. The subject's market area is desirable due to it's proximity to Katy Mills Mall, I-10, The Grand Parkway with Houston's CBD located to the East.</b>		524	Pred. 1	Other	25 %		
Market Conditions (including support for the above conclusions) <b>The subject's value is ABOVE AVERAGE compared to the predominant for this market area where the typical homes have inferior lot size and GLA but similar quality and condition. Most surrounding homes are approximately 0-20 years old, and are typically sized from 2,500-3,500 sqft. The subject's contributory features are considered ABOVE AVERAGE for this area. ***See Market Conditions Addendum***</b>							

Dimensions Lot size per CAD \_\_\_\_\_ Area **15207 sf** Shape **Rectangular** View **N;Res;**  
 Specific Zoning Classification **Residential** Zoning Description **Single Family Restricted**  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe \_\_\_\_\_

Utilities Public Other (describe) \_\_\_\_\_ Public Other (describe) \_\_\_\_\_ Off-site Improvements - Type Public Private  
 Electricity  \_\_\_\_\_ Water  \_\_\_\_\_ Street Concrete  \_\_\_\_\_  
 Gas  \_\_\_\_\_ Sanitary Sewer  \_\_\_\_\_ Alley None  \_\_\_\_\_  
 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **X** FEMA Map # **48473C0375E** FEMA Map Date **02/18/2009**  
 Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe \_\_\_\_\_  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe \_\_\_\_\_  
 No adverse site conditions or external factors were noted. No type of testing, screening, nor review of federal, state or municipal documentation was performed at the time of inspection. The subject property has typical utilities and easements. Exact site measurements, dimensions, easements and flood determination should be verified by a state licensed registered professional land surveyor. \*\*\* See Text Addendum \*\*\*

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Good	Floors	Tile, Crpt/Good
# of Stories <b>2</b>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Stn, Stucco/Good	Walls	Drywall/Good
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area <b>0</b> sq.ft.	Roof Surface	Composition/Good	Trim/Finish	Wood/Good
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>0</b> %	Gutters & Downspouts	Aluminum/Good	Bath Floor	Tile/Good
Design (Style) <b>NeoEcdectic</b>	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Aluminum SH/Good	Bath Wainscot	Tile/Good
Year Built <b>2020</b>	Evidence of <input type="checkbox"/> Infestation <input type="checkbox"/> None Noted	Storm Sash/Insulated	None	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) <b>1</b>	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Mesh/Good	<input checked="" type="checkbox"/> Driveway	# of Cars <b>3</b>
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # <b>0</b>	Driveway Surface	Concrete
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel <b>Natural Gas</b>	<input checked="" type="checkbox"/> Fireplace(s) # <b>1</b>	<input checked="" type="checkbox"/> Fence <b>Iron/Wd</b>	<input checked="" type="checkbox"/> Garage	# of Cars <b>3</b>
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck <b>Conc</b>	<input checked="" type="checkbox"/> Porch <b>Conc</b>	<input type="checkbox"/> Carport	# of Cars <b>0</b>
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool <b>Pool, Spa, WF</b>	<input type="checkbox"/> Other <b>ODKitchen</b>	<input type="checkbox"/> Att.	<input type="checkbox"/> Det. <input checked="" type="checkbox"/> Built-in
Appliances <input checked="" 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 checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) _____				<b>Wine Fridge &amp; Water Treatment</b>	
Finished area above grade contains: <b>11</b> Rooms <b>5</b> Bedrooms <b>4.1</b> Bath(s) <b>5,803</b> Square Feet of Gross Living Area Above Grade					
Additional features (special energy efficient items, etc.). <b>Dual-pane Low-E windows, (HE) water heaters, (HE) HVAC systems, radiant barrier, Digital T-stats.</b>					

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **C2;No updates in the prior 15 years;The subject property is in GOOD MARKETABLE condition with minor deferred maintenance being noted during the site visit. The home has custom SS appliances, security system, recessed lighting, crown moulding, granite/marble countertops, custom wainscots, custom backsplash, tile and carpet flooring. The exterior features a 3-car garage, outdoor kitchen, outdoor fire pit, cove porch, custom covered patio pool,spa and water feature, wood and stone fence, mosquito misting system, sprinklers and landscaping.**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe \_\_\_\_\_  
 Unless noted herein this report, no KNOWN physical, functional or external obsolescence was noted during the site visit. Only a visual observation was conducted of readily accessible areas to assess the subject property's general condition from a marketing perspective. This appraisal report cannot be relied upon for a definitive analysis of the structural and mechanical merits, conditions, and/or possible defects in the property. **This appraisal is NOT A HOME INSPECTION.**  
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe \_\_\_\_\_  
 The subject's floor plan, style and functional utility are typical when compared to other homes in this market area. It is extraordinarily assumed by the appraiser, that the subject property is in compliance with all known ordinance and codes specific to its location.

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There are <b>5</b> comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ <b>799,900</b> to \$ <b>1,000,000</b>							
There are <b>28</b> comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ <b>635,000</b> to \$ <b>1,375,000</b>							
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Address	2107 Legends Way Katy, TX 77493	7206 Brenta Ct Katy, TX 77493	2219 Legends Way Katy, TX 77493	2406 Legends Way Katy, TX 77493			
Proximity to Subject		0.40 miles NW	0.19 miles SW	0.15 miles W			
Sale Price	\$	\$ 1,200,000	\$ 1,375,000	\$ 1,300,000			
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 198.12 sq.ft.	\$ 228.10 sq.ft.	\$ 231.44 sq.ft.			
Data Source(s)		54379870:DOM 50	21569374:DOM 7	53073523:DOM 18			
Verification Source(s)		CAD Realist	CAD Realist	CAD Realist			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		Armlth		Armlth		Armlth	
Concessions		Conv:0		Conv:0		Conv:0	
Date of Sale/Time		s02/22;c12/21	+37,400	s06/22;c03/22	+21,500	s09/21;c08/21	+63,800
Location	N;Suburb Busy Rd	N;Suburb;Interior	-10,000	N;Suburb;Busy Rd		N;Suburb;WtrVw	-10,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	15207 sf	27752 sf	-72,100	20255 sf	-29,000	16156 sf	-5,500
View	N Res;	N Res;		N Res;		N Res;	
Design (Style)	DT2;NeoEclectic	DT2;NeoEclectic		DT2;NeoEclectic		DT2;NeoEclectic	
Quality of Construction	Q3	Q4	+100,000	Q3		Q3	
Actual Age	2	5	+20,000	5	+20,000	4	0
Condition	C2	C2		C2		C2	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	11 5 4.1	11 5 5.1	-24,000	10 4 4.1	+24,000	11 4 4.1	+24,000
Gross Living Area	5,803 sq.ft.	6,057 sq.ft.	-20,300	6,028 sq.ft.	-18,000	5,617 sq.ft.	+14,900
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average for Market	Average for Market		Average for Market		Average for Market	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	Average for Market	Average for Market		Average for Market		Average for Market	
Garage/Carport	3qbi3dw	5qa2dw	-20,000	4qa2dw	-10,000	3qbi3dw	
Porch/Patio/Deck	CovPrch,CstmPatio	CovPrch,CstmPatio		CovPrch,CovPatio	+8,000	CovPrch,CstmPatio	
Additional Structures	ODFP,ODKit,Grotto	Guest Quarters	-40,000	ODFP,ODKit,Grotto		ODFP,ODKit,QstQtr	-24,000
Additional Features	MdiaRm,WtBr	MdiaRm,WtBr		MdiaRm,WtBr		MdiaRm,WtBr,Grtto	-8,000
Pool/Spa/Fence/Lndscp/FP	Y,Y,Y,Cstm,(1)	Ys,N,Y,Cstm,(1)	+32,000	Y,Y,Y,Cstm,(2)	-8,000	No,No,Y,Cstm,(1)	+48,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 3,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 8,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 103,200
Adjusted Sale Price of Comparables		Net Adj. 0.3 % Gross Adj. 31.3 %	\$ 1,203,000	Net Adj. 0.6 % Gross Adj. 10.1 %	\$ 1,383,500	Net Adj. 7.9 % Gross Adj. 15.2 %	\$ 1,403,200
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain							
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.							
Data Source(s) CAD Realist MLS							
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.							
Data Source(s) CAD Realist MLS							
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).							
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3			
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	CAD,Realist,MLS	CAD,Realist,MLS	CAD,Realist,MLS	CAD,Realist,MLS			
Effective Date of Data Source(s)	07/21/2022	07/21/2022	07/21/2022	07/21/2022			
Analysis of prior sale or transfer history of the subject property and comparable sales Texas is a non-disclosure state and does not require the consideration in a transaction be disclosed in any recorded document, all information must be obtained from other sources such as the County Deed Records, Realist, Inspectors or Brokers and Realtors who are familiar with the transactions. While the information contained in the report is believed to be accurate, no guarantee can be made that it is 100% accurate for every detail. Per public records, the Subject has no known transfers in the 36-month prior other than land sale. Per public records, the comparable sales have no known 12-month prior transfer history.							
Summary of Sales Comparison Approach The comparable sales utilized in this report are all located in the subject's neighborhood. Data that is the best available, verifiable, and the most relevant to the subject property is used in this report. Each property is considered to be comparable in site size, location, view, age, design, quality, condition, functional utility and market appeal. Adjustments are made for list-to-sale price ratio, seller concessions, bathroom count, kitchen & bathroom updates. In general, adjustments are supported by those bracketed line items within the report, in conjunction with any historical sales retained within my work files and/or as reflected within the MLS; my geographical competence and years of experience analyzing the subject's competitive market area; discussions with local realtors and builders; as set by my peers for the subject's market area; or a combination thereof.							
<b>NOTE: It should be noted that the final range of values in the Sales Comparison Approach is \$1,179,700 - \$1,403,200 which means the TYPICAL BUYER in this market is expected to pay an amount within this range.</b>							
Indicated Value by Sales Comparison Approach \$ 1,264,000							
Indicated Value by: Sales Comparison Approach \$ 1,264,000 Cost Approach (if developed) \$ 1,367,095 Income Approach (if developed) \$							
Of the three approaches to value considered, the Sales Comparison Approach is given the EQUAL weight, because it reflects the actions of buyers and sellers within the market. The Cost Approach was developed due to the subject's SUPERIOR quality and respectively it is given EQUAL weight. The subject's market area is NOT predominately income producing, thus the Income Approach was considered but not required to produce a credible result. Comps #3 and #4 are most comparable to the subject.							
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.							
<b>NOTE: The subject's final value is listed below at \$226.61 per square foot of "GLA". (gross living area)</b>							
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is							
\$ 1,315,000 , as of 07/21/2022 , which is the date of inspection and the effective date of this appraisal.							

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FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	2107 Legends Way Katy, TX 77493	2319 Legends Way Katy, TX 77493		2502 Brazos Trl Katy, TX 77493		2814 Crawford Dr Katy, TX 77493	
Proximity to Subject		0.18 miles W		0.21 miles N		0.45 miles NW	
Sale Price	\$	\$ 950,000		\$ 915,000		\$ 880,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 207.24 sq.ft.		\$ 215.75 sq.ft.		\$ 187.75 sq.ft.	
Data Source(s)		74931919;DOM 6		87334226;DOM 3		68535640;DOM 5	
Verification Source(s)		CAD,Realist		CAD,Realist		CAD,Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		Arml.th Conv;0		Arml.th Conv;0		Arml.th Conv;0	
Date of Sale/Time		s09/21;c06/21	+51,400	s06/22;c05/22	+8,500	s05/22;c04/22	+11,300
Location	N;Suburb;Busy Rd	N;Suburb;Interior	-10,000	N;Suburb;Interior	-10,000	N;Suburb;Interior	-10,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	15207 sf	15002 sf	+1,200	15111 sf	0	12589 sf	+15,100
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;NeoEclectic	DT2;NeoEclectic		DT2;NeoEclectic		DT2;NeoEclectic	
Quality of Construction	Q3	Q3		Q4	+100,000	Q4	+100,000
Actual Age	2	2		2		3	0
Condition	C2	C2		C2		C2	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	11 5 4.1	10 5 4.0	+8,000	10 4 4.1	+24,000	10 5 4.2	-12,000
Gross Living Area	5,803 sq.ft.	4,584 sq.ft.	+97,500	4,241 sq.ft.	+125,000	4,687 sq.ft.	+89,300
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average for Market	Average for Market		Average for Market		Average for Market	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	Average for Market	Average for Market		Average for Market		Average for Market	
Garage/Carport	3gbi3dw	3ga2dw	0	3ga2dw	0	3ga2dw	0
Porch/Patio/Deck	CovPrch,CstmPatio	CovPrch,CstmPatio		CovPrch,CovPatio	+8,000	CovPrch,CovPatio	+8,000
Additional Structures	ODFP,ODKit,Grotto	None	+32,000	ODKit	+16,000	None	+32,000
Additional Features	MdiaRm,WtBr	None	+16,000	None	+16,000	WtBar	+8,000
Pool/Spa/Fence/Lndscp/FP	Y,Y,Y,Cstm,(1)	Ys,N,Y,Cstm,(1)	+32,000	Y,Y,Y,Cstm,(1)		No,No,Y,Cstm,(1)	+48,000
Net Adjustment (Total)		⊗ + □ -	\$ 228,100	⊗ + □ -	\$ 287,500	⊗ + □ -	\$ 289,700
Adjusted Sale Price of Comparables		Net Adj. 24.0 % Gross Adj. 26.1 %	\$ 1,178,100	Net Adj. 31.4 % Gross Adj. 33.6 %	\$ 1,202,500	Net Adj. 32.9 % Gross Adj. 37.9 %	\$ 1,169,700

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	CAD,Realist,MLS	CAD,Realist,MLS	CAD,Realist,MLS	CAD,Realist,MLS
Effective Date of Data Source(s)	07/21/2022	07/21/2022	07/21/2022	07/21/2022

Analysis of prior sale or transfer history of the subject property and comparable sales See this section on Pg.2 of this report.

Analysis/Comments	Comps #4 #5 and #6 were included as additional support.			
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- 1.) The Gross, Net and/or Single adjustments for all sales may larger than typically desired, however these sales are utilized due to the lack of additional recent closed comparable sales within the subject's marketing area. This is especially true with regards to the land/lot adjustments.
- 2.) ALL Comps have been adjusted for differences in condition and/or quality of materials including kitchen/bath upgrades, updated lighting/plumbing fixtures, paint, trim work and recent flooring. Those upgrades may be adjusted under the CONDITION and/or QUALITY sections of the grid.
- 3.) When possible the appraiser has attempted to "Bracket" all physical characteristics and contributory items of the subject property. In some cases the appraiser may NOT be able to bracket all aspects of the subject property. If this is the case, across the board adjustments may need to be applied and the appraiser would determine the affect (if any) on the subject's marketability.
- 4.) Some comps may exhibit discrepancies between CAD records and MLS listings regarding such things as GLA, room count and lot size. The appraiser has researched each property and utilized the most credible information available.
- 5.) ALL Comps may have been adjusted for chronological differences between the effective date and each comparables respective sales date. **According to our analytical research, the subject's Market Trends are considered INCREASING therefore adjustments may be required on sales prior to the subject's current market time listed on page 1. Market Trend adjustments of (0.425%) per month were made on all sales which is reasonable since actual market trends are (1.7%) per month but have decreased in the last 6 months. (See attached market conditions)**
- 6.) All Comps may be adjusted for difference in lot location with regards to certain "Competing Properties" locations being BENEFICIAL, NEUTRAL or ADVERSE. Competing properties located within the subject's immediate typically do not require these adjustments.
- 7.) Comps #1 and #3 MLS have erroneous information that shows "separate quarters" included in the main GLA. This has been corrected in the sales grid and information has been retained in the appraiser's work file.

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ADDITIONAL COMMENTS	<b>STANDARD ADJUSTMENTS INCLUDE:</b>	
	GLA - \$80 per sf over 100sf difference	Lot - \$.75/sf over 1% difference / Age - \$5,000 per year over 2
	Condition or Quality Rating - \$100,000 per point	Balcony - \$16,000 / Pergola - \$4,000 / Pavilion - \$10,000
	Bedroom - \$24,000 / Bath - \$24,000 / Half Bath - \$12,000	Garage - \$10,000 per garage / \$3,000 per Carport or Porte Cochere
	Gunite Pool - \$32,000 / Spa \$8,000 / Water Feature - \$8,000	Covered Porch - \$8,000 / Covered Patio - \$8,000 / Outdoor Kitchen - \$8,000
	Wood Deck - \$8,000 / Fireplace - \$8,000 / Firepit - \$4,000	Media Room - \$8,000 / Wine Grotto - \$8,000 / Wet Bar - \$8,000
	Landscaping - \$12,000 / Sprinklers - \$12,000 / Motorized Gate - \$12,000	Storage - \$2,000 / Workshop - \$6,000 / Guest House - \$60/sf
	Generator - \$16,000 / Solar Panels - \$800 per panel (avg)	
	<i>NOTE: Any adjustments indicated by (0) are equally offset by other factors or the "Market" does not warrant a significant adjustment.</i>	
	<b>MARKET AREA DATA CRITERIA:</b>	
	Property Type is 'Single-Family'	
	Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending', Status is 'Sold'	
	Status Contractual Search Date is 07/21/2021 to 07/21/2022	
	Latitude, Longitude is within 1.00 mi of 2107 Legends Way, Katy, TX 77493, USA	
	Ordered by Status, Current Price	
	Found 396 results in 0.02 seconds.	
	<b>COMPETING SALES DATA CRITERIA:</b>	
	Property Type is 'Single-Family'	
	Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending', Status is 'Sold'	
	Status Contractual Search Date is 07/21/2021 to 07/21/2022	
	Building SqFt is 4000+	
	Latitude, Longitude is within 1.00 mi of 2107 Legends Way, Katy, TX 77493, USA	
	Subdivision is like 'cane'	
	Ordered by Status, Current Price	
	Found 34 results in 0.02 seconds.	
<b>COMPARABLE RENTAL DATA:</b>		
(not required)		
<b>COST APPROACH TO VALUE (not required by Fannie Mae)</b>		
Provide adequate information for the lender/client to replicate the below cost figures and calculations.		
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)		
Considering ECONOMIES OF SCALE, the "Weighted		
Average" is \$500,940 per Acre for similar sized lot values rounded up to \$11 50/sf. The subject's estimated site value is based on a combination of extraction and/or allocation utilizing available lot sales/listings in the subject's market area over the last 36 months. (see lot analysis)		
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW		
OPINION OF SITE VALUE ----- =\$ 174,880		
Source of cost data DwellingCost	DWELLING 5,803 Sq.Ft. @ \$ 159.51 ----- =\$ 925,637	
Quality rating from cost service 3.0 Effective date of cost data 7/21/2022	0 Sq.Ft. @ \$ ----- =\$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		
Prch.Patio.Pool.Spa ----- =\$ 178,858		
Cost data was modified using a multiplier based on the zip code 77493. The quality rating of 3.0 describes a property that is custom or very high-end tract built construction using the finest stock materials and methods available. Professional services to build this house would be provided by specialty contractors who specialize in custom built houses.		
Garage/Carport 773 Sq.Ft. @ \$ 47.58 ----- =\$ 36,779		
Total Estimate of Cost-New ----- =\$ 1,141,274		
Less Physical Functional External		
Depreciation 19,059 ----- =\$( 19,059)		
Depreciated Cost of Improvements ----- =\$ 1,122,215		
"As-is" Value of Site Improvements ----- =\$ 18,000		
Drive,Fence,Landscaping,Pergola,Sprinkler,Etc (depreciated) ----- =\$ 52,000		
Estimated Remaining Economic Life (HUD and VA only) 59 Years	INDICATED VALUE BY COST APPROACH ----- =\$ 1,367,095	
<b>INCOME APPROACH TO VALUE (not required by Fannie Mae)</b>		
Estimated Monthly Market Rent \$	X Gross Rent Multiplier ----- = \$ Indicated Value by Income Approach	
Summary of Income Approach (including support for market rent and GRM)		
The Income Approach was considered but not required to produce credible results. All data and information has been retained in the appraiser's workfile.		
<b>PROJECT INFORMATION FOR PUDs (if applicable)</b>		
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Unit type(s) <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached		
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.		
Legal Name of Project		
Total number of phases	Total number of units	
Total number of units rented	Total number of units for sale	
Data source(s)		
Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.		
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source		
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.		
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.		
Describe common elements and recreational facilities.		

Lot Analysis

Market Analysis Summary | Lots

#	MLS #	Address	Subdivision	Acres	Lnd Sz SqFt	List Price	LP/SqFt	LP/Acre	CDOM	Sold Price	SP/SqFt	SP/Acre	SP%LP	Cls Date
1	59536729	Sanford Street	Robertson Rep	0.265	11,530	\$125,000	\$10.84	\$472,233	312	\$115,000	\$9.97	\$434,454	92.00	01/17/22
2	94636444	6007 A Street	ROBERTSON HTC&RY		12,000	\$149,500	\$12.46		1	\$149,000	\$12.42	\$0	99.67	02/28/22
3	10185587	6016 A Street	Robertson Htc&Ry	0.275	12,000	\$149,500	\$12.46	\$543,636	144	\$149,500	\$12.46	\$543,636	100.00	05/06/22
4	5697696	907 Shetland Lane	West Katy Add	0.380	16,553	\$150,000	\$9.06	\$394,737	*291	\$150,000	\$9.06	\$394,737	100.00	12/15/21
5	50952700	4th Street	Town/Katy	0.580	12,500	\$161,700	\$12.94	\$278,793	*318	\$161,700	\$12.94	\$278,793	100.00	04/29/22
6	72326090	1610 East Avenue	Katy Outlots	0.556	24,150	\$269,000	\$11.14	\$483,813	125	\$265,000	\$10.97	\$476,619	98.51	07/19/22
					<b>0.265</b>	<b>\$125,000</b>	<b>\$9.06</b>	<b>\$278,793</b>	<b>1</b>	<b>\$115,000</b>	<b>\$9.06</b>	<b>\$278,793</b>	<b>92.00</b>	
					<b>0.580</b>	<b>\$269,000</b>	<b>\$12.94</b>	<b>\$543,636</b>	<b>318</b>	<b>\$265,000</b>	<b>\$12.94</b>	<b>\$543,636</b>	<b>100.00</b>	
					<b>0.411</b>	<b>\$167,450</b>	<b>\$11.48</b>	<b>\$434,642</b>	<b>199</b>	<b>\$165,033</b>	<b>\$11.30</b>	<b>\$425,648</b>	<b>98.36</b>	
					<b>0.380</b>	<b>\$149,750</b>	<b>\$11.80</b>	<b>\$472,233</b>	<b>218</b>	<b>\$149,750</b>	<b>\$11.70</b>	<b>\$434,454</b>	<b>99.83</b>	
<b>Total</b>					<b>0.411</b>	<b>\$167,450</b>	<b>\$11.48</b>	<b>\$362,202</b>	<b>199</b>	<b>\$165,033</b>	<b>\$11.30</b>	<b>\$354,707</b>	<b>98.36</b>	
<b>6 Listings</b>					<b>0.380</b>	<b>\$149,750</b>	<b>\$11.80</b>	<b>\$433,485</b>	<b>218</b>	<b>\$149,750</b>	<b>\$11.70</b>	<b>\$414,595</b>	<b>99.83</b>	
<b>Quick Statistics ( 6 Listings Total )</b>														
					<b>Min</b>	<b>Max</b>	<b>Average</b>			<b>Median</b>				
	<b>List Price</b>				\$125,000	\$269,000	\$167,450			\$149,750				
	<b>Sold Price</b>				\$115,000	\$265,000	\$165,033			\$149,750				
	<b>Adj. Sold Price</b>				\$115,000	\$265,000	\$164,007			\$149,750				
	<b>LP/SF</b>				\$9.06	\$12.94	\$11.48			\$11.80				
	<b>SP/SF</b>				\$9.06	\$12.94	\$11.30			\$11.70				
	<b>Adj. SP/SF</b>				\$9.06	\$12.46	\$11.22			\$11.70				

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

Presented by: Dan Smith

# Uniform Residential Appraisal Report

File # 2207-033Y

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**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 complete visual inspection of the interior and exterior areas 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.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**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 provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. 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.
4. 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.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, 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 the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, 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.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

# Uniform Residential Appraisal Report

File # 2207-033Y

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

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



# Uniform Residential Appraisal Report

File # [REDACTED] 2207-033Y

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/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.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

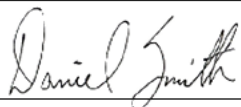
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation 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.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**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   
 Name Daniel E. Smith  
 Company Name BTR Consulting, LLC  
 Company Address 526 Kingwood Dr, Ste 202  
Kingwood, TX 77339  
 Telephone Number (281) 815-2881  
 Email Address dan@BTRconsultingllc.com  
 Date of Signature and Report 07/29/2022  
 Effective Date of Appraisal 07/21/2022  
 State Certification # \_\_\_\_\_  
 or State License # 1350352-L  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State TX  
 Expiration Date of Certification or License 12/31/2022

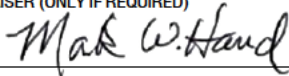
**ADDRESS OF PROPERTY APPRAISED**

2107 Legends Way  
Katy, TX 77493  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,315,000

**LENDER/CLIENT**

Name [REDACTED]  
 Company Name No AMC  
 Company Address 2107 Legends Way, Katy, TX 77493  
 Email Address [REDACTED]

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature   
 Name Mark W. Hand  
 Company Name BTR Consulting, LLC  
 Company Address 526 Kingwood Dr, Ste 202  
Kingwood, TX 77339  
 Telephone Number (281) 815-2881  
 Email Address mwh5942@aol.com  
 Date of Signature 07/29/2022  
 State Certification # 1322528-R  
 or State License # \_\_\_\_\_  
 State TX  
 Expiration Date of Certification or License 04/30/2024

**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 \_\_\_\_\_

Borrower	[redacted]						
Property Address	2107 Legends Way						
City	Katy	County	Waller	State	TX	Zip Code	77493
Lender/Client	No AMC						

**APPRAISAL AND REPORT IDENTIFICATION**

This Appraisal Report is one of the following types:

Appraisal Report      This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report      This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b), and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.

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 as defined in the appraisal report. Modifications, additions, or deletions to the intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications are not permitted without express authorization by the appraiser. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Additional certifications that do not constitute material alterations to this appraisal report are permitted.

**ADDITIONAL CERTIFICATIONS**

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or 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.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

**PRIOR SERVICES**

I have NOT performed 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 performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

**PROPERTY INSPECTION**

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

**APPRAISAL ASSISTANCE**

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

No Appraisal Assistance Noted.

**ADDITIONAL COMMENTS**

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:      On February 23, 2021, The United States Government declared the subject's market area as affected by SEVERE W NTER STORMS, which may still be in place on the Effective Date of this Appraisal Report. To the appraiser's knowledge, the subject property was NOT adversely affected by those storms. Currently, the effect of SEVERE W NTER STORMS on the current or future value of the Subject Property is unknown. Furthermore, the effect of SEVERE W NTER STORMS on the real estate market in the area of the Subject Property is unknown and not possible to predict. This appraisal report was performed pursuant to the Uniform Standards of Professional Appraisal Practice (USPAP) and was based upon information and comparable sales available at that date.

**MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY**

A reasonable marketing time for the subject property is 0-90 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is \_\_\_\_\_ day(s).

**APPRAISER      SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

<p>Signature <u><i>Daniel E. Smith</i></u></p> <p>Name <u>Daniel E. Smith</u></p> <p>Date of Signature <u>07/29/2022</u></p> <p>State Certification # _____</p> <p>or State License # <u>1350352-L</u></p> <p>State <u>TX</u></p> <p>Expiration Date of Certification or License <u>12/31/2022</u></p> <p>Effective Date of Appraisal <u>07/21/2022</u></p>	<p>Signature <u><i>Mark W. Hand</i></u></p> <p>Name <u>Mark W. Hand</u></p> <p>Date of Signature <u>07/29/2022</u></p> <p>State Certification # <u>1322528-R</u></p> <p>or State License # _____</p> <p>State <u>TX</u></p> <p>Expiration Date of Certification or License <u>04/30/2024</u></p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input checked="" type="checkbox"/> Did Not    <input type="checkbox"/> Exterior-only from Street    <input type="checkbox"/> Interior and Exterior</p>
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Market Conditions Addendum to the Appraisal Report

File No. 2207-033Y

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

Property Address **2107 Legends Way** City **Katy** State **TX** ZIP Code **77493**

Borrower [Redacted]

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	12	8	8	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.00	2.67	2.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	5	3	5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.5	1.1	1.9	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> 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	\$870,257	\$939,337	\$957,499	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	5	54	29	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$989,990	\$855,500	\$971,639	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	87	6	50	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100%	100%	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller-(developer, builder, etc.)paid financial assistance prevalent?  Yes  No

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **A monthly analysis was performed on 28 competing sales over the past 12 months. The sales within this group with seller concessions had an average seller contribution of \$8,016. This analysis based on data grouped monthly shows a change of -6.6% per month. A total of 4 of these sales were reported to have seller concessions. This analysis based on data grouped monthly shows a change of -6.1% per month.**

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

**An analysis was performed on 28 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO. A total of 0.0% of these sales were reported to be short sales.**

Cite data sources for above information. **Information reported in the HARMLS system (using an effective date of 07/21/2022) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

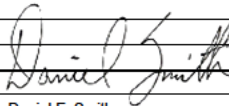
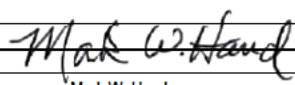
**A monthly analysis was performed on 28 competing sales over the past 12 months. The sales within this group had a median sale price of \$915,000. This analysis based on data grouped monthly shows a change of +1.7% per month. The median sale price per sqft was \$205.35. This analysis based on data grouped monthly shows a change of +1.7% per month. Based on all sales in this same group, there is a 2.1 month supply. This analysis based on data grouped monthly shows a change of -3% per month. The total sales per month (absorption rate) was 2.33. This analysis based on data grouped monthly shows a change of -0.1% per month. These sales had a median DOM of 13. This analysis based on data grouped monthly shows a change of +10.7% per month. The same analysis was performed on 23 competing listings. For the following, a listing was counted if it had a list date within the time period. For these listings, the median DOM was 19. This analysis based on data grouped monthly shows a change of -4.5% per month. These listings had a median DOM of 19. This analysis based on data grouped monthly shows a change of -4.5% per month. A monthly analysis was also performed on 28 competing sales over the past 12 months. The sales within this group had a median sale price to list price ratio of 100%. This analysis based on data grouped monthly shows a change of +0.3% per month.**

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

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

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

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

Signature 	Signature 
Appraiser Name <b>Daniel E. Smith</b>	Supervisory Appraiser Name <b>Mark W. Hand</b>
Company Name <b>BTR Consulting, LLC</b>	Company Name <b>BTR Consulting, LLC</b>
Company Address <b>526 Kingwood Dr, Ste 202, Kingwood, TX 77339</b>	Company Address <b>526 Kingwood Dr, Ste 202, Kingwood, TX 77339</b>
State License/Certification # <b>1350352-L</b> State <b>TX</b>	State License/Certification # <b>1322528-R</b> State <b>TX</b>
Email Address <b>dan@BTRconsultingllc.com</b>	Email Address <b>mwh5942@aol.com</b>

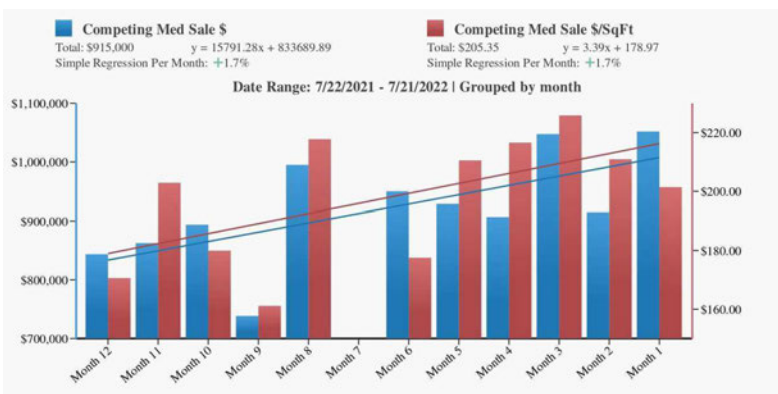
MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

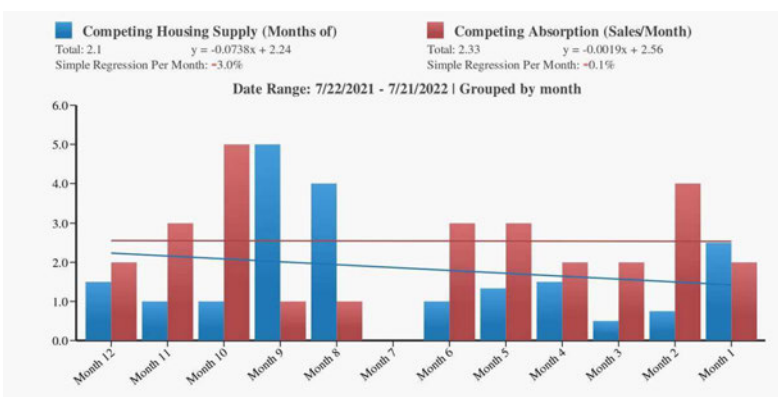
# Market Conditions Charts - Page 1

Borrower	[REDACTED]				
Property Address	2107 Legends Way				
City	Katy	County	Waller	State	TX
Lender/Client	No AMC			Zip Code	77493



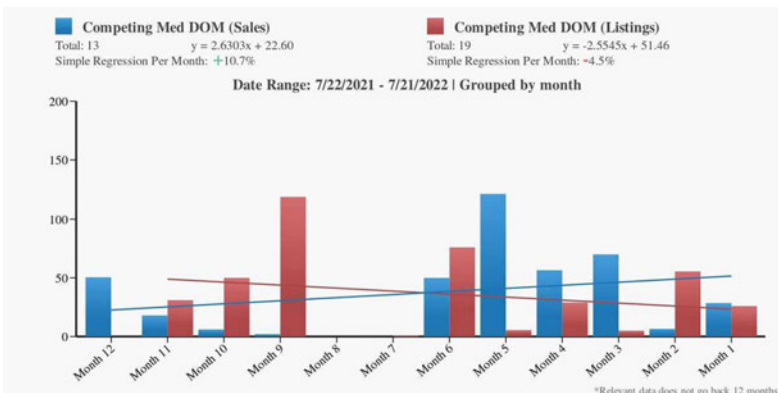
## Median \$

A monthly analysis was performed on 28 competing sales over the past 12 months. The sales within this group had a median sale price of \$915,000. This analysis based on data grouped monthly shows a change of +1.7% per month. The median sale price per sqft was \$205.35. This analysis based on data grouped monthly shows a change of +1.7% per month.



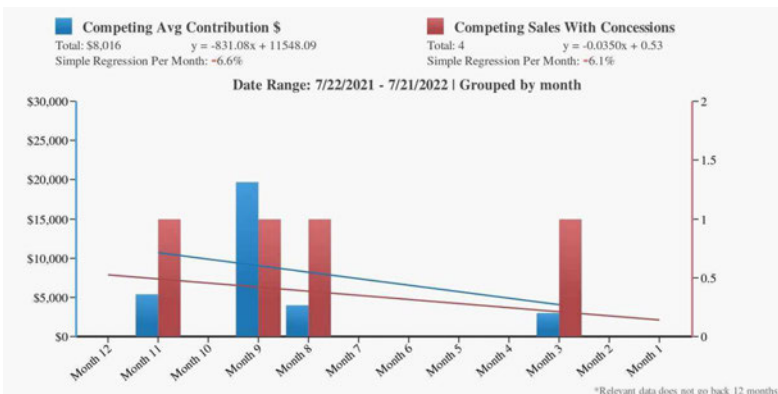
## Housing Supply

Based on all sales in this same group, there is a 2.1 month supply. This analysis based on data grouped monthly shows a change of -3% per month. The total sales per month (absorption rate) was 2.33. This analysis based on data grouped monthly shows a change of -0.1% per month.



## Sales DOM

These sales had a median DOM of 13. This analysis based on data grouped monthly shows a change of +10.7% per month. The same analysis was performed on 23 competing listings. For the following, a listing was counted if it had a list date within the time period. For these listings, the median DOM was 19. This analysis based on data grouped monthly shows a change of -4.5% per month.



## Concession %

A monthly analysis was performed on 28 competing sales over the past 12 months. The sales within this group with seller concessions had an average seller contribution of \$8,016. This analysis based on data grouped monthly shows a change of -6.6% per month. A total of 4 of these sales were reported to have seller concessions. This analysis based on data grouped monthly shows a change of -6.1% per month.

## Supplemental Addendum

File No. 2207-033Y

Borrower	[REDACTED]						
Property Address	2107 Legends Way						
City	Katy	County	Waller	State	TX	Zip Code	77493
Lender/Client	No AMC						

*In the event there is conflicting information in the standard URAR statements and limiting conditions and this text addendum, this text addendum supersedes the statements and limiting conditions in the URAR form. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Additional expansions or certifications that do not constitute material alterations to this appraisal report are permitted.*

### APPRAISER CONSENT:

- 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. Possession of this report or any copy thereof does not carry with it the right of publication. 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.

### ADVERSE SITE CONDITIONS or EXTERNAL FACTORS:

- The Appraiser assumes there are NO factors including easements, encroachments, or conditions that would adversely affect the marketability of the subject property. The property site is of a size, shape, and topography that is generally conforming and acceptable in the market area. Your appraiser has not checked the deed restrictions nor land records for recorded easements and has reported only apparent easements, encroachments, and other apparent adverse conditions. The indicated flood zone for the property was obtained from the referenced small-scale map published by the Federal Emergency Management Agency. Due in part to the small size and lack of some roads, streets and landmarks, no warranty can be made as to the accuracy or identity of the area of the appropriate or current flood zone. Also, any recent rectification to flood control facilities up or down stream may not be reflected thereon. The appraiser(s) are not qualified to make this determination. The client/lender should obtain accurate information from a Registered Public Surveyor based upon an engineering study to accurately make the determination. The appraiser was not provided with an Environmental Audit regarding the site and/or improvements.

### EXPOSURE TIME:

- "Exposure Time" is the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. It is a retrospective estimate based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Based on AVERAGES from recent comparable sales and listings in the market area, the current "Exposure Time" of the subject property would be the same as listed on page 1 under "Marketing Time".

### GEOGRAPHICAL COMPETENCY:

- The subject property is located within the Houston Metropolitan Area consisting of Harris and surrounding counties. This assignment requires geographic competency as part of the scope of work. I have worked and lived in the Houston Metropolitan Area for over 25 years and spent sufficient time in the subject's market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental.

### HIGHEST AND BEST USE:

- The subject is a RESIDENTIAL dwelling and its current use meets the four tests of highest & best use both as improved. The tests for highest and best use are that the current use be: (1) Legally Allowable: The subject site is subject to deed restrictions and/or condominium declarations. (2) Physically Possible: The subject improvements are already in place. (3) Financially Feasible: The subject is an improved property with obvious remaining economic life, so the question of financial feasibility is considered irrelevant. (4) Maximally Productive: The subject is an improved property with noted remaining economic improvement value all of which would be lost if the improvements were to be razed for another potential use thus making a change of use financially prohibitive.

### INTENDED USE:

- The purpose of this appraisal report is to provide the Client with an opinion of market value of the real property that is the subject of this report. The value is based upon a quantitative sales comparison analysis of the subject's market area as of the EFFECTIVE DATE of this report. The appraiser may incorporate additional approaches to value when necessary to produce credible results. This report is not intended for any other use(s).

### INTENDED USER:

- The intended user of this report is the client(s) as listed on page 1 of this report. No other intended users are permitted.

### MEASUREMENT:

- Measurement of the subject to determine gross living area, garage, porch, patio, and any outbuildings. Please note: The resulting square footage total of Gross Living Area often differs from totals published in tax records, MLS files or other sources. This is normal and typical of this market and of the Real Estate sales and appraisal professions in general. The amount of GLA is based upon actual field measurements of the subject according to: ANSI Z765-2020, "American National Standard for Single Family Residential Buildings, Method for Calculating Square Footage". The appraisal district's method for measurement is unknown. Unless otherwise noted in this appraisal report, I have relied upon my own measurements and calculations for the subject's GLA.

## Supplemental Addendum

File No. 2207-033Y

Borrower	[REDACTED]				
Property Address	2107 Legends Way				
City	Katy	County	Waller	State	TX
				Zip Code	77493
Lender/Client	No AMC				

### CONDITION RATINGS & DEFINITIONS:

**The Condition and Quality ratings must be based on a holistic view of the property and any improvements. When selecting the Condition and Quality ratings, an appraiser must:**

*Consider all improvements to determine an overall Condition and Quality rating. The appraiser should select the rating that best reflects the property as a whole and in its entirety. Describe the subject property as of the effective date of the appraisal on an absolute basis, meaning the property must be rated on its own merits. The rating should not be selected on a relative basis, meaning it is not selected on how the property relates or compares to other properties in the neighborhood. Additionally, the Condition and Quality ratings for comparable properties must be made on an absolute basis (again, each comparative property on its own merits), not on a relative basis, and reflect the property as of the date of sale of that comparable property.*

- C1 The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new thus 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 or remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*
  
- C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.**  
*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*
  
- C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.**  
*Note: The improvement is in its first cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*
  
- C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.**  
*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*
  
- C5 The improvements feature obvious deferred maintenance and in need of significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability may be 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 & DEFINITIONS:

**Properties can have the same rating or description and still require an adjustment. It should be noted that this does not only apply to Condition and Quality ratings and can apply to other ratings or descriptions as well.**

- Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.**
  
- Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences 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.**
  
- Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above average 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.**

## Supplemental Addendum

File No. 2207-033Y

Borrower	[REDACTED]						
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Lender/Client	No AMC						

- Q4** 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.
- Q5** 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 upgrades.
- 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 & REMODELED:**

Minor conditions and deferred maintenance are typically due to normal wear and tear from the aging process and the occupancy of the property. While such conditions generally do not rise to the level of a required repair, they must be reported. Examples of minor conditions and deferred maintenance include worn floor finishes or carpet, minor plumbing leaks, holes in window screens, or cracked window glass.

### **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.

### **SAFETY, SOUNDNESS, or STRUCTURAL INTEGRITY:**

- THIS IS NOT A HOME INSPECTION, I conducted only a visual observation of readily accessible areas in order to assess the subject property's general condition from a marketing perspective. This appraisal report cannot be relied upon for a definitive analysis of the structural and mechanical merits, conditions, and/or possible defects in the property. If the client needs a more detailed inspection of the property, a qualified Professional Home Inspector or a Professional Engineer is suggested. The appraisal report may identify and describe physical deficiencies that could affect a property's safety, soundness, or structural integrity. If the appraiser has identified any of these deficiencies, the property condition and quality ratings may reflect the condition and quality of the property UNLESS based on other hypothetical conditions or extraordinary assumptions that repairs or alterations have or will be completed.

### **INFESTATION, DAMPNES, or SETTLEMENT:**

- In the event that the appraisal indicates possible evidence of wood-boring insects, dampness, or abnormal settlement, the appraiser may "ESTIMATE" the cost to cure as these factors often have a negative effect on the marketability of the subject property. The appraisal report may identify and describe physical deficiencies that could affect a property's safety, soundness, or structural integrity. If the appraiser has identified any of these deficiencies, the property condition and quality ratings may reflect the condition and quality of the property UNLESS based on other hypothetical conditions or extraordinary assumptions that repairs or alterations have or will be completed.

### **EXTRAORDINARY ASSUMPTIONS & HYPOTHETICAL CONDITIONS:**

- Extraordinary assumptions presume as fact otherwise uncertain information, which, if found to be false, could alter the appraiser's opinions or conclusions. A hypothetical condition is that which is contrary to what exists but is asserted by the appraiser for the purpose of analysis. No extraordinary assumptions and conditions were made as part of this appraisal assignment, unless otherwise indicated elsewhere in this report. (See below for assumptions or conditions)

### **ASSUMPTIONS & CONDITIONS OF THE APPRAISAL:**

- It is EXTRAORDINARILY ASSUMED that the subject and all comparable sales have experienced NO recent flooding unless otherwise noted in this report. If these extraordinary assumptions are not true, the appraised value may be subject to revision.
- It is EXTRAORDINARILY ASSUMED that the subject's foundation, plumbing, electrical and HVAC systems are functioning as intended. If these extraordinary assumptions are not true, the appraised value is subject to revision.

# Supplemental Addendum

File No. 2207-033Y

Borrower	[REDACTED]						
Property Address	2107 Legends Way						
City	Katy	County	Waller	State	TX	Zip Code	77493
Lender/Client	No AMC						



## LETTER OF ENGAGEMENT

Client hereby engages the appraiser for an appraisal assignment as described below. Client also agrees to provide payment for services as described below during or prior to date of site visit. Date of site visit: 07/14/2022

### CLIENT INFORMATION

Client Name: [REDACTED]  
Email Address: [REDACTED]  
Phone Number: [REDACTED]  
Entry Contact: [REDACTED]  
Property Address: 2107 Legends Way  
City: Katy, TX 77493

### APPRAISER INFORMATION

Company: BTR Home Appraisal  
Appraiser Name: (Successor or Assigns)  
Address: 526 Kingwood Dr, Ste 202  
City: Kingwood, TX 77339  
Phone Number: 281-815-2881  
Email: [frontdesk@btrconsultingllc.com](mailto:frontdesk@btrconsultingllc.com)

### ASSIGNMENT INFORMATION

Estimated Delivery Date: 5 business days after site visit  
Delivery Method: "Digital" PDF via email - *hard copy at additional cost*  
Fee/Payment: [REDACTED]

### SCOPE OF SERVICES

Intended Use: Refinance  
Client/Intended Users: Sonia Rossi  
Appraisal Type: Private  Lender  Desktop  
Approaches to Value: As required by Appraiser, see completed report.  
Comments:

### KNOWN CONDITIONS or EXTRAORDINARY ASSUMPTIONS

To be determined by appraiser, see completed report.

### PROPOSED IMPROVEMENTS

If the property appraised consists of proposed improvements, Client shall provide to Appraiser plans, material specifications, or other documentation sufficient to identify the physical characteristics of the proposed improvements.

### PROPERTIES UNDER CONTRACT FOR SALE

If the property appraised is currently under contract for sale, Client shall provide to Appraiser a signed copy of said contract including all addenda. Appraiser review of "Signed Contract" is required on all lender appraisals.

### CONFIDENTIALITY

Appraiser shall not provide a copy of the written Appraisal Report to or disclose the results of the appraisal prepared in accordance with this Agreement with, any party other than Client/Intended Users listed herein this agreement unless Client authorizes in writing as stipulated in the Confidentiality Section of the ETHICS RULE of the Uniform Standards of Professional Appraisal Practice (USPAP).



# Supplemental Addendum

File No. 2207-033Y

Borrower	Sonia E Rossi						
Property Address	2107 Legends Way						
City	Katy	County	Waller	State	TX	Zip Code	77493
Lender/Client	No AMC						

### CHANGES TO AGREEMENT

Any changes to the assignment as outlined in this Agreement shall necessitate a new Agreement. The identity of the client, intended users, or intended use; the date of value; type of value; or property appraised cannot be changed without a new assignment and Agreement. Appraiser reserves the right to cancel this agreement at any time and refund fees received minus services rendered.

### CANCELLATION

Client may cancel this Agreement (in writing) up to 2hrs prior to the Appraiser's scheduled site visit with no fees incurred. If cancelled after, the Client shall pay Appraiser for trip charge of not less than \$125. Once the site visit has been conducted, the Appraisal Report will be completed and delivered to the client. No refunds will be given for any reason after the site visit has been conducted. Client understands Appraiser and BTR Consulting, LLC reserve the right to seek maximum compensation for unpaid service.

### NO THIRD-PARTY BENEFICIARIES

Nothing in this Agreement shall create a contractual relationship between the Appraiser or the Client and any third party, or any cause of action in favor of any third party. This Agreement shall not be construed to render any person or entity a third-party beneficiary of this Agreement, including, but not limited to, any third parties identified herein.

### USE OF EMPLOYEES OR INDEPENDENT CONTRACTORS

Appraiser may use employees or independent contractors at Appraiser's discretion to complete the assignment, unless otherwise agreed by the parties. Notwithstanding, Appraiser shall sign the written Appraisal Report and take full responsibility for the services provided as a result of this Agreement.

### TESTIMONY AT COURT OR OTHER PROCEEDINGS

Unless otherwise stated in this Agreement, Client agrees that the Appraiser's assignment pursuant to this Agreement shall not include the Appraiser's participation in or preparation for, whether voluntarily or pursuant to subpoena, any oral or written discovery, sworn testimony in a judicial arbitration, administrative proceeding, deposition or "zoom meeting" relating to this assignment. The appraiser retains the right to volunteer for any of the afore mentioned services, provided the client agrees to pay/reimburse the appraiser for all compensatory, general and punitive damages incurred. Minimum of \$300/hr with a (4) four-hour retainer is required for these additional services.

### APPRAISER INDEPENDENCE

Appraiser cannot agree to provide a value opinion that is contingent on a predetermined amount. Appraiser cannot guarantee the outcome of the assignment in advance. Appraiser cannot ensure that the opinion of value developed as a result of this Assignment will serve to facilitate any specific objective by Client or others or advance any cause. Appraiser's opinion of value will be developed competently and with independence, impartiality, and objectivity.

### EXPIRATION OF AGREEMENT

This Agreement is valid only if signed by both Appraiser and Client on or before the specified date of site visit on page 1 of this agreement. Digital signature or wet ink are both acceptable.

### GOVERNING LAW & JURISDICTION

The interpretation and enforcement of this Agreement shall be governed by the laws of the county and state in which the Appraiser's principal place of business is located, Texas, exclusive of any choice of law rules.

Client/Lender  
Legal Rep:

Date: 07/14/2022

21

D.S.

Appraiser or  
Co/Owner:

Date: 07/14/2022

21

D.S.

7/15/22, 1:12 PM

Waller CAD - Property Details

## Waller CAD

Property Search > 249947 ROSSI SONIA E for Year 2022

Tax Year:

### Property

#### Account

Property ID:	249947	Legal Description:	S422368 CANE ISLAND SECTION 8 BLK 2 LOT 3
Geographic ID:	422368-002-003-000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:	RES		
Property Use Description:	RESIDENTIAL		

#### Protest

Protest Status:	
Informal Date:	
Formal Date:	

#### Location

Address:	2107 LEGENDS WAY KATY, TX 77493	Mapsc0:	CANE_ISL_W
Neighborhood:	CANE ISLAND 8 GATED	Map ID:	4258
Neighborhood CD:	CI-01009.G		

#### Owner

Name:	[REDACTED]	Owner ID:	1024130
Mailing Address:	2107 LEGENDS WAY KATY, TX 77493-3008	% Ownership:	100.0000000000%
		Exemptions:	HS

### Values

(+) Improvement Homesite Value:	+	\$934,400	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$160,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$1,094,400	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$1,094,400	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$1,094,400	

### Taxing Jurisdiction

Owner:	ROSSI SONIA E
% Ownership:	100.0000000000%
Total Value:	\$1,094,400

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax

## CAD Record Pg.2

7/15/22, 1:12 PM

### Waller CAD - Property Details

CAD	WALLER CAD	0.000000	\$1,094,400	\$1,094,400	\$0.00
CKT	KATY CITY OF	0.447168	\$1,094,400	\$875,520	\$3,915.04
DBK	B-K DRAINAGE DISTRICT	0.074165	\$1,094,400	\$1,094,400	\$811.66
GWA	WALLER COUNTY	0.575691	\$1,094,400	\$875,520	\$5,040.29
HWCM3	HARRIS-WALLER COUNTIES MUD #3	0.930000	\$1,094,400	\$1,094,400	\$10,177.92
RFM	WALLER CO FM	0.028941	\$1,094,400	\$872,520	\$252.52
SKT	KATY I S D	1.351700	\$1,094,400	\$1,054,400	\$14,252.32
Total Tax Rate:		3.407665			
				Taxes w/Current Exemptions:	\$34,449.75
				Taxes w/o Exemptions:	\$37,293.48

### Improvement / Building

**Improvement #1:** RESIDENTIAL **State Code:** A **Living Area:** 5808.0 sqft **Value:** \$934,400

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SP9 - 5		2020	4003.0
MA2	MAIN AREA - 2ND	SP9 - 5		2020	1805.0
PO	OPEN PORCH	SP9 - 5		2020	98.0
PO	OPEN PORCH	SP9 - 5		2020	690.0
GA	ATT/DET GARAGE	SP9 - 5		2020	703.0
LP	LARGE POOL	*		2021	1.0
OK1	LG OUTDOOR KITCHEN	*		2021	1.0

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	A1	0.3491	15207.00	0.00	0.00	\$160,000	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	\$934,400	\$160,000	0	1,094,400	\$0	\$1,094,400
2021	\$156,805	\$160,000	0	316,805	\$0	\$316,805
2020	\$0	\$60,500	0	60,500	\$0	\$60,500
2019	\$0	\$160,000	0	160,000	\$0	\$160,000
2018	\$0	\$160,000	0	160,000	\$0	\$160,000
2017	\$0	\$150,000	0	150,000	\$0	\$150,000
2016	\$0	\$150,000	0	150,000	\$0	\$150,000

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/28/2021	SWDV	SPECIAL WARRANTY DEED WITH VENDORS LIEN	PARTNERS IN BUILDING LP	ROSSI SONIA E			2106228
2	9/28/2020	SWD	SPECIAL WARRANTY DEED	KATY 850 LLC	PARTNERS IN BUILDING LP			2009516
3	10/15/2019	SWD	SPECIAL WARRANTY DEED	TOLL HOUSTON TX LLC	KATY 850 LLC			1908725

### Tax Due

Property Tax Information as of 07/15/2022

Amount Due if Paid on:

[https://propaccess.trueautomation.com/clientdb/Property.aspx?cid=92&prop\\_id=249947&year=2022](https://propaccess.trueautomation.com/clientdb/Property.aspx?cid=92&prop_id=249947&year=2022)

2/3

# CAD Record Pg.3

7/15/22, 1:12 PM

Waller CAD - Property Details

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (979) 921-0060

Website version: 1.2.2.33


Database last updated on: 7/14/2022 8:24 PM

© N. Harris Computer Corporation

## Property Detail Pg.1

**2107 Legends Way, Katy, TX 77493-3008, Waller County**

APN: 422368-002-003-000 CLIP: 7985855264

	Beds <b>N/A</b>	Full Baths <b>N/A</b>	Half Baths <b>N/A</b>	MLS Sale Price <b>\$90,000</b>	MLS Sale Date <b>10/21/2019</b>
	Bldg Sq Ft <b>5,808</b>	Lot Sq Ft <b>15,207</b>	Yr Built <b>2020</b>	Type <b>SFR</b>	

OWNER INFORMATION			
Owner Name	[REDACTED]	Tax Billing City & State	Katy, TX
Owner Occupied	Yes	Tax Billing Zip	77493
Carrier Route	C001	Tax Billing Zip+4	3008
Tax Billing Address	2107 Legends Way		

LOCATION INFORMATION			
Subdivision	Cane Island Sec 8	Market Area	KATY - OLD TOWNE
School District Name	Katy ISD	Census Tract	6801.00
Neighborhood Code	S422368-S422368	Flood Zone Code	X
Township	Katy	Flood Zone Date	02/18/2009
MLS Area	KATY - OLD TOWNE	Flood Zone Panel	48473C0375E

TAX INFORMATION			
Parcel ID	422368-002-003-000	Block #	2
Parcel ID	R249947	% Improved	49%
Parcel ID	422368002003000	Tax Area	GWA
Lot #	3		
Legal Description	S422368 CANE ISLAND SECTION 8 BLK 2 LOT 3		
M.U.D. Information	<a href="#">Hwcm3</a>		

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Assessed Value - Total	\$316,805	\$60,500	\$160,000
Assessed Value - Land	\$160,000	\$60,500	\$160,000
Assessed Value - Improved	\$156,805		
YOY Assessed Change (\$)	\$256,305	-\$99,500	
YOY Assessed Change (%)	423.64%	-62.19%	
Market Value - Total	\$316,805	\$60,500	\$160,000
Market Value - Land	\$160,000	\$60,500	\$160,000
Market Value - Improved	\$156,805		
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$5,742		
2020	\$2,091	-\$3,651	-63.59%
2021	\$10,796	\$8,705	416.35%

Jurisdiction	Tax Rate	Tax Amount
Katy City Of	.44717	\$1,416.65
B-K Drainage Dist	.07417	\$234.96
Waller County	.57569	\$1,823.82
Waller County Fm	.02894	\$91.69
Katy ISD	1.3517	\$4,282.25
Harris Waller Co Mud #3	.93	\$2,946.29
<b>Total Estimated Tax Rate</b>	<b>3.4077</b>	

CHARACTERISTICS			
Land Use - CoreLogic	Tax: SFR MLS: Residential (NEC)	2nd Floor Sq Ft	1,805
Land Use - State	Real Residential Single Family	Porch	Open Porch
Lot Acres	0.3491	Porch Sq Ft	98
Lot Sq Ft	15,207	Patio/Deck 2 Area	690
# of Buildings	1	Parking Type	Attached Garage
Building Type	Residential	Garage Type	Attached Garage
Building Sq Ft	5,808	Garage Sq Ft	703

## Property Detail Pg.2

Gross Sq Ft	6,511	Year Built	2020
Ground Floor Sq Ft	4,003		

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Main Area	S	4,003	2020	\$175,390
Main Area - 2nd	S	1,805	2020	\$67,220
Open Porch	S	98	2020	\$1,070
Open Porch	S	690	2020	\$7,560
Att/Det Garage	S	703	2020	\$9,240

SELL SCORE			
Rating	Moderate	Value As Of	2022-07-10 07:14:59
Sell Score	574		

ESTIMATED VALUE			
RealAVM™	\$1,109,100	Confidence Score	84
RealAVM™ Range	\$1,003,200 - \$1,215,000	Forecast Standard Deviation	10
Value As Of	07/02/2022		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

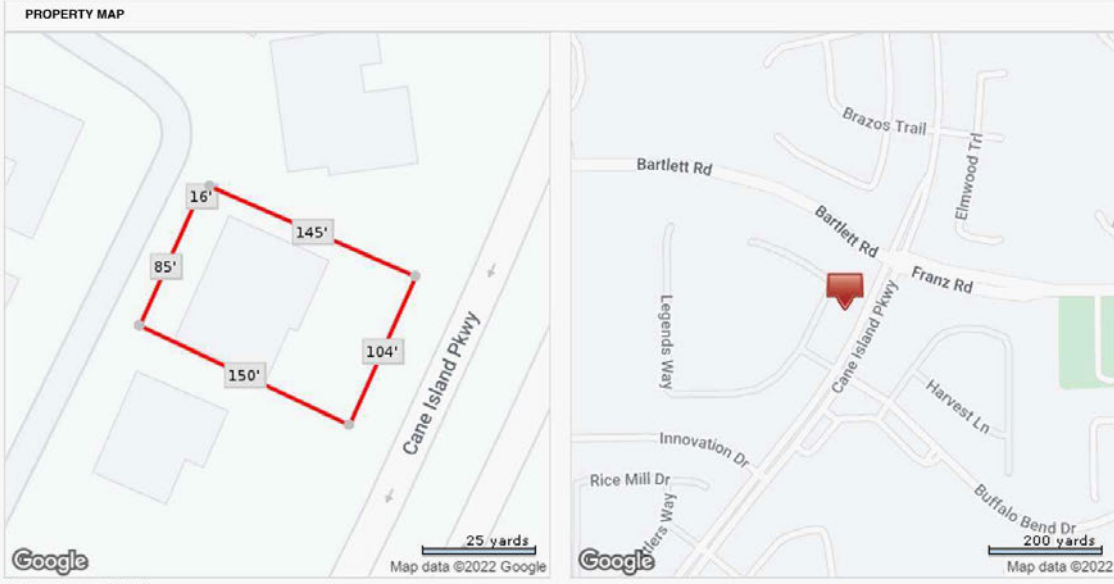
LISTING INFORMATION			
MLS Listing Number	<a href="#">73531944</a>	MLS Pending Date	10/09/2019
MLS Status	Sold	MLS Sale Date	10/21/2019
Listing Area	25	MLS Sale/Close Price	\$90,000
MLS D.O.M	105	Listing Agent	Husabenc-Ben Caballero
MLS Listing Date	06/25/2019	Listing Broker	HOMESUSA.COM
MLS Current List Price	\$110,000	Selling Agent	Nonmls-Non-Mls Agent
MLS Original List Price	\$110,000	Selling Broker	NON-MLS
MLS Status Change Date	10/24/2019		

MLS Listing #	93330363
MLS Status	Terminated
MLS Listing Date	06/25/2019
MLS Listing Price	\$110,000
MLS Orig Listing Price	\$110,000
MLS Withdr Date	06/25/2019

LAST MARKET SALE & SALES HISTORY					
Recording Date	06/15/2021	06/02/2021	09/29/2020	11/04/2019	10/17/2019
Buyer Name				Katy 850 LLC	Katy 850 LLC
Seller Name				Toll Houston Tx LLC	Toll Houston Tx LLC
Document Number	2106807	2106228	2009516	1909301	1908725
Document Type	Correction Deed	Special Warranty Deed	Special Warranty Deed	Correction Deed	Special Warranty Deed

MORTGAGE HISTORY		
Mortgage Date	06/02/2021	09/29/2020
Mortgage Amount	\$800,000	
Mortgage Lender	Republic St Mtg Co	Housing Cap Co
Mortgage Code	Conventional	
Borrower Name	Rossi Sonia E	Partners In Building Lp

# Property Detail Pg.3



\*Lot Dimensions are Estimated

# Subject Photos

Borrower	[REDACTED]						
Property Address	2107 Legends Way						
City	Katy	County	Waller	State	TX	Zip Code	77493
Lender/Client	No AMC						



**Front**



**Side**



**Side**



**Rear**



**Street**



**Street**



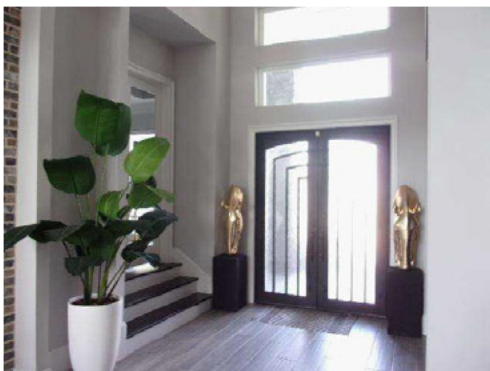
**Rear View**



**Outdoor Kitchen**



**Pool, Spa, Water Feature**



**Foyer**



**Covd Custom Patio**

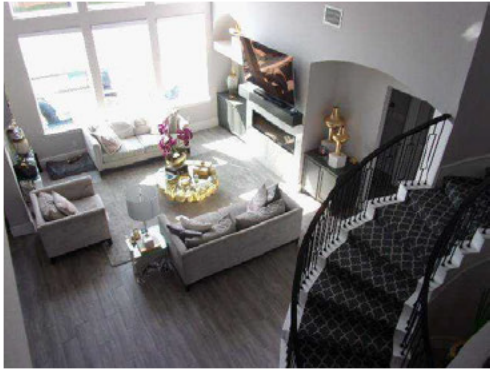


**Outdoor Firepit**



# Subject Photos

Borrower	[REDACTED]						
Property Address	2107 Legends Way						
City	Katy	County	Waller	State	TX	Zip Code	77493
Lender/Client	No AMC						



**Family Room**



**Kitchen**



**Game Room**



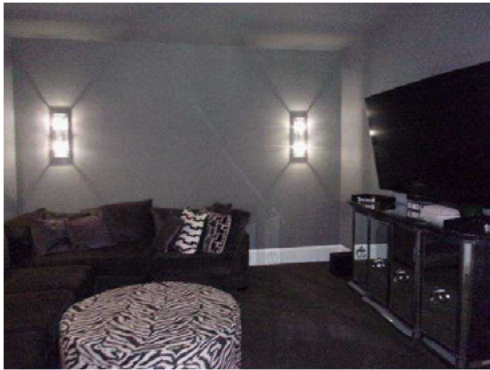
**Breakfast**



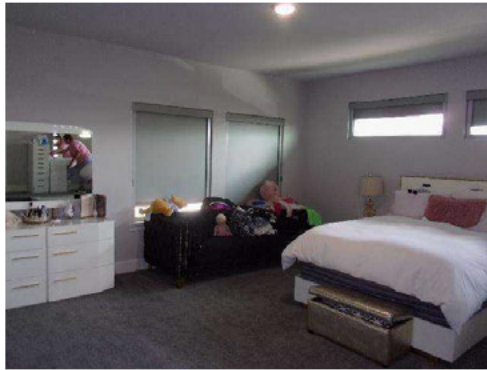
**Dining Room**



**Study**



**Media Room**



**Bedroom (Typical)**



**Bedroom**



**Den**



**Bedroom**



**Bedroom**

# Subject Photos

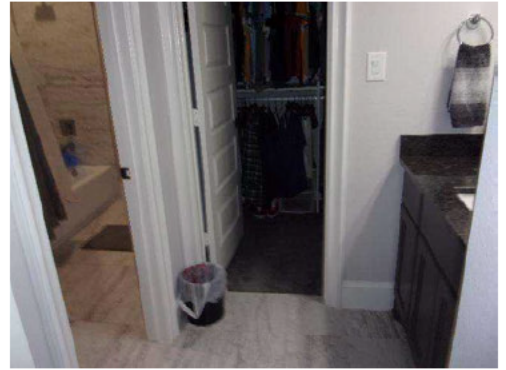
Borrower	[REDACTED]				
Property Address	2107 Legends Way				
City	Katy	County	Waller	State	TX Zip Code 77493
Lender/Client	No AMC				



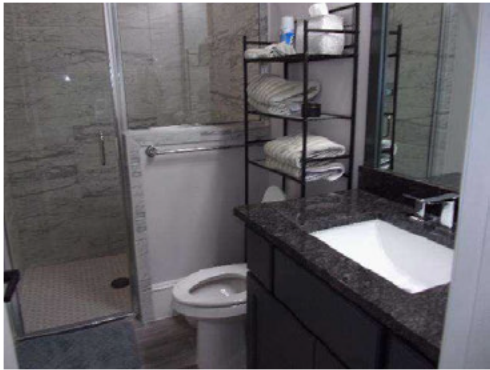
**Master Bath**



**Bath**



**Bath**



**Bath**



**1/2 Bath**



**Utility Room**



**Staircase/Grotto**



**Butler Pantry**



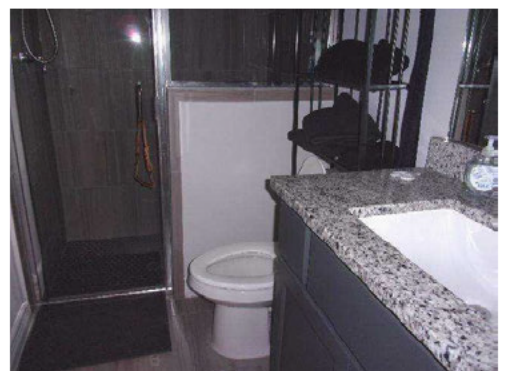
**Grotto/Wet Bar**



**Busy Rd Adjacent Rear**



**Garage Interior**



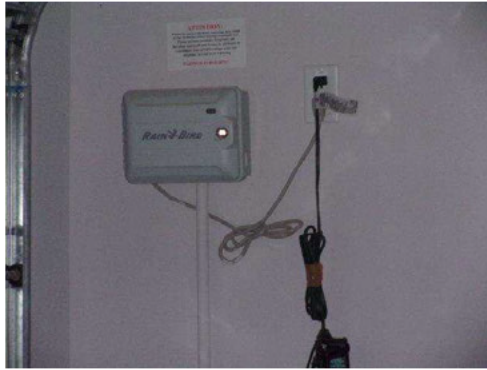
**Bathroom in Garage**

# Subject Photos

Borrower	[REDACTED]						
Property Address	2107 Legends Way						
City	Katy	County	Waller	State	TX	Zip Code	77493
Lender/Client	No AMC						



**Custom Landscaping**



**Sprinklers**



**Mosquito System**



**Tankless Water Heater**



**Attic (w/radiant barrier)**



**HVAC System**



**Gas Service**



**Pool Equipment**



**Condensing Units (typical)**



**Water Service**



**Water Treatment**



**Electric Service**

## Comparable Photos 1-3

Borrower	[REDACTED]				
Property Address	2107 Legends Way				
City	Katy	County	Waller	State	TX
Lender/Client	No AMC	Zip Code	77493		



### Comparable 1

7206 Brenta Ct	
Prox. to Subject	0.40 miles NW
Sale Price	1,200,000
Gross Living Area	6,057
Total Rooms	11
Total Bedrooms	5
Total Bathrooms	5.1
Location	N;Suburb;Interior
View	N;Res;
Site	27752 sf
Quality	Q4
Age	5



### Comparable 2

2219 Legends Way	
Prox. to Subject	0.19 miles SW
Sale Price	1,375,000
Gross Living Area	6,028
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	4.1
Location	N;Suburb;Busy Rd
View	N;Res;
Site	20255 sf
Quality	Q3
Age	5



### Comparable 3

2406 Legends Way	
Prox. to Subject	0.15 miles W
Sale Price	1,300,000
Gross Living Area	5,617
Total Rooms	11
Total Bedrooms	4
Total Bathrooms	4.1
Location	N;Suburb;WtrVw
View	N;Res;
Site	16156 sf
Quality	Q3
Age	4

## Comparable Photos 4-6

Borrower	[REDACTED]				
Property Address	2107 Legends Way				
City	Katy	County	Waller	State	TX
Lender/Client	No AMC	Zip Code	77493		



### Comparable 4

2319 Legends Way  
 Prox. to Subject 0.18 miles W  
 Sale Price 950,000  
 Gross Living Area 4,584  
 Total Rooms 10  
 Total Bedrooms 5  
 Total Bathrooms 4.0  
 Location N;Suburb;Interior  
 View N;Res;  
 Site 15002 sf  
 Quality Q3  
 Age 2



### Comparable 5

2502 Brazos Trl  
 Prox. to Subject 0.21 miles N  
 Sale Price 915,000  
 Gross Living Area 4,241  
 Total Rooms 10  
 Total Bedrooms 4  
 Total Bathrooms 4.1  
 Location N;Suburb;Interior  
 View N;Res;  
 Site 15111 sf  
 Quality Q4  
 Age 2

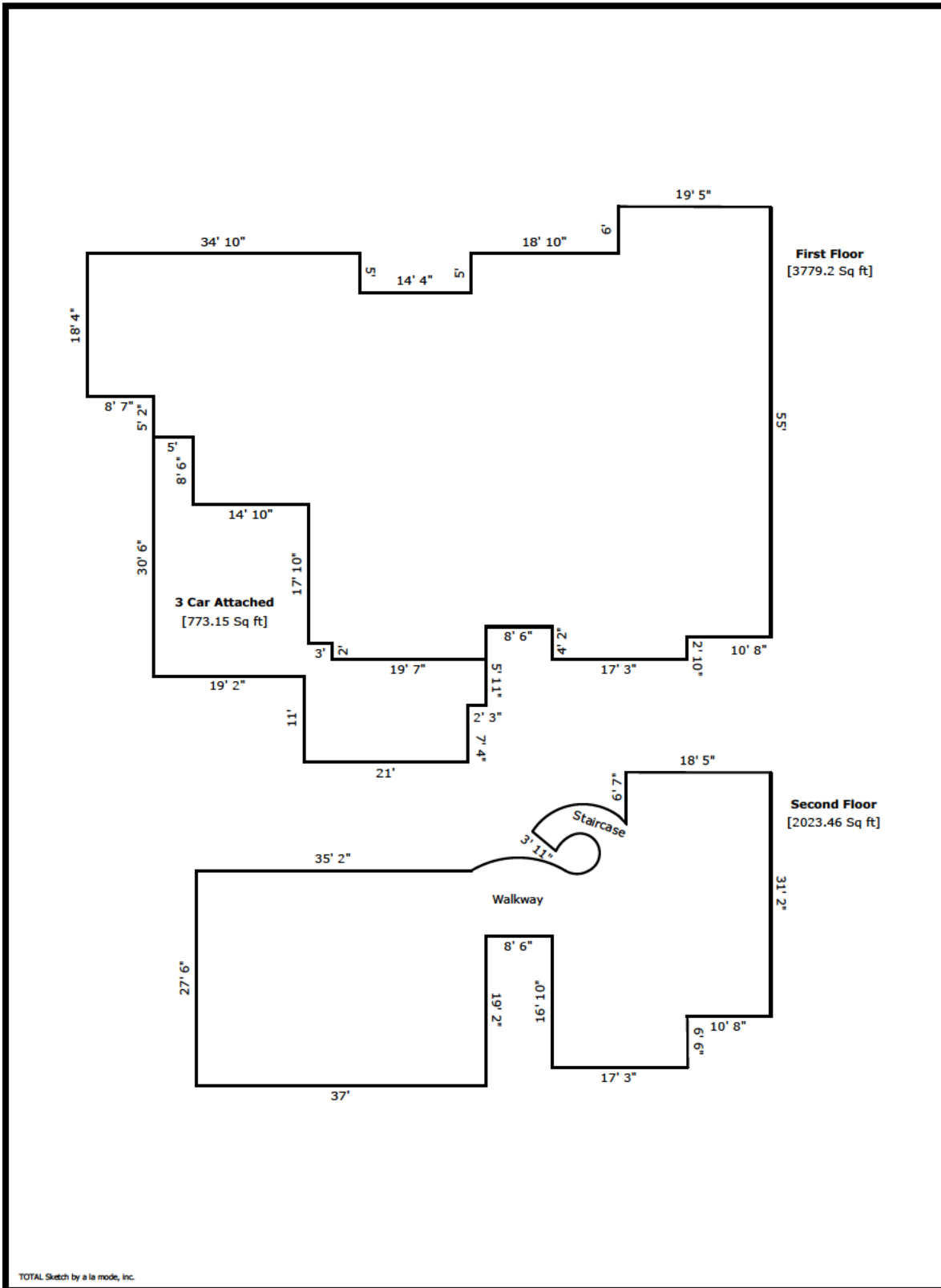


### Comparable 6

2814 Crawford Dr  
 Prox. to Subject 0.45 miles NW  
 Sale Price 880,000  
 Gross Living Area 4,687  
 Total Rooms 10  
 Total Bedrooms 5  
 Total Bathrooms 4.2  
 Location N;Suburb;Interior  
 View N;Res;  
 Site 12589 sf  
 Quality Q4  
 Age 3

# Building Sketch (Page - 1)

Borrower	[REDACTED]				
Property Address	2107 Legends Way				
City	Katy	County	Waller	State	TX
				Zip Code	77493
Lender/Client	No AMC				



TOTAL Sketch by a la mode, Inc.

## Building Sketch (Page - 2)

Borrower							
Property Address	2107 Legends Way						
City	Katy	County	Waller	State	TX	Zip Code	77493
Lender/Client	No AMC						

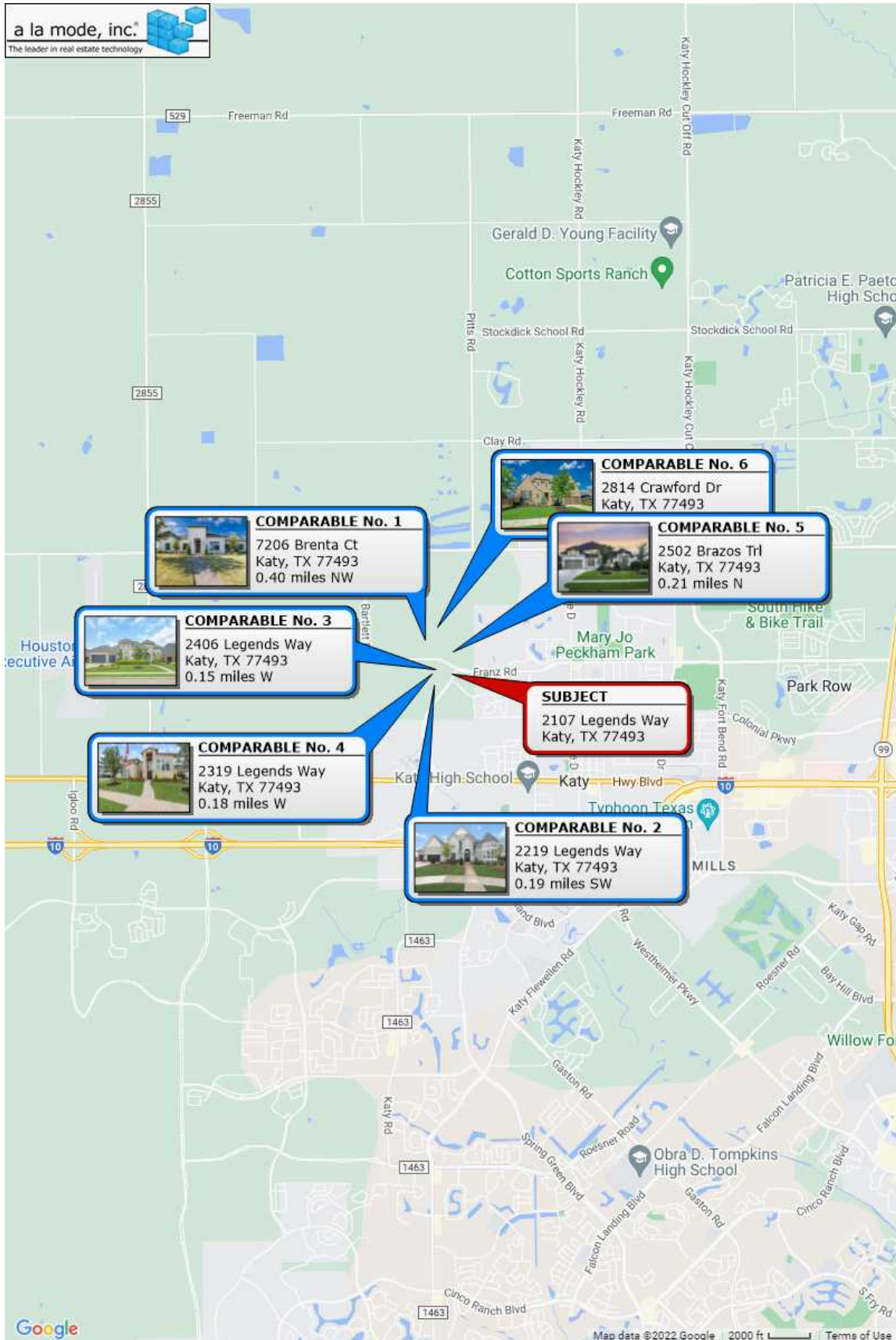
TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	3779.2 Sq ft	$18.3 \times 8.6 = 156.5$ $23.5 \times 5 = 117.5$ $32 \times 14.8 = 473.6$ $17.2 \times 2.8 = 48.3$ $19.6 \times 2 = 39.2$ $49.8 \times 6.4 = 321.2$ $44.8 \times 14.3 = 640.6$ $1.8 \times 2.1 = 3.9$ $47.7 \times 10.4 = 493.7$ $27.9 \times 49 = 1368.5$ $19.4 \times 6 = 115.7$ $0.5 \times 19.4 \times 0 = 0.5$
Second Floor	2023.5 Sq ft	$0.5 \times 18.4 \times 0 = 0.3$ $18.4 \times 6.5 = 120.5$ $0.5 \times 6.5 \times 1 = 3.2$ $0.5 \times 5.5 \times 1 = 2.8$ $25 \times 1 = 25$ $0.5 \times 0.5 \times 0.6 = 0.2$ $29.8 \times 0.5 = 14.9$ $0.5 \times 4.4 \times 2 = 4.4$ $0.5 \times 4.5 \times 2.2 = 4.9$ $23.3 \times 4.5 = 104.6$ $73.4 \times 8.4 = 612.9$ $0.5 \times 19.2 \times 0 = 0$ $37 \times 19.2 = 708.5$ $27.9 \times 10.3 = 287.4$ $0.5 \times 6.5 \times 0 = 0.1$ $17.2 \times 6.5 = 112.7$ Arc = 13.5 Negative Arc = 0.8 Negative Arc = 9.8 Negative Arc = 0.5 Arc = 18.6
<b>Total Living Area (Rounded):</b>	<b>5803 Sq ft</b>	
<b>Non-living Area</b>		
3 Car Attached	773.1 Sq ft	$5 \times 8.5 = 42.5$ $19.8 \times 17.8 = 352.4$ $5.9 \times 2.2 = 13.3$ $13.2 \times 17.4 = 229$ $3.6 \times 11 = 40.2$ $4.2 \times 22.8 = 95.8$

# Location Map

Borrower	[REDACTED]				
Property Address	2107 Legends Way				
City	Katy	County	Waller	State	TX
Lender/Client	No AMC				
				Zip Code	77493





# Flood Map

Borrower	[REDACTED]						
Property Address	2107 Legends Way						
City	Katy	County	Waller	State	TX	Zip Code	77493
Lender/Client	No AMC						



Professional Licenses



**Licensed Residential  
Real Estate Appraiser**

Appraiser: **Daniel E Smith**

License #: **TX 1350352 L**

License Expires: **12/31/2022**

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:  
Licensed Residential Real Estate Appraiser

**Chelsea Buchholtz  
Commissioner**

For additional information or to file a complaint please contact TALCB at [www.talcb.texas.gov](http://www.talcb.texas.gov).

Daniel Smith  
526 Kingwood Dr, Ste 202  
Kingwood, TX, 77339

Effective 06-17-2022 rate(s) and coverage for policy HGI-1045504-00 will be as follows:

Quote Expiration Date: 07-17-2022

**Limits:** \$1,000,000 Each Claim / \$1,000,000 Aggregate  
**Retention:** \$1,000 Each Claim

**Prior Acts For:**

Insured Service Name	Prior Acts Type	Retroactive Date
Appraisal of 1-4 unit residential properties.	Match Priors	

Policy Endorsement	Form Number
Commercial Lines Policy Jacket	HDI E&O JACKET (0120)
Professional Liability Application	HDI-3006 (0818)
Real Estate Services Errors & Omissions Liability Insurance Policy	HDI-EO1009 (0818)
Important Notice - Texas	HDI-0258 (0717)
Discrimination Indemnity and Defense Coverage - \$1,000,000	HDI-0314 (0717)
Contingent Liability Coverage - \$100,000	HDI-0311 (0717)
Additional Insured Endorsement	HDI-0306 (0717)
Broad Form Real Estate Services	HDI-0342 (0717)
Reimbursement of Expenses - \$50,000	
Disciplinary Proceedings - \$50,000	
Public Relations Advisory - \$50,000	
Subpoena Assistance - \$30,000	
First Party Cyber Liability - \$50,000	
Not for Profit Directors Coverage - \$30,000	
Texas Loss Control Notice	HDI-0259 (0121)

**Professional Licenses**



TEXAS REAL ESTATE COMMISSION

**Daniel E Smith**  
**19747 US-59 Ste 215**  
**HUMBLE, TX 77338**

## Real Estate Broker License

Broker License #: **684607**  
License Expires: **03/31/2023**

Having provided satisfactory evidence of the qualifications required by the Texas Real Estate License Act, Occupations Code, Chapter 1101, authorization is granted to use this title: Real Estate Broker

For additional information or to file a complaint please contact TREC at [www.trec.texas.gov](http://www.trec.texas.gov).

**Chelsea Buchholtz**  
Executive Director



TEXAS REAL ESTATE COMMISSION

**Daniel E Smith**  
**526 Kingwood Dr Ste 202**  
**KINGWOOD, TX 77339**

## Professional Inspector License

PI License #: **23426**  
License Expires: **11/30/2022**

Having provided satisfactory evidence of the qualifications required by the Texas Real Estate License Act, Occupations Code, Chapter 1102, authorization is granted to use this title: Professional Inspector

For additional information or to file a complaint please contact TREC at [www.trec.texas.gov](http://www.trec.texas.gov).

**Chelsea Buchholtz**  
Executive Director

# Appraiser Credentials pg-1

DANIEL E. SMITH  
526 KINGWOOD DR, STE 202  
KINGWOOD TX, 77339 · 281-815-2881  
[DAN@BTRCONSULTINGLLC.COM](mailto:DAN@BTRCONSULTINGLLC.COM)

## Professional Experience

2017 – PRESENT

BTR Consulting, LLC - **CO-OWNER/CONSULTANT/APPRaiser/INSPECTOR**

Appraisal of numerous types of Residential properties including Single-Family, Condos, Vacant Land, Manufactured/Modular Homes and Multi-Family properties. Assist with Commercial site visits, building measurements, data collection and comparable sales research for commercial assignments. Supervise the call center while coordinating appraisal assignments to multiple appraisers. Review client orders supervise Appraisal & Inspection services with multiple appraisers and inspectors while coordinating report revisions with Banks, Lenders, Investors, Brokers and AMC's.

2017 – PRESENT

BLUE TAG REALTY, LLC – **CO-OWNER/BROKER®**

Client relations, CMA generation and Consulting for property sales. Website development with MLS integration, coordinating marketing campaigns, materials, and brochures. Daily operations and oversight of multiple agents, sales, procedures, and policies. Manager of advertisement including squeeze pages, Facebook and PPC campaigns for SEO optimization.

2014 – 2017

MD Anderson Cancer Center - **ACUTE MYELOID LEUKEMIA (FULL REMISSION)**

2008 – 2014

Texas Home Appraisers – **CO-OWNER / CONSULTANT / COORDINATOR**

Supervised the call center while coordinating appraisal assignments to multiple appraisers. Review of client orders & SOW applications performed dispatch functions and coordinated file revisions with underwriters and AMC's. Retrieved county records, MLS data, downloaded location maps and was responsible for data entry on appraisal forms. Processed appraisal orders and coordinated assignments to multiple appraisers.

2003 – 2008

Houston Appraisal Company – **MARKETING MANAGER / CONSULTANT / COORDINATOR**

Supervised the call center while coordinating appraisal assignments to multiple appraisers. Reviewed client orders & SOW performed dispatch functions and coordinated file revisions with underwriters and AMC's. Retrieved county records, MLS data, downloaded location maps and was responsible for data entry on appraisal forms. Processed appraisal orders and coordinated assignments to multiple appraisers. Reviewed new client orders/applications while designing the company website, marketing materials and brochures. Researched and implemented paid marketing campaigns including Facebook, Google and Bing.

2000 – 2003

Holste & Associates - **HVAC DESIGNER / PIPING DESIGNER / CAD MANAGER**

HVAC & Piping Design for various Public/Commercial Buildings, Education Institutions and Retail Projects. Project coordination with multiple consulting firms, architects, and structural engineers. On-site evaluations, daily design & production of new construction and demolition documents along with specifications. Tasked with updating and implementing new CAD standards for existing employees and new trainees. Tablet/Puck configurations, LISP routines, server/network connections, batch plots and PLOTTER management.

1996 – 2000

R.H. George & Associates - **HVAC & PIPING DESIGNER**

HVAC & Piping Design for various Public/Commercial Buildings, Education Institutions and Retail Projects. Project coordination with multiple consulting firms, architects, and structural engineers. On-site evaluations, daily design & production of new construction and demolition documents along with specifications.

1992 – 1996

Austin Industrial - **CONTRACT PROCESS OPERATOR/PIPE FITTER**

Process Operator at FINA in La Porte, Industrial maintenance, and industrial construction at various job locations throughout the Houston, Pasadena, Deer Park and Baytown areas. Shipping/Receiving chemical product in rail cars and tanker trucks. Also responsible for sample collections and testing in house prior to product transfers.

# Appraiser Credentials pg-2

## Education and certifications

2019-Attending

BBA Finance and Minor in Real Estate, U of H, C.T. Bauer College of Business

2017-2018

Associate of Arts (AA), Lone Star College

1996-1997

Engineering & Drafting Technology, San Jacinto College

1991-1992

Chemical Process Technology, San Jacinto College

### Professional Licenses:

**TALCB** (#1341620) Licensed Residential Appraiser

**TREC** (#23426) Professional Home Inspector

**TREC** (#684607) BROKER

### Designations:

**(SRS)** Seller Representative Specialist

**(MRP)** Military Relocation Professional

**(PSA)** Pricing Strategy Advisor

**(ABR)** Accredited Buyer's Representative

**(CHMS)** Certified Home Marketing Specialist

## Activities

2017 – Present

**Agents for Action** – Executive member

Procurement and delivery of donations, charitable activities and local community involvement.

2015 – Present

**Leukemia Warriors, Inc** – Founding member

Crowd funding with online patient sponsorship through website development. Procurement of corporate sponsorship to facilitate fund raising at community events.

## Additional Education (see attached summary documents)

Real Estate Education (883 hours)

Appraisal Education (356 hours)

Inspection Education (427 hours)

# Appraiser Credentials pg-3

## Real Estate Education - (883 hours)

### Realty Classes:

- 30hr - Principals of Real Estate 1 (SAE)
- 30hr - Principals of Real Estate 2 (SAE)
- 30hr - Real Estate Finance 1 (SAE)
- 30hr - Promulgated Contracts (SAE)
- 30hr - Law of Contracts (SAE)
- 30hr - Law of Agency (SAE)
  - 4hr - TREC Legal Update 1 (CE)
  - 4hr - TREC Legal Update 2 (CE)
- 30hr - Real Estate Inspection (SAE)
- 30hr - Real Estate Brokerage (SAE)
  - 6hr - Foundations of Real Estate Finance (CE)
  - 6hr - Contract to Keys: The Mortgage Process (CE)
  - 3hr - MLS/HAR Platinum Tools (CE)
  - 3hr - Closing & Settlement Costs (CE)
  - 5hr - Contracts, Purchases and Sales Agreements (CE)
  - 3hr - Real Property Ownership and Land Use (CE)
- 30hr - Property Management I (SAE)
  - 3hr - Liens, Taxes and Foreclosures (CE)
  - 3hr - Using Retirement Assets to purchase RE (CE)
  - 3hr - Understanding Today's Investor (CE)
  - 4hr - Tax Favorable RE Transactions (CE)
  - 4hr - Environmental Hazards (CE)
  - 3hr - TILA/RESPA Integrated Disclosure Rule (CE)
  - 4hr - FHA Handbook for RE Professionals (CE)
- 14hr - Seller Representative Specialist (CE)
  - 3hr - Americans with Disabilities Act (CE)
- 10hr - Military Relocation Professional (CE)
  - 8hr - Pricing Strategy Advisor (CE)
  - 6hr - Truth About Mold v3.0 (CE)
- 3hr - Anatomy of a Commercial Building (CE)
- 3hr - Introduction to Commercial RE Sales (CE)
- 3hr - Investment Strategies in Commercial RE (CE)
- 3hr - Commercial Landlord Representation (CE)
- 3hr - Introduction to Commercial RE Sales V4 (CE)
- 3hr - The Property Management Primer (CE)
- 3hr - Client Advocacy in Commercial RE (CE)
- 3hr - Real Estate Investors and Your Business (CE)
- 3hr - Property Management: The Next Generation (CE)
- 4hr - Residential Property Management Essentials (CE)
- 9hr - Certified Home Marketing Specialist (CE)
  - 3hr - How to work with Real Estate Investors - Part 1 (CE)
  - 3hr - Getting Down to the Facts About Fair Housing (CE)
  - 3hr - Know the Code: Your Guide to the Code of Ethics (CE)
  - 4hr - Housing for Low-Moderate Income Buyers (CE)
  - 3hr - Discover the Value of 1031 Tax Deferral (CE)
  - 3hr - A New Look at Contract Law (CE)
  - 3hr - How to Conduct Paperless Transactions (CE)
- 3hr - Social Media: Reaching & Networking the Affluent (CE)
- 4hr - Millennials Changing Real Estate: Are You Ready (CE)
- 4hr - Technology, Relationships & the Digital Consumer (CE)
  - 3hr - The Basics of Land Management (CE)
- 15hr - Accredited Buyers Representative (CE)
- 30hr - Appraisal Principals (SAE)
- 30hr - Appraisal Procedures (SAE)
- 30hr - Residential Site Valuation & Cost Approach (SAE)
- 30hr - Residential Sales Comparison & Income Approach (SAE)
  - 3hr - Technology can ruin your Real Estate Business (CE)
  - 2hr - Helping Buyers narrow in on their Dream Home (CE)
- 30hr - Market Analysis & Highest Best Use (SAE)
  - 4hr - MLS/HAR Matrix Overview (CE)
- 30hr - Real Estate Math (SAE)
- 30hr - Real Estate Law (SAE)
  - 6hr - Broker Responsibility Course (CE)
- 30hr - Real Estate Marketing Commercial (SAE)
- 10hr - Insider's Guide to Commercial Real Estate (CE)
- 30hr - Real Estate Marketing (SAE)
- 30hr - Real Estate Investments (SAE)
  - 3hr - How to work with Real Estate Investors-Part 2 (SAE)
  - 4hr - Real Estate Investing-Beyond Basics (SAE)
  - 4hr - Putting together a 1031 Exchange (CE)
  - 3hr - Uncovering the Facts About Mortgage Financing
  - 4hr - Flood Insurance: Gulf of Mexico Region Specific
  - 3hr - Doctor's In: Diagnosing Your Risk Management
  - 4hr - Texas Negotiation Law
  - 3hr - Transaction Control
  - 3hr - Commercial Letters of Intent 101 (CE)
  - 2hr - How to NOT practice law on Commercial Forms (CE)
  - 4hr - TREC Legal Update 1 (2020-2021)
  - 4hr - TREC Legal Update 2 (2020-2021)
  - 6hr - Broker Responsibility Course (2019-2020)
  - 3hr - New Look at Contract Law
  - 2hr - Writing & Understanding Policy Procedure Manuals
  - 3hr - Top Issues Facing Brokerages Today
- 30hr - Real Estate Brokerage (SAE)
- 10hr - Farm & Ranch Properties

# Appraiser Credentials pg-4

## Appraiser Education - (356 hours)

### Appraisal Classes:

4hr - Texas Appraiser Trainee Supervisory Course  
30hr - Appraisal Principals (AQE)  
30hr - Appraisal Procedures (AQE)  
15hr - Residential Site Valuation & Cost Approach (AQE)  
30hr - Residential Sale Comparison & Income Approach (AQE)  
15hr - Residential Report Writing & Case Studies (AQE)  
15hr - Market Analysis & Highest Best Use (AQE)  
15hr - USPAP 2016-2017 Residential (USPAP)  
2hr - Introduction to Legal Descriptions (CE)  
2hr - Introduction to Uniform Appraisal Dataset (CE)  
4hr - Manufactured Home Appraisal (CE)  
7hr - Understanding Residential Construction (CE)  
4hr - Divorce & Estate Appraisals: Non-Lender Work (CE)  
3hr - The Dirty Dozen (CE)  
7hr - Residential Property Inspection for Appraisers (CE)  
3hr - Supporting Your Adjustments: For Appraisers (CE)  
4hr - That's a Violation (CE)  
5hr - Essential Elements of Disclosures and Disclaimers (CE)  
7hr - Residential Report Writing: More than Forms (CE)

4hr - Evaluations, Desktops & Limited Scope Appraisals (CE)  
6hr - Managing Appraiser Liability (CE)  
7hr - ANSI Home Measurement, Power of Price/SF (CE)  
7hr - Appraisal of REO and Foreclosure Properties (CE)  
7hr - Complex Properties: The Odd Side of Appraisals (CE)  
6hr - Relocation Appraisal & The ERC Form (CE)  
4hr - Intro to Expert Witness Testimony for Appraisers (CE)  
7hr - Land and Site Evaluation (CE)  
7hr - The Cost Approach (CE)  
7hr - The Sales Comparison Approach (CE)  
7hr - The Income Approach: An Overview (CE)  
7hr - Avoiding Mortgage Fraud for Appraisers (CE)  
7hr - Residential Appraisal Review & USPAP Compliance (CE)  
7hr - Evaluating Residential Appraisals: Reliable Review (CE)  
15hr - Advanced Residential Applications & Case Studies (CE)  
15hr - Appraisal Subject Matter Electives (CE)  
20hr - Statistics, Modeling and Finance (CE)  
7hr - USPAP 2018-2019 Update (USPAP)  
7hr - USPAP 2020-2021 Update (USPAP)

## Inspector Education - (427 hours)

### Inspection Classes (90hr):

8hr - Appliances (IQE)  
10hr - Building Enclosures (IQE)  
10hr - Electrical (IQE)  
8hr - Framing (IQE)  
10hr - Foundations/Structure (IQE)  
10hr - HVAC (IQE)  
8hr - Plumbing (IQE)  
10hr - Roofing (IQE)  
4hr - Report Writing (IQE)  
4hr - Standards of Practice General Provisions (IQE)  
8hr - Texas Legal/Ethics (IQE)

### Inspection Classes (40hr):

8hr - Building Enclosures (IQE)  
8hr - Electrical (IQE)  
4hr - Mechanical (IQE)  
4hr - Plumbing (IQE)  
8hr - Report Form/Report Writing (IQE)  
8hr - Standard of Practice Legal/Ethics Update (IQE)

### Inspection Classes (200hr):

6hr - Appliances (IQE)  
6hr - Other Approved Courses (IQE)

8hr - Standards of Practice Legal/Ethics Update (IQE)  
8hr - Standard Report Form/Report Writing (IQE)  
24hr - Building Enclosure (IQE)  
24hr - Electrical Systems (IQE)  
30hr - Foundation Systems (IQE)  
30hr - Framing (IQE)  
24hr - HVAC Systems (IQE)  
16hr - Plumbing (IQE)  
24hr - Roof Systems (IQE)

### Additional Inspection Classes (33hr):

24hr - Home Inspector Interactive Training (IQE)  
40hr - Home Inspector Field Training "Ride-Along" (IQE)  
16hr - Certified Pool Operator/Inspector  
2hr - Radon Inspection for Residential Properties  
1hr - Inspecting Residential Septic Systems  
4hr - Residential Sewage Disposal Systems  
2hr - Ethical Practice for Home Inspectors  
4hr - Standards of Practice Review (2019 - 2021)  
4hr - Inspector Legal & Ethics (2019 - 2021)