

Uniform Residential Appraisal Report

SALES COMPARISON ANALYSIS

There are 66 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 160,000 to \$ 1,035,000 .

There are 43 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 165,000 to \$ 995,000 .

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	5722 W 43rd Houston, TX 77092	6003 W 43rd Houston, TX 77092			5603 Hileah Drive Houston, TX 77092			6218 Rena Street Houston, TX 77092		
Proximity to Subject		0.13 miles W			0.74 miles SE			0.79 miles NW		
Sale Price	\$	\$ 480,000			\$ 461,850			\$ 480,500		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 245.02 sq. ft.			\$ 226.40 sq. ft.			\$ 216.73 sq. ft.		
Data Source(s)		HARMLS#89236083;DOM 66			HARMLS#15070297;DOM 28			MLS#45642254;DOM 4		
Verification Source(s)		MLS;CAD			MLS;CAD			CAD;MLS		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment			
Sale or Financing		ArmLth		ArmLth		ArmLth				
Concessions		Conv;5000	-5,000	Caonv;3150	-3,150	Conv;8500	-8,500			
Date of Sale/Time		s10/24;c10/24		s09/24;c08/24		s06/24;c05/24				
Location	N;Res;	N;Res;		N;Res;		N;Res;				
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Site	7848 sf	10624 sf	-41,640	7200 sf	+9,720	6552 sf	+19,440			
View	N;Res;	N;Res;		N;Res;		N;Res;				
Design (Style)	DT1.0;Traditional	DT1.0;Traditional		DT1.0;Traditional		DT1.0;Traditional				
Quality of Construction	Q4	Q4		Q4		Q4				
Actual Age	67	64	-1,500	61	-3,000	51	-8,000			
Condition	C3	C3		C3		C3				
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths				
Room Count	8 4 2.1	7 4 2.0	+2,000	7 5 3.0	-2,000	7 4 2.0	+2,000			
Gross Living Area	2,051 sq. ft.	1,959 sq. ft.	+4,600	2,040 sq. ft.	+550	2,217 sq. ft.	-8,300			
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf				
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC				
Energy Efficient Items	Ceiling Fans	Ceiling Fans		Ceiling Fans		Ceiling Fans				
Garage/Carport	2ga2dw	2cp2dw	+4,000	2ga2dw		2ga2dw				
Porch/Patio/Deck	CPrch, CPto	CPrch, CPto		OPto	+1,500	OPto	+1,500			
Fireplaces	1	0	+3,500	1		1				
Additional Features	Storage, Fnc	Storage, Fnc		Fence	+500	Fence	+500			
Net Adjustment (Total)		+ X -	\$ -34,040	X + -	\$ 4,120	+ X -	\$ -1,360			
Adjusted Sale Price of Comparables		Net Adj: -7% Gross Adj : 13%	\$ 445,960	Net Adj: 1% Gross Adj: 4%	\$ 465,970	Net Adj: 0% Gross Adj: 10%	\$ 479,140			
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) MLS;CAD, however the client states that he purchased the property in 2022.										
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) MLS;CAD										
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	CAD		CAD		CAD				
Effective Date of Data Source(s)	10/27/2024	10/27/2024		10/27/2024		10/27/2024				
Analysis of prior sale or transfer history of the subject property and comparable sales Per MLS and CAD, there have been no prior sales of the subject property within the past three years, however client states that they purchased it in 2022. Per MLS and CAD there have been no prior sales of the comparable sales within the past year.										
Summary of Sales Comparison Approach The comparable sales approach is given the most weight as it best reflects actual actions of buyers and sellers in the market. The cost approach is typically reliant on the replacement cost, site value, and depreciation. The cost approach is not necessary for credible results due to the age of the improvements and that there is sufficient data present. Data is inadequate for reliable use of the income approach as homes in this area and value range are typically purchased for their value in use rather than income production. The homes in the market area are similar in quality, age, and condition. The cost and income approach were not developed.										
Indicated Value by Sales Comparison Approach \$ 464,000										
Indicated Value by: Sales Comparison Approach \$ 464,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$										
See Attached Addendum										
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:										
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 \$ 464,000 , as of 10/18/2024 , which is the date of inspection and the effective date of this appraisal.										

RECONCILIATION