Uniform Residential Appraisal Report

File No. JF2410004R Case No. Isomertx LLX

	iparable properties curre	ently offered for sale in t	the subject neighbo	orhood ranging	in price ii		275 (CCC) (CARTON) V.T.	1,035	930(C) 034(F)	
						65,000 to\$ 995,000 .				
FEATURE SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2			COMPARABLE SALE # 3			
Address 5722 W 43rd		6003 W 43rd		5603 Hileah Drive			6218 Rena Street			
A THE RESERVE TO THE PARTY OF T	on, TX 77092	Houston, T		Houston, TX 77092			Houston, TX 77092			
Proximity to Subject		0.13 mil	Market Assessment		0.74 mile		0.1	0.79 miles NW		
Sale Price	\$ 0.00	\$	480,000	A 000	\$	461,850	\$ 480,500			
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.		q. ft.	\$ 226.		q. ft.	\$ 216.73 sq. ft.			
Data Source(s)			6083;DOM 66	HARML		297;DOM 28	MLS#45642254;DOM 4 CAD;MLS			
Verification Source(s)	DECODIDATION	MLS;C		DECODIO	MLS;C	111111		22.77.27		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	1755	21/28/	+(-) \$ Adjustment	TOTAL STATE	25	+(-) \$ Adjustment	
Sale or Financing		ArmLth	5,000	Arml	William Control	2 450	ArmLth Conv;8500		9.500	
Concessions Data of Sala/Time		Conv;5000	-5,000		La Transcription (-3,150			-8,500	
Date of Sale/Time	NiDoo	s10/24;c10/24		s09/24;c			s06/24;c05/24 N;Res;			
Location	N;Res;	N;Res;		N;Re	100		122 230 M			
Leasehold/Fee Simple	Fee Simple	Fee Simple	41 640	Fee Si		+0.720	Fee Simple		+19,440	
Site	7848 sf N;Res;	10624 sf N;Res;	-41,640	7200 N;Re	C185	+9,720	6552 sf N;Res;		+19,440	
View Design (Style)	DT1.0;Traditional	DT1.0;Traditional		i	- X		DT1.0;Traditional			
Quality of Construction	Q4	Q4		DT1.0;Traditional Q4			Q4			
	67	64	-1,500			-3,000		73	-8,000	
Actual Age Condition	C3	C3	-1,500	C3		-3,000	C3	8	-0,000	
Above Grade	Total Bdrms Baths	Total Bdrms. Baths		Total Bdrms			Total Bdrms.	Baths		
Room Count	8 4 2.1	7 4 2.0	+2,000		3.0	-2,000		2.0	+2,000	
Gross Living Area	2,051 sq. ft.				sq. ft.	+550		sq. ft.	-8,300	
Basement & Finished	0sf	0sf	14,000	0st		. 550	0sf	Sq. It.	-0,000	
Rooms Below Grade	USI	031		03			031			
Functional Utility	Average	Average		Avera	age		Averag	16		
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/0	10.00		FWA/CAC			
Energy Efficient Items	Ceiling Fans	Ceiling Fans		Ceiling			Ceiling Fans			
Garage/Carport	2ga2dw	2cp2dw	+4,000					2ga2dw		
Porch/Patio/Deck	CPrch, CPto	CPrch, CPto	1,000	OPt		+1,500			+1,500	
Fireplaces	1	0	+3,500			,,,,,,	1	-	1,000	
Additional Features	Storage, Fnc	Storage, Fnc		Fend	ce	+500	Fence	9	+500	
Net Adjustment (Total)		+ X -	\$ -34,040	X +		\$ 4,120	+ X -	3	\$ -1,360	
Adjusted Sale Price		Net Adj: -7%		Net Adj: 1%	6		Net Adj: 0%	Ĭ	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
of Comparables		Gross Adj : 13%	\$ 445,960	Gross Adj:		And the second s	Gross Adj: 1		\$ 479,140	
	esearch the sale or trans					\$175				
15 15 15 15 15 15 15 15 15 15 15 15 15 1										
24 30 87	ાર્									
My research did X	did not reveal any prio	r sales or transfers of th	ne subject property	for the three y	ears prior	to the effective da	te of this apprai	sal.		
Data source(s) MLS;C/	AD, however the clie	ent states that he pu	urchased the pr	operty in 20	22.					
My research did X	did not reveal any prio	or sales or transfers of the	ne comparable sale	s for the year	prior to the	e date of sale of the	e comparable s	ale.		
Data source(s) MLS;C/	4D		· ·	70						
Report the results of the r	esearch and analysis of	the prior sale or transfe	r history of the sub	ject property a	and compa	rable sales (report	additional prior	sales or	n page 3).	
ITEM	SUI	BJECT	COMPARABLE S	SALE #1	COM	PARABLE SALE #	2 CO	MPARA	BLE SALE #3	
Date of Prior Sale/Transfe	er				ă.					
Price of Prior Sale/Transf										
Data Source(s)	The second secon		CAD			CAD	CAD			
			7/2024 10/27/2		The first of the second		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	Sala and Sala sala sala sala sala sala sala sala	nt states that they p	urchased it in 2	022. Per M	LS and	CAD there have	e been no pri	or sale	s of the	
comparable sales within the past year.										
31.9										
The state of the s										
S	wises Assess to The	comparable sales	annraach is sim	on the man	wolsk	as it host reflect	te natual aut	one of	huner and	
Summary of Sales Compa	78.100 F. 1.1.200 F. 100.000 F. 1	comparable sales	1 6 - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1575				50.00	
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