

APPRAISAL OF REAL PROPERTY



LOCATED AT

145 Bridgeway
Onalaska, TX 77360
Bridgeview Block 2, Lot 3 and 4

FOR

Scott Eldridge - Executor of the Dale and Carol Eldridge Estate
4111 Deep Stone Court
College Station, TX 77845

OPINION OF VALUE

388,000

AS OF

09/18/2025

BY

Amy Elliott Poe
Pineywoods Real Estate Services, LLC
190 Ashton Bend
Livingston, TX 77351
(936) 328-9396
pineywoodsappraiser@protonmail.com

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 251037

SUBJECT	Property Address: 145 Bridgeway		City: Onalaska		State: TX		Zip Code: 77360																																																												
	County: Polk		Legal Description: Bridgeview Block 2, Lot 3 and 4																																																																
			Assessor's Parcel #: 24569																																																																
	Tax Year: 2025		R.E. Taxes: \$ 7,875		Special Assessments: \$		Borrower (if applicable): N/A																																																												
ASSIGNMENT	Current Owner of Record: Dale and Carol Eldridge																																																																		
	Project Type: ☒ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe)		Occupant: ☒ Owner ☐ Tenant ☐ Vacant ☐ Manufactured Housing		HOA: \$ 240 ☒ per year ☐ per month																																																														
	Market Area Name: Lake Livingston		Map Reference:		Census Tract: 2102.06																																																														
	The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)																																																																		
MARKET AREA DESCRIPTION	This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective																																																																		
	Approaches developed for this appraisal: ☒ Sales Comparison Approach ☒ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)																																																																		
	Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)																																																																		
	Intended Use: The intended use of this appraisal report is to determine market value of estate property to assist the client and intended users in matters related to its sale																																																																		
SITE DESCRIPTION	Intended User(s) (by name or type): Client																																																																		
	Client: Scott Eldridge - Executor of the Dale and Carol Eldridge Estate				Address:																																																														
	Appraiser: Amy Elliott Poe				Address: 190 Ashton Bend, Livingston, TX 77351																																																														
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Location: ☐ Urban ☐ Suburban ☒ Rural</td> <td rowspan="5"> Predominant Occupancy ☒ Owner 70 ☐ Tenant ☐ Vacant (0-5%) ☒ Vacant (>5%) </td> <td colspan="2">One-Unit Housing</td> <td colspan="2">Present Land Use</td> <td colspan="2">Change in Land Use</td> </tr> <tr> <td>Built up: ☐ Over 75% ☒ 25-75% ☐ Under 25%</td> <td>PRICE \$(000)</td> <td>AGE (yrs)</td> <td>One-Unit 75 %</td> <td colspan="3">☒ Not Likely</td> </tr> <tr> <td>Growth rate: ☐ Rapid ☒ Stable ☐ Slow</td> <td>195 Low 56</td> <td></td> <td>2-4 Unit %</td> <td colspan="3">☐ Likely * ☐ In Process *</td> </tr> <tr> <td>Property values: ☐ Increasing ☐ Stable ☒ Declining</td> <td>438 High 0</td> <td></td> <td>Multi-Unit %</td> <td colspan="3"></td> </tr> <tr> <td>Demand/supply: ☐ Shortage ☐ In Balance ☒ Over Supply</td> <td>298 Pred 16</td> <td></td> <td>Comm'l %</td> <td colspan="3"></td> </tr> <tr> <td>Marketing time: ☐ Under 3 Mos. ☒ 3-6 Mos. ☐ Over 6 Mos.</td> <td></td> <td></td> <td>Vacant 25 %</td> <td colspan="3"></td> <td></td> </tr> </table>								Location: ☐ Urban ☐ Suburban ☒ Rural	Predominant Occupancy ☒ Owner 70 ☐ Tenant ☐ Vacant (0-5%) ☒ Vacant (>5%)	One-Unit Housing		Present Land Use		Change in Land Use		Built up: ☐ Over 75% ☒ 25-75% ☐ Under 25%	PRICE \$(000)	AGE (yrs)	One-Unit 75 %	☒ Not Likely			Growth rate: ☐ Rapid ☒ Stable ☐ Slow	195 Low 56		2-4 Unit %	☐ Likely * ☐ In Process *			Property values: ☐ Increasing ☐ Stable ☒ Declining	438 High 0		Multi-Unit %				Demand/supply: ☐ Shortage ☐ In Balance ☒ Over Supply	298 Pred 16		Comm'l %				Marketing time: ☐ Under 3 Mos. ☒ 3-6 Mos. ☐ Over 6 Mos.			Vacant 25 %																			
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Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Market Area Boundaries include all properties in the Onalaska zip code. Search was expanded outside of the market area in order to find a comparable a gla within 10% of the subject's gla.																																																																			
Polk County Population in 2023 - 51780. Housing units as of July 1, 2023 - 27,447. Owner occupied housing unit rate - 78.0%. Number of Household 2018-2022 is 18,033. Household income in Polk County (2023) - \$59,066. 5% unemployment rate as of July 2025.																																																																			
The Polk County real estate market has a current oversupply (as shown in chart in supplemental addendum). Paired sales have shown current homes in Onalaska to have a -5% value as compared to sale																																																																			
DESCRIPTION OF THE IMPROVEMENTS	Dimensions: See attached		Site Area: 22,523																																																																
	Zoning Classification: No Zoning		Description: No Zoning																																																																
	Zoning Compliance: ☐ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☒ No zoning																																																																		
	Are CC&Rs applicable? ☒ Yes ☐ No ☐ Unknown		Have the documents been reviewed? ☒ Yes ☐ No																																																																
Ground Rent (if applicable) \$ /																																																																			
Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)																																																																			
Actual Use as of Effective Date: Residential Use as appraised in this report: Residential																																																																			
Summary of Highest & Best Use: See Attached Addenda																																																																			
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Storm Sewer	☐	☐	None	Alley	None	☐	☐																																																												
Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)																																																																			
FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 48373C0300C FEMA Map Date 9/3/2010																																																																			
Site Comments: There are no adverse easements or encroachments evident: a survey would be necessary to determine whether any exist: no survey was provided. Utility easements are assumed.																																																																			
DESCRIPTION OF THE IMPROVEMENTS	General Description		Exterior Description		Foundation		Basement ☒ None		Heating																																																										
	# of Units 1 ☐ Acc.Unit		Foundation Slab		Slab Yes		Area Sq. Ft. 0		Type Central HVAC																																																										
	# of Stories 1.00		Exterior Walls CementBrd/Stone		Crawl Space None		% Finished		Fuel Gas																																																										
	Type ☒ Det. ☐ Att. ☐		Roof Surface Composition		Basement None		Ceiling		Cooling																																																										
Design (Style) DT1.00;Ranch		Gutters & Dwnspts. Yes		Sump Pump ☐		Walls		Central Yes																																																											
☒ Existing ☐ Proposed ☐ Und.Cons.		Window Type Insulated		Dampness ☐		Floor		Other																																																											
Actual Age (Yrs.) 19		Storm/Screen Yes		Settlement None Noted		Outside Entry																																																													
Effective Age (Yrs.) 10				Infestation None Noted																																																															
Interior Description		Appliances		Attic ☐ None		Amenities		Car Storage ☒ None																																																											
Floors Tile/Carpet		Refrigerator ☐		Stairs ☐		Fireplace(s) # 0		Woodstove(s) # 0																																																											
Walls Sheetrock		Range/Oven ☒		Drop Stair ☐		Patio Covered, Concrete		Garage # of cars (7 Tot.)																																																											
Trim/Finish Wood		Disposal ☒		Scuttle ☐		Deck None		Attach. 1																																																											
Bath Floor Tile		Dishwasher ☒		Doorway ☐		Porch Enclosed		Detach. 0																																																											
Bath Wainscot Tile		Fan/Hood ☐		Floor ☐		Fence Chain Link		Bk.-In 0																																																											
Doors Yes		Microwave ☒		Heated ☐		Pool None		Carport 3																																																											
		Washer/Dryer ☐		Finished ☐				Driveway 3																																																											
								Surface Concrete																																																											
Finished area above grade contains: 7 Rooms 3 Bedrooms 2.1 Bath(s) 2,050 Square Feet of Gross Living Area Above Grade																																																																			
Additional features: Ceiling Fans, Insulation																																																																			
Describe the condition of the property (including physical, functional and external obsolescence): Subject is in good condition with no deferred maintenance noted at the time of inspection. Two-car garage was being used as a den and was finished out with painted sheetrock walls/carpet/HVAC ducting and an insulated garage door. This den/enclosed garage was considered finished out to the same level as the rest of the home and therefore was included in the gla.																																																																			

File No.: 251037

My research ☐ did ☒ 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):	Polk CAD, Deed
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1st Prior Subject Sale/Transfer

Analysis of sale/transfer history and/or any current agreement of sale/listing:

N/A

Date:

Price:

Source(s):

2nd Prior Subject Sale/Transfer

Date:

Price:

Source(s):

SALES COMPARISON APPROACH TO VALUE (if developed)

☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE		SUBJECT		COMPARABLE SALE # 1				COMPARABLE SALE # 2				COMPARABLE SALE # 3							
Address		145 Bridgeway Onalaska, TX 77360		433 W Cattle Dr Onalaska, TX 77360				22337 Doral Dr Huntsville, TX 77320				253 Lakefront Dr Onalaska, TX 77360							
Proximity to Subject				1.73 miles NW				6.26 miles W				1.62 miles E							
Sale Price		\$				\$ 438,000				\$ 435,000				\$ 412,500					
Sale Price/GLA		\$ /sq.ft.		\$ 275.82 /sq.ft.				\$ 213.86 /sq.ft.				\$ 221.30 /sq.ft.							
Data Source(s)		Inspection		HAR MLS#43671585;DOM 180				HAR MLS#24982493;DOM 20				HAR MLS#59602912;DOM 4							
Verification Source(s)		Polk CAD		Polk 59397				San Jacinto 60698				Polk 64088							
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjust.		DESCRIPTION		+(-) \$ Adjust.		DESCRIPTION		+(-) \$ Adjust.					
Sales or Financing				ArmsLngth				ArmLth				ArmsLngth							
Concessions				FHA;0				Conv;0				PrivateLender;0							
Date of Sale/Time				s05/25;c04/25				s07/25;c06/25				s01/25;c10/2024				-20,600			
Rights Appraised		Fee Simple		Fee Simple				Fee Simple				Fee Simple							
Location		B;WaterView		B;WaterView				N;GolfCrse;Res				B;WaterView							
Site		22,523		30509				64931				34583				-18,900			
View		B;Waterview		B;Waterview				N;GolfCrse;Res				B;Waterview							
Design (Style)		DT1.00;Ranch		DT1.00;Ranch				DT1.00;Ranch				DT1.00;Ranch							
Quality of Construction		Q4		Q4				Q4				Q4							
Age		19		43				22				41							
Condition		C3		C3				C3				C3							
Above Grade		Total	Bd rms	Baths	Total	Bd rms	Baths	Total	Bd rms	Baths	Total	Bd rms	Baths						
Room Count		7	3	2.1	6	2	2.0	+2,000	8	3	2.0	+2,000	6	4	2.1				
Gross Living Area		2,050 sq.ft.		1,588 sq.ft.		+67,000		2,034 sq.ft.		+2,000		1,864 sq.ft.		+27,000					
Basement & Finished		0sf		0sf				0sf				0sf							
Rooms Below Grade																			
Functional Utility		Average		Average				Average				Average							
Heating/Cooling		C h/a		C h/a				C h/a				C h/a							
Energy Efficient Items		CFs, Ins		CFs, Ins				CFs, Ins				CFs, Ins							
Garage/Carport		1ag3cp3dw		2dg2dw				+6,800				2ag2dw		+6,800		2dg		+6,800	
Porch/Patio/Deck		FrPor,Patio,EncSnRm		FrPor,Dck,EncSnRm,fp								FrPor,fp		WrapPorch,fp					
Amenities		CLFnc, Strg		Workshop,CLFnc				-80,000		Workshop, Strg, Gen		-54,400		Gen,Wksp		-42,400			
Net Adjustment (Total)				☐ + ☒ -		\$ -29,400		☐ + ☒ -		\$ -28,100		☐ + ☒ -		\$ -48,100					
Adjusted Sale Price of Comparables						\$ 408,600				\$ 406,900				\$ 364,400					

Summary of Sales Comparison Approach

The sales were weighted as follows:

Sale #1 -30% Sale #2 - 20% Sale #3 - 25%, Sale #4 - 25%

Most weight was given to Comparable #1 due to similarity in quality of construction, condition, good waterview and being a recent sale.

Indicated Value - \$387,860 (r) \$388,000

Indicated Value by Sales Comparison Approach \$

388.000

ADDITIONAL COMPARABLE SALES

File No.: 251037

FEATURE		SUBJECT		COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6		
Address		145 Bridgeway Onalaska, TX 77360		454 Bridgeview Dr Onalaska, TX 77360						
Proximity to Subject				0.04 miles SE						
Sale Price		\$		\$ 345,000		\$		\$		
Sale Price/GLA		\$ /sq.ft.		\$ 181.58 /sq.ft.		\$ /sq.ft.		\$ /sq.ft.		
Data Source(s)		Inspection		HAR MLS#24649897;DOM 21						
Verification Source(s)		Polk CAD		Polk 24571, 72277						
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION + (-) \$ Adjust.		DESCRIPTION + (-) \$ Adjust.		DESCRIPTION + (-) \$ Adjust.		
Sales or Financing				ArmsLngth						
Concessions				Cash; 0						
Date of Sale/Time				s08/24;c06/24						
Rights Appraised		Fee Simple		Fee Simple						
Location		B;WaterView		B;WaterView						
Site		22,523		23616						
View		B;Waterview		B;Waterview						
Design (Style)		DT1.00;Ranch		DT1.00;Ranch						
Quality of Construction		Q4		Q4						
Age		19		28						
Condition		C3		C3						
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Room Count		7	3	2.1	6	3	3.0			
Gross Living Area		2,050 sq.ft.			1,900 sq.ft.			sq.ft.		
Basement & Finished		0sf			0sf					
Rooms Below Grade										
Functional Utility		Average			Average					
Heating/Cooling		C h/a			C h/a					
Energy Efficient Items		CFs, Ins			CFs, Ins					
Garage/Carport		1ag3cp3dw			2ag2dw					
Porch/Patio/Deck		FrPor,Patio,EncSnRm			FrPor,Deck,Patio,fp					
Amenities		CLFnc,Strg			CLFnc					
Net Adjustment (Total)					☒ + ☐ - \$ 26,200			☐ + ☐ - \$		
Adjusted Sale Price of Comparables					\$ 371,200			\$		

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach

ADDITIONAL COMPARABLE SALES

File No.: 251037

APPROACH	FEATURE			SUBJECT			COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9											
	Address 145 Bridgeway Onalaska, TX 77360			129 Bridgepoint Onalaska, TX 77360			358 Bridgeview Dr Onalaska, TX 77360			361 Bridgelanding Onalaska, TX 77360														
	Proximity to Subject			0.16 miles E			0.09 miles N			0.23 miles SE														
	Sale Price			\$ 316,000			\$ 326,000			\$ 340,000														
	Sale Price/GLA			/sq.ft. \$ 179.55 /sq.ft.			/sq.ft. \$ 186.29 /sq.ft.			/sq.ft. \$ 176.99 /sq.ft.														
	Data Source(s)			Inspection HAR MLS#11878641;DOM 123			Inspection HAR MLS#61376235;DOM 44			Inspection HAR MLS#68896690;DOM 108														
	Verification Source(s)			Polk CAD Polk 42139			Polk CAD Polk 42138			Polk CAD Polk 29926														
	VALUE ADJUSTMENTS			DESCRIPTION			+ (-) \$ Adjust.			DESCRIPTION			+ (-) \$ Adjust.											
	Sales or Financing Concessions			Listing			-15,800			Listing			-16,300			Listing			-17,000					
	Date of Sale/Time																							
	Rights Appraised			Fee Simple			Fee Simple			Fee Simple			Fee Simple											
	Location			B;WaterView			N;Res;			N;Res;			N;Res;											
	Site			22,523			12360			+ 36,900			8940			+ 45,400			10200			+ 42,200		
	View			B;Waterview			N;Res;			N;Res;			N;Res;			N;Res;								
	Design (Style)			DT1.00;Ranch			DT1.00;Ranch			DT1.00;Ranch			DT1.00;Ranch											
	Quality of Construction			Q4			Q4			Q4			Q4											
	Age			19			0			0			4											
	Condition			C3			C1			C1			C2											
	Above Grade			Total Bdms Baths			Total Bdms Baths			Total Bdms Baths			Total Bdms Baths											
	Room Count			7 3 2.1			3 3 2.0			3 3 2.0			+ 2,000			7 3 3.0			- 2,000					
Gross Living Area			2,050 sq.ft.			1,760 sq.ft.			+ 42,100			1,750 sq.ft.			+ 43,500			1,921 sq.ft.			+ 18,700			
Basement & Finished Rooms Below Grade			0sf			0sf			0sf			0sf												
Functional Utility			Average			Average			Average			Average												
Heating/Cooling			C h/a			C h/a			C h/a			C h/a												
Energy Efficient Items			CFs, Ins			CFs, Ins			CFs, Ins			CFs, Ins												
Garage/Carport			1ag3cp3dw			2ag2dw			+ 6,800			2ag2dw			+ 6,800			2ag2dw			+ 6,800			
Porch/Patio/Deck			FrPor,Patio,EncSnRm			FrPor,Patio			FrPor,Patio			FrPor,Patio			FrPor,Deck									
Amenities			CLFnc,Strg			None			+ 15,000			None			+ 15,000			CLFnc			+ 8,000			
Net Adjustment (Total)						⊗ + □ - \$ 85,000			⊗ + □ - \$ 96,400			⊗ + □ - \$ 56,700												
Adjusted Sale Price of Comparables						\$ 401,000			\$ 422,400			\$ 396,700												

SALES COMPARISON APPROACH

ADDITIONAL COMPARABLE SALES

File No.: 251037

APPROACH	FEATURE			SUBJECT			COMPARABLE SALE # 10			COMPARABLE SALE # 11			COMPARABLE SALE # 12			
	Address			145 Bridgeway Onalaska, TX 77360			358 Bridgeview Dr Onalaska, TX 77360			361 Bridgelanding Onalaska, TX 77360						
	Proximity to Subject															
	Sale Price			\$			\$ 380,000			\$ 410,000			\$			
	Sale Price/GLA			\$ /sq.ft.			\$ 192.60 /sq.ft.			\$ 240.89 /sq.ft.			\$ /sq.ft.			
	Data Source(s)			Inspection			HAR MLS#11050464;DOM 213			HAR MLS#26562597;DOM 54						
	Verification Source(s)			Polk CAD			Polk B1050-0005-00			Polk 72290, 29916						
	VALUE ADJUSTMENTS			DESCRIPTION			DESCRIPTION + (-) \$ Adjust.			DESCRIPTION + (-) \$ Adjust.			DESCRIPTION + (-) \$ Adjust.			
	Sales or Financing Concessions						Listing -19,000			Listing -20,500						
	Date of Sale/Time															
	Rights Appraised			Fee Simple			Fee Simple			Fee Simple						
	Location			B;WaterView			N;Res;			B;WaterView;						
	Site			22523			8880 +45,500			19642 -1,200						
	View			B;Waterview			N;Res;			B;Waterview						
	Design (Style)			DT1.00;Ranch			DT2.00;Ranch			DT1.00;Ranch						
	Quality of Construction			Q4			Q4			Q4						
	Age			19			11			16						
	Condition			C3			C3			C3						
	Above Grade			Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths	
	Room Count			7	3	2.1	6	3	3.0	-2,000	4	3	3.0	-2,000		
Gross Living Area			2,050 sq.ft.			1,973 sq.ft.			-2,000	1,702 sq.ft.			+50,500	sq.ft.		
Basement & Finished Rooms Below Grade			0sf			0sf				0sf						
Functional Utility			Average			Average				Average						
Heating/Cooling			C h/a			C h/a				C h/a						
Energy Efficient Items			CFs, Ins			CFs, Ins				CFs, Ins						
Garage/Carport			1ag3cp3dw			2dw +22,600				1cp2dg1dq +1,900						
Porch/Patio/Deck			FrPor,Patio,EncSnRm			FrPor, Patio				FrPor,EncSnRm						
Amenities			CLFnc,Strg			Gazebo,Strg 0				GrgStrg 0						
Net Adjustment (Total)						⊗ + ⊠ - \$ 47,100				⊗ + ⊠ - \$ 28,700				⊠ + ⊠ - \$		
Adjusted Sale Price of Comparables						\$ 427,100				\$ 438,700				\$		

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 251037

COST APPROACH	COST APPROACH TO VALUE (if developed) ☐ The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):	
	MLS#11175069, 41624366, 63816421. An adjustment of \$1 per sf for good waterview vs interior lot determined by paired sales - MLS#43254337, 95844977 / 35690332, 74672309 / 75777360, 93538605 / 87271394, 28060228	
INCOME APPROACH	ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW	
	Source of cost data: Dwelling Cost	
	Quality rating from cost service: AbAvg Effective date of cost data: September 2025	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	
	Above Average Rating - 4.3 rating	
PUD	PROJECT INFORMATION FOR PUDs (if applicable) ☒ The Subject is part of a Planned Unit Development.	
	Legal Name of Project: Bridgeview Subdivision	
	Describe common elements and recreational facilities: Boat Ramp, Park	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 388,000 Cost Approach (if developed) \$ 423,017 Income Approach (if developed) \$	
	Final Reconciliation Most weight consideration given to the Sales Comparison Analysis as it indicates values buyers and sellers are willing to accept in the market place. The cost approach is not applicable due to the age of improvements. Income Approach is not applicable as area is predominantly owner occupied.	
ATTACHMENTS	This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:	
SIGNATURES	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 388,000, as of: 09/18/2025, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains 28 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits:	
	☒ Scope of Work ☒ Limiting Cond./Certifications ☒ Narrative Addendum ☒ Photograph Addenda ☒ Sketch Addendum	
	☒ Map Addenda ☒ Additional Sales ☒ Cost Addendum ☐ Flood Addendum ☐ Manuf. House Addendum	
	☐ Hypothetical Conditions ☒ Extraordinary Assumptions ☐	
	Client Contact: Client Name: Scott Eldridge - Executor of the Dale and Carol Eldridge Estate	
	E-Mail: Address:	
	APPRaiser	
	SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)	
Appraiser Name: Amy Elliott Poe		
Supervisory or Co-Appraiser Name:		
Company: Pineywoods Real Estate Services, LLC		
Company:		
Phone: (936) 328-9396 Fax:		
Phone: Fax:		
E-Mail: pineywoodsappraiser@protonmail.com		
E-Mail:		
Date of Report (Signature): 09/30/2025		
Date of Report (Signature):		
License or Certification #: 1360759 State: TX		
License or Certification #:		
Designation: Certified Residential Appraiser		
Designation:		
Expiration Date of License or Certification: 10/31/2026		
Expiration Date of License or Certification:		
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None		
Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None		
Date of Inspection: 09/18/2025		
Date of Inspection:		

Assumptions, Limiting Conditions & Scope of Work

File No.: 251037

Property Address:	145 Bridgeway	City:	Onalaska	State:	TX	Zip Code:	77360
Client:	Scott Eldridge - Executor of the Dale and Carol Eldridge Estate			Address:	4111 Deep Stone Court; College Station, TX 77845		
Appraiser:	Amy Elliott Poe			Address:	190 Ashton Bend, Livingston, TX 77351		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, 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 the appraisal report whether 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.
- 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.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- 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.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- 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.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.: 251037

Property Address:	145 Bridgeway	City:	Onalaska	State:	TX	Zip Code:	77360
Client:	Scott Eldridge - Executor of the Dale and Carol Eldridge Estate	Address:	4111 Deep Stone Court; College Station, TX 77845				
Appraiser:	Amy Elliott Poe	Address:	190 Ashton Bend, Livingston, TX 77351				

APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no 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 to 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 that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means 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 and 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 acting in what they consider their own best interests;
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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

SIGNATURES	Client Contact:	Client Name:	Scott Eldridge - Executor of the Dale and Carol Eldridge Estate	
	E-Mail:	Address:	4111 Deep Stone Court; College Station, TX 77845	
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)			
				
	Appraiser Name:	Amy Elliott Poe		
	Company:	Pinewoods Real Estate Services, LLC		
	Phone:	(936) 328-9396	Fax:	
	E-Mail:	pinewoodsappraiser@protonmail.com		
	Date Report Signed:	09/30/2025		
	License or Certification #:	1360759	State:	TX
	Designation:	Certified Residential Appraiser		
	Expiration Date of License or Certification:	10/31/2026		
Inspection of Subject:	☒ Interior & Exterior ☐ Exterior Only ☐ None			
Date of Inspection:	09/18/2025			
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)			
	Supervisory or Co-Appraiser Name:			
	Company:			
	Phone:		Fax:	
	E-Mail:			
	Date Report Signed:			
	License or Certification #:		State:	
	Designation:			
	Expiration Date of License or Certification:			
	Inspection of Subject:	☐ Interior & Exterior ☐ Exterior Only ☐ None		
Date of Inspection:				

Supplemental Addendum

File No. 251037

Borrower	N/A					
Property Address	145 Bridgeway					
City	Onalaska	County	Polk	State	TX	Zip Code 77360
Lender/Client	Scott Eldridge - Executor of the Dale and Carol Eldridge Estate					

Comparable #1 is similar to the subject property with a good waterview, site size and quality of construction. This sale had a brick/wood exterior on a slab foundation with a composition roof. Remodeled with fresh exterior/interior paint, tile flooring, granite countertops, updated cabinetry, crown molding in kitchen/dining/bedrooms/laundry, tiled shower. This sale included a large enclosed porch overlooking the water and a 2400sf workshop.

Comparable #2 is used due to similarity in quality of construction, condition, age, bedroom/bathroom count, gla and due to being a recent sale. This sale had a cement board exterior on a pier and beam foundation with a composition roof. Interior was finished out with Quartz countertops, tile/wood flooring, tiled shower. This sale included a 1,152 sf workshop and a 240 sf shed with electricity and a mini split HVAC unit and a whole house generator.

Comparable #3 is used due to similarity in site size, good waterview, quality of construction, condition, and bathroom count. This sale had a cement board/stone exterior on a slab foundation with a composition roof. Interior was finished out with tile/vinyl plank flooring, granite countertops, fresh exterior paint and shutters, updated vanities and fixtures, large walk in tiled shower. This sale included a 1,440 sf workshop and a new whole house generator. This sale was adjusted by a -5% time adjustment, which was determined by paired sales in workfile.

Comparable #4 was sold over 1 year ago, but was used due to location in Bridgeview Subdivision with similarity in waterview, gla, quality of construction, condition, age, bedroom/bathroom count and gla. This sale had a composition exterior on slab foundation with a composition roof. Interior had been remodeled with quartz countertops, vinyl plank flooring, updated cabinetry, crown molding in bedrooms/living/kitchen/dining/primary bedroom, tiled tub surround and tiled shower. This sale was adjusted by a -5% time adjustment, which was determined by paired sales in workfile.

Comparables 7 -11 are current active listings in Bridgeview subdivision. All have a listing adjustment of -5%, which is the current list/sale price ratio in the Polk County area.

Polk County Single Family Residence

	<u>Monthly Average</u> <u>2023</u>	<u>Monthly Average</u> <u>2024</u>	<u>Monthly Average</u> <u>Jan-Aug 2025</u>	<u>% Difference</u> <u>2023-2024</u>
** Removed outlier				
Number of Active Listings	298	356	450	20%
Number of New Listings	85	98	117	14%
Number of Sales	43	43	38	0%
Median Sales Price	\$213,400	\$213,400	\$210,600	0%
Median CDOM	70	70	88	0%
Months of Inventory	7.1	8.5	12	20%
List Price per SF	\$167	\$156	\$186	4%

**Stats are for all sales in the entire county, each home will be in its own submarket and may be higher or lower. These are general trends and should not be applied to individual homes. February 2023 had a median sales price of \$48,000, which is considered an outlier. Since January 2019, the county has not reported a median monthly sales price below

Supplemental Addendum

File No. 251037

Borrower	N/A					
Property Address	145 Bridgeway					
City	Onalaska	County	Polk	State	TX	Zip Code 77360
Lender/Client	Scott Eldridge - Executor of the Dale and Carol Eldridge Estate					

Highest & Best Use:

Highest and best use decision was based on the fact that subject is located within a neighborhood of rural residential properties. It is not zoned. Typical buyer would be owner occupier. There are other, better suited lands available for commercial, special, agricultural and retail endeavors.

*****The other as described in land use is 25% of vacant land within subject's market area is ag/timber/vacant. This is typical within our market to have this type of variance due to being a rural county.*****

Highest and best use is a Land Use summary that is determined the best possible productivity for subject site is "as improved" and as vacant.

Tests applied:

Legally permissible: No zoning, deed restricted

Economically Feasible: Yes with no zoning and subject located within a rural, deed restricted residential neighborhood this is the highest and best use option

There are many physical possible uses but the maximum productivity is rural residential as though vacant.

In the site section the physical and legal characteristics are summarized as are the improvements in the Improvements section of the URAR. The economic conclusion of the marketability is made in comparison with the conclusions of central tendencies and Market conditions reported in the neighborhood section of the URAR. From these separate analyses, Market, site and improvement the appraiser concluded that as improved in its current use the subject is in its Highest and Best Use as reported.

There was no evidence of contamination nor environmental hazards on or around this property noted at the time of inspection

Appraiser Independence:

This appraisal assignment was completed independently and without bias. No party to the transaction attempted to influence the development or reports of my opinions or conclusions.

All weight consideration is given to the Sales Comparison Analysis as it indicates values buyers and sellers are willing to accept in the market place. The Cost Approach is not applicable due to being vacant land. The Income Approach is not applicable as area properties are marketed for use as primary residences, rather than their income producing capability.

COST APPROACH: The Cost Approach was not developed as there are no building improvements and this method is not a meaningful indicator of value for vacant residential land in this market.

INCOME APPROACH: The Income Approach was not developed as properties of this type are not typically purchased for rental or investment purposes in the subject's market.

ETHICS RULE: This appraisal was performed in compliance with the Ethics Rule of the Uniform Standards of Professional Appraisal Practice (USPAP). The appraiser has acted with independence, impartiality, and objectivity, and has no present or prospective interest in the subject property or in the parties involved. The compensation for this assignment is not contingent upon reporting a predetermined result or on the occurrence of a subsequent event.

This report is intended for use only by the client identified herein for the stated intended use of estate settlement. Use of this report by others, or for any other purpose, is not intended.

ASSUMPTIONS and EXTRAORDINARY ASSUMPTIONS: Defined by USPAP as "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions."

An extraordinary assumption is utilized in that all data obtained from real estate agents and Realtors regarding the comparable sales submitted herein is accurate. If found to be false, my opinions and conclusions could be affected.

The appraiser's primary source of data is from the local MLS. The appraiser's research of the terms of sale are limited by the constraints of MLS members who believe it is detrimental to report transaction types and financing

Supplemental Addendum

File No. 251037

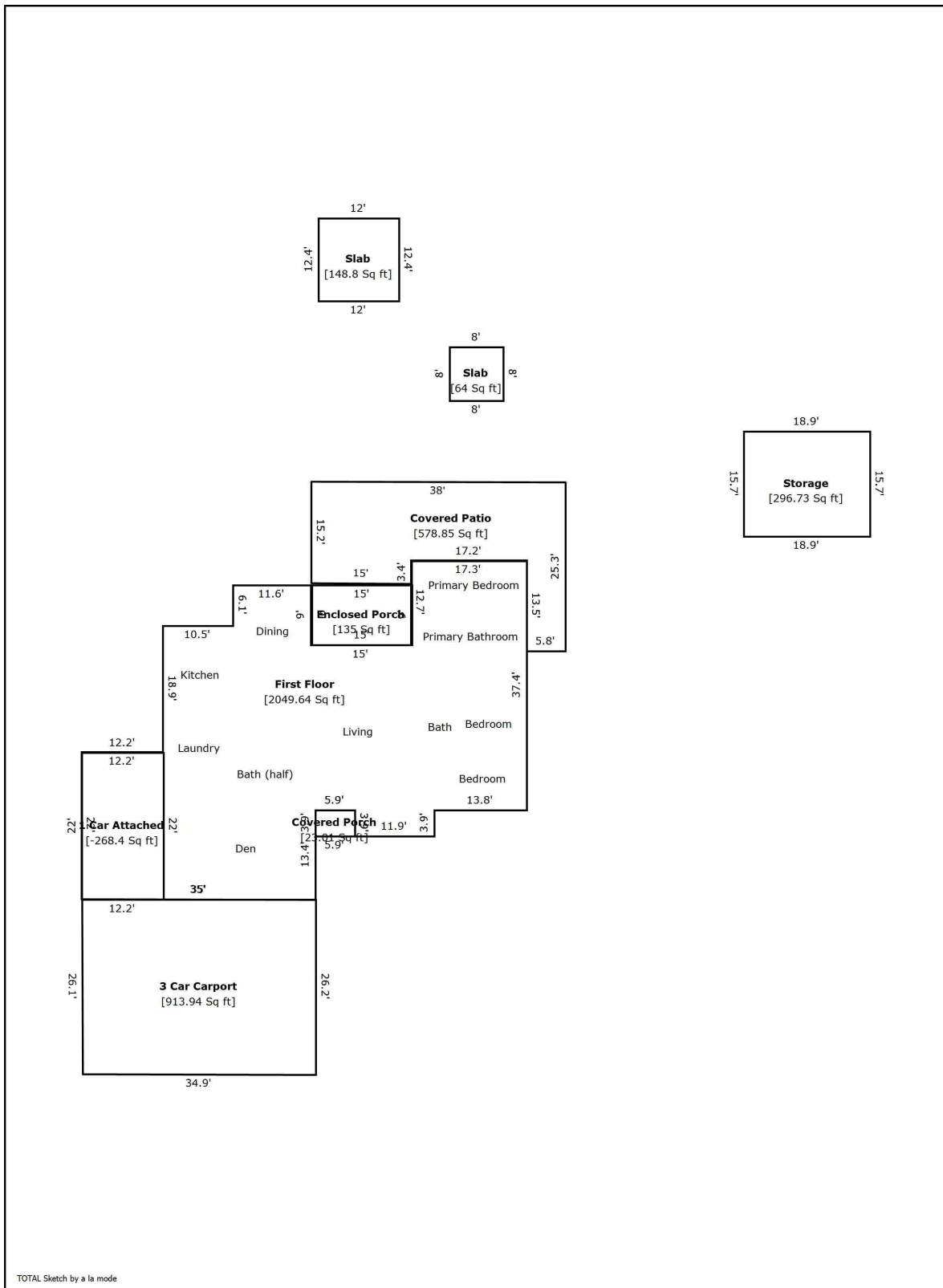
Borrower	N/A					
Property Address	145 Bridgeway					
City	Onalaska	County	Polk	State	TX	Zip Code 77360
Lender/Client	Scott Eldridge - Executor of the Dale and Carol Eldridge Estate					

terms. Due to the lack of cooperation and inconsistent reporting by local MLS members, there is an expected margin of error in the analysis. This appraiser cannot force the data to be shared, nor can the appraiser be held accountable for that information that was not available.

Appraiser uses the ANSI Z765-2021 standard of measurement. This subject improvement and all additional structures (attached or non-attached to the subject improvement) were measured using the ANSI standard. GLA for properties in local MLS systems and assessor records may not be ANSI-compliant. The appraiser may not know what method an MLS listing or assessor used to calculate the GLA.

Building Sketch (Page - 1)

Borrower	N/A					
Property Address	145 Bridgeway					
City	Onalaska	County	Polk	State	TX	Zip Code 77360
Lender/Client	Scott Eldridge - Executor of the Dale and Carol Eldridge Estate					



Building Sketch (Page - 3)

Borrower	N/A				
Property Address	145 Bridgeway				
City	Onalaska	County	Polk	State	TX Zip Code 77360
Lender/Client	Scott Eldridge - Executor of the Dale and Carol Eldridge Estate				

Living Area		Calculation Details		
1 Car Attached	-268.4 Sq ft	12.2 × 22	=	268.4
First Floor	2318.04 Sq ft	11.9 × 3.9	=	46.41
		17.3 × 12.7	=	219.71
		24.7 × 31.6	=	780.52
		11.6 × 6.1	=	70.76
		22.1 × 2.9	=	64.09
		22.8 × 16	=	364.8
		35 × 22	=	770
		0.5 × 35 × 0.1	=	1.75
Total Living Area (Rounded):		2050 Sq ft		
Non-living Area				
3 Car Carport	913.94 Sq ft	26.1 × 34.9	=	910.89
		0.5 × 0.1 × 34.9	=	1.74
		0.5 × 26.1 × 0.1	=	1.3
Slab	64 Sq ft	8 × 8	=	64
Storage	296.73 Sq ft	15.7 × 18.9	=	296.73
Enclosed Porch	135 Sq ft	15 × 9	=	135
Covered Patio	578.85 Sq ft	5.8 × 13.5	=	78.3
		0.5 × 15 × 0.1	=	0.75
		15 × 3.3	=	49.5
		38 × 11.8	=	448.4
		0.5 × 38 × 0.1	=	1.9
Slab	148.8 Sq ft	12.4 × 12	=	148.8
Covered Patio	576.12 Sq ft	14.8 × 14.9	=	220.52
		23.5 × 11.8	=	277.3
		13.5 × 5.8	=	78.3

Subject Photo Page

Borrower	N/A					
Property Address	145 Bridgeway					
City	Onalaska	County	Polk	State	TX	Zip Code 77360
Lender/Client	Scott Eldridge - Executor of the Dale and Carol Eldridge Estate					



Subject Front

145 Bridgeway
Sales Price
Gross Living Area 2,050
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.1
Location B;WaterView
View B;Waterview
Site 22,523
Quality Q4
Age 19



Subject Rear



Subject Street

Interior Photos

Borrower	N/A					
Property Address	145 Bridgeway					
City	Onalaska	County	Polk	State	TX	Zip Code 77360
Lender/Client	Scott Eldridge - Executor of the Dale and Carol Eldridge Estate					



Side View



Side View



Storage



Slab



Den / Enclosed Garage



Half Bath



Laundry



Kitchen



Dining



Living



Primary Bedroom



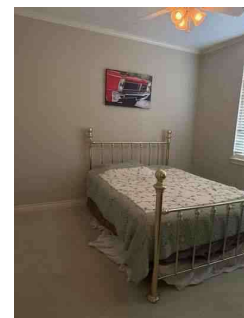
Primary Bath



Primary Bath, Additional Pic



Bathroom



Bedroom

Interior Photos

Borrower	N/A					
Property Address	145 Bridgeway					
City	Onalaska	County	Polk	State	TX	Zip Code 77360
Lender/Client	Scott Eldridge - Executor of the Dale and Carol Eldridge Estate					



Bedroom



Enclosed Porch/Sun Room

Comparable Photo Page

Borrower	N/A					
Property Address	145 Bridgeway					
City	Onalaska	County	Polk	State	TX	Zip Code 77360
Lender/Client	Scott Eldridge - Executor of the Dale and Carol Eldridge Estate					



Comparable 1

433 W Cattle Dr



Comparable 2

22337 Doral Dr



Comparable 3

253 Lakefront Dr

Comparable Photo Page

Borrower	N/A					
Property Address	145 Bridgeway					
City	Onalaska	County	Polk	State	TX	Zip Code 77360
Lender/Client	Scott Eldridge - Executor of the Dale and Carol Eldridge Estate					



Comparable 4

454 Bridgeview Dr

Comparable 5

Comparable 6

Active Listings - Comparable Photo Page

Borrower	N/A					
Property Address	145 Bridgeway					
City	Onalaska	County	Polk	State	TX	Zip Code 77360
Lender/Client	Scott Eldridge - Executor of the Dale and Carol Eldridge Estate					



Comparable 7

129 Bridgepoint	
Prox. to Subject	0.16 miles E
Sale Price	316,000
Gross Living Area	1,760
Total Rooms	3
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	12360
Quality	Q4
Age	0



Comparable 8

358 Bridgeview Dr	
Prox. to Subject	0.09 miles N
Sale Price	326,000
Gross Living Area	1,750
Total Rooms	3
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	8940
Quality	Q4
Age	0



Comparable 9

361 Bridgelanding	
Prox. to Subject	0.23 miles SE
Sale Price	340,000
Gross Living Area	1,921
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	10200
Quality	Q4
Age	4

Comparable Photo Page

Borrower	N/A					
Property Address	145 Bridgeway					
City	Onalaska	County	Polk	State	TX	Zip Code 77360
Lender/Client	Scott Eldridge - Executor of the Dale and Carol Eldridge Estate					



Comparable 10

358 Bridgeview Dr
Prox. to Subject
Sale Price 380,000
Gross Living Area 1,973
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 3.0
Location N;Res;
View N;Res;
Site 8880
Quality Q4
Age 11



Comparable 11

361 Bridgelanding
Prox. to Subject
Sale Price 410,000
Gross Living Area 1,702
Total Rooms 4
Total Bedrooms 3
Total Bathrooms 3.0
Location B;WaterView;
View B;Waterview
Site 19642
Quality Q4
Age 16

Comparable 12

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

145 Bridgeway, Onalaska, TX 77360-7312, Polk County

APN: B1050-0057-00 CLIP: 2722715498



Beds	Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
3	N/A	N/A	\$28,000	07/28/2006
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
1,603	22,523	2006	RES-NEC	

OWNER INFORMATION

Owner Name	Eldridge Dale	Tax Billing Address	4111 Deep Stone Ct
Owner Name 2	Eldridge Carol	Tax Billing City & State	College Station, TX
Owner Occupied	No	Tax Billing Zip	77845
Carrier Route	R080	Tax Billing Zip+4	1202

LOCATION INFORMATION

Subdivision	Bridgeview	Census Tract	2102.06
School District Name	Onalaska ISD	Flood Zone Code	X
Neighborhood Code	Ona-Ona	Flood Zone Date	09/03/2010
Township	Onalaska	Flood Zone Panel	48373C0300C
MLS Area	LAKE LIVINGSTON AREA	Within 250 Feet of Multiple Flood Z one	No
Market Area	LAKE LIVINGSTON AREA		

TAX INFORMATION

Parcel ID	B1050-0057-00	Block #	2
Parcel ID	24569	% Improved	87%
Parcel ID	B1050005700	Tax Area	GP
Lot #	3	Water Tax Dist	Sp
Legal Description	BRIDGEVIEW BLK 2 LOT 3 & 4		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$358,074	\$338,663	\$338,663
Assessed Value - Land	\$47,849	\$47,849	\$47,849
Assessed Value - Improved	\$310,225	\$290,814	\$290,814
YOY Assessed Change (\$)	\$19,411	\$0	
YOY Assessed Change (%)	5.73%	0%	
Market Value - Total	\$358,074	\$338,663	\$338,663
Market Value - Land	\$47,849	\$47,849	\$47,849
Market Value - Improved	\$310,225	\$290,814	\$290,814
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$6,621		
2024	\$7,449	\$828	12.5%
2025	\$7,875	\$427	5.73%

Jurisdiction	Tax Rate	Tax Amount
City Of Onalaska	.233	\$834.31
Polk County	.6092	\$2,181.39
Onalaska ISD	1.0562	\$3,781.98
Polk County Freshwater	.301	\$1,077.80
Total Estimated Tax Rate	2.1994	

CHARACTERISTICS

Land Use - CoreLogic	Tax: Residential (NEC) MLS: SFR	Porch Sq Ft	24
Land Use - County	Res-Misc. Structures	Patio Type	Patio
Lot Acres	0.5171	Patio/Deck 1 Area	144
Lot Sq Ft	22,523	Patio/Deck 2 Area	497
# of Buildings	1	Parking Type	Attached Garage
Building Sq Ft	1,603	Garage Type	Attached Garage
Above Gnd Sq Ft	1,603	Garage Sq Ft	656
Ground Floor Sq Ft	1,603	Carport Sq Ft	832
Bedrooms	3	Roof Type	Hip
Fireplace	Y	Roof Material	Composition Shingle

Property Details Courtesy of Steven Poe, A Action Realty, Houston Association of REALTORS

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Page 1/3

Tax Sheet - Page 2

Fireplaces	1	Roof Shape	Hip
Cooling Type	Refrigeration	Foundation	Slab
Heat Type	Forced Air	Year Built	2006
Porch	Open Porch		

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Main Area	S	1,603	2006	\$187,870
Attached Garage	S	656	2006	\$38,444
Open Porch	S	24	2006	\$703
Open Porch	S	497	2006	\$14,563
Enclosed Porch	S	90	2006	\$5,274
Cod	S	1,600	2007	\$8,096
Carport	S	832	2015	\$41,551
Patio	S	144	2006	\$752
Patio	S	64	2006	\$334
Cow	S	420	2006	\$2,195

SELL SCORE			
Rating	Very Low	Value As Of	2025-09-07 04:46:40
Sell Score	283		

ESTIMATED VALUE			
RealAVM™	\$320,800	Confidence Score	88
RealAVM™ Range	\$295,500 - \$346,000	Forecast Standard Deviation	8
Value As Of	09/02/2025		

(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.

RENTAL TRENDS			
Estimated Value	2081	Cap Rate	3.2%
Estimated Value High	2864	Forecast Standard Deviation (FSD)	0.38
Estimated Value Low	1298		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends 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 a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	9276218	MLS Pending Date	06/12/2006
MLS Status	Sold	MLS Sale Date	07/28/2006
Listing Area	44	MLS Sale/Close Price	\$28,000
MLS D.O.M	79	Listing Agent	Nanstew-Nancy Stewart
MLS Listing Date	03/01/2006	Listing Broker	LAKE & COUNTRY REAL ESTATE
MLS Current List Price	\$30,000	Selling Agent	Nanstew-Nancy Stewart
MLS Original List Price	\$30,000	Selling Broker	LAKE & COUNTRY REAL ESTATE
MLS Status Change Date	07/31/2006		

LAST MARKET SALE & SALES HISTORY	
Buyer Name	Eldridge Dale & Carol
Buyer Name 2	Eldridge Carol
Seller Name	Owner Record
Document Number	1522-124
Document Type	Deed (Reg)

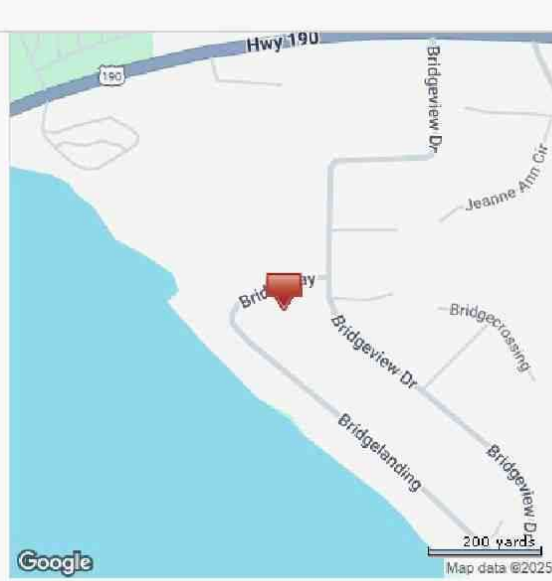
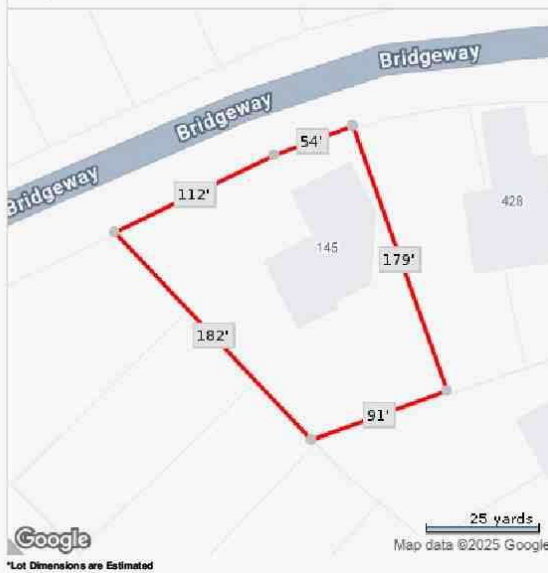
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Page 2/3

PROPERTY MAP



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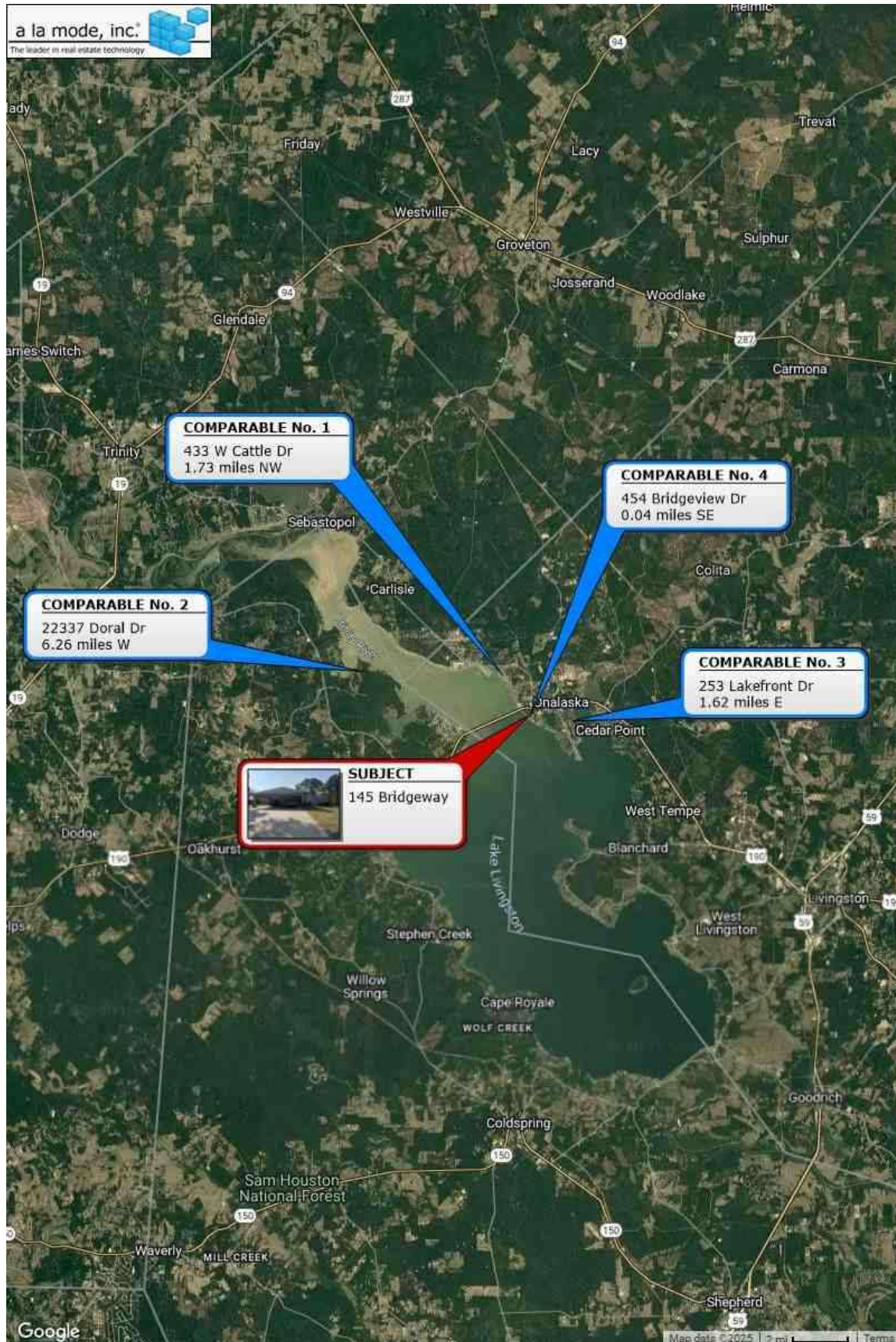
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Page 3/3

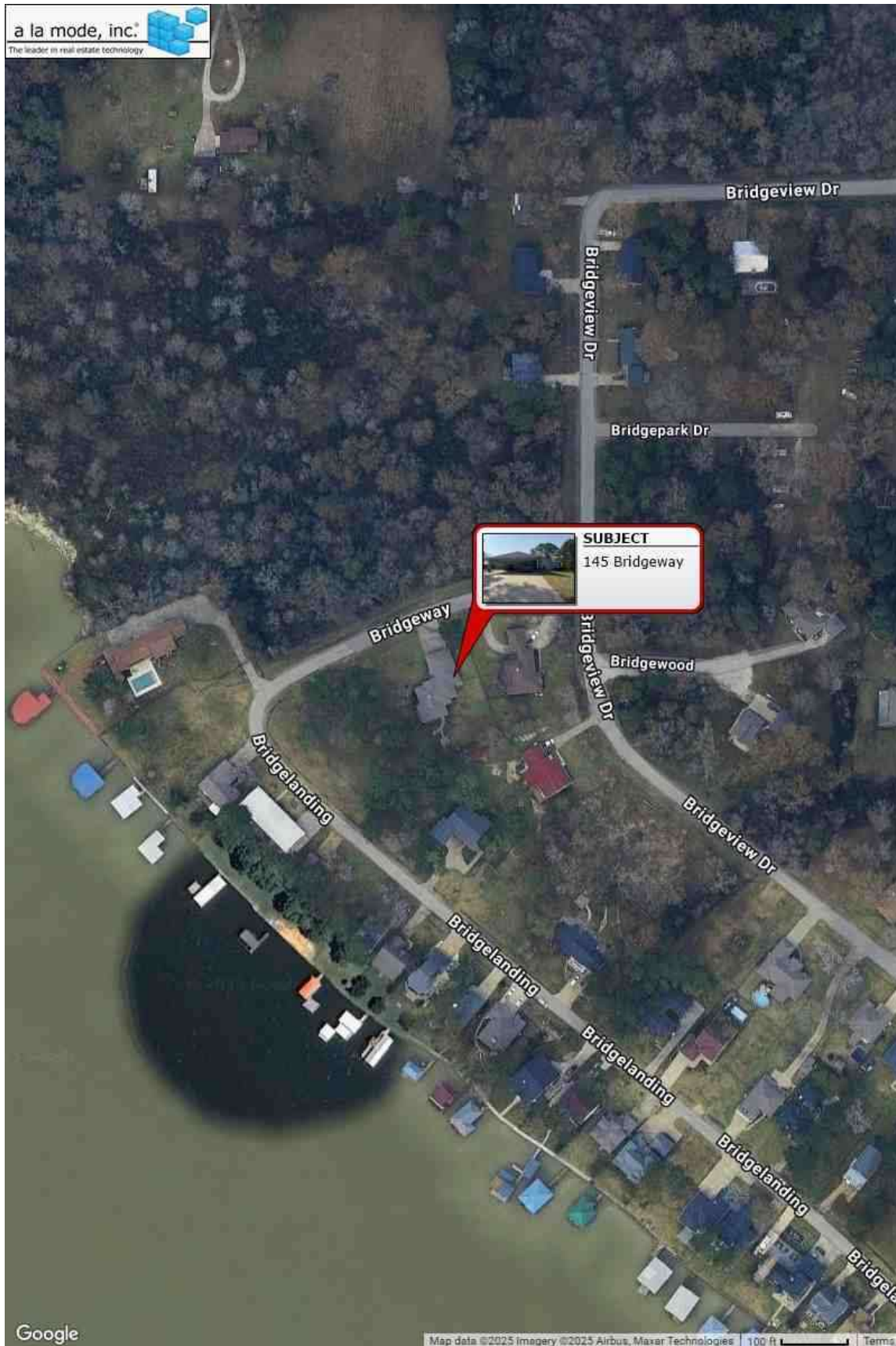
Location Map

Borrower	N/A					
Property Address	145 Bridgeway					
City	Onalaska	County	Polk	State	TX	Zip Code 77360
Lender/Client	Scott Eldridge - Executor of the Dale and Carol Eldridge Estate					

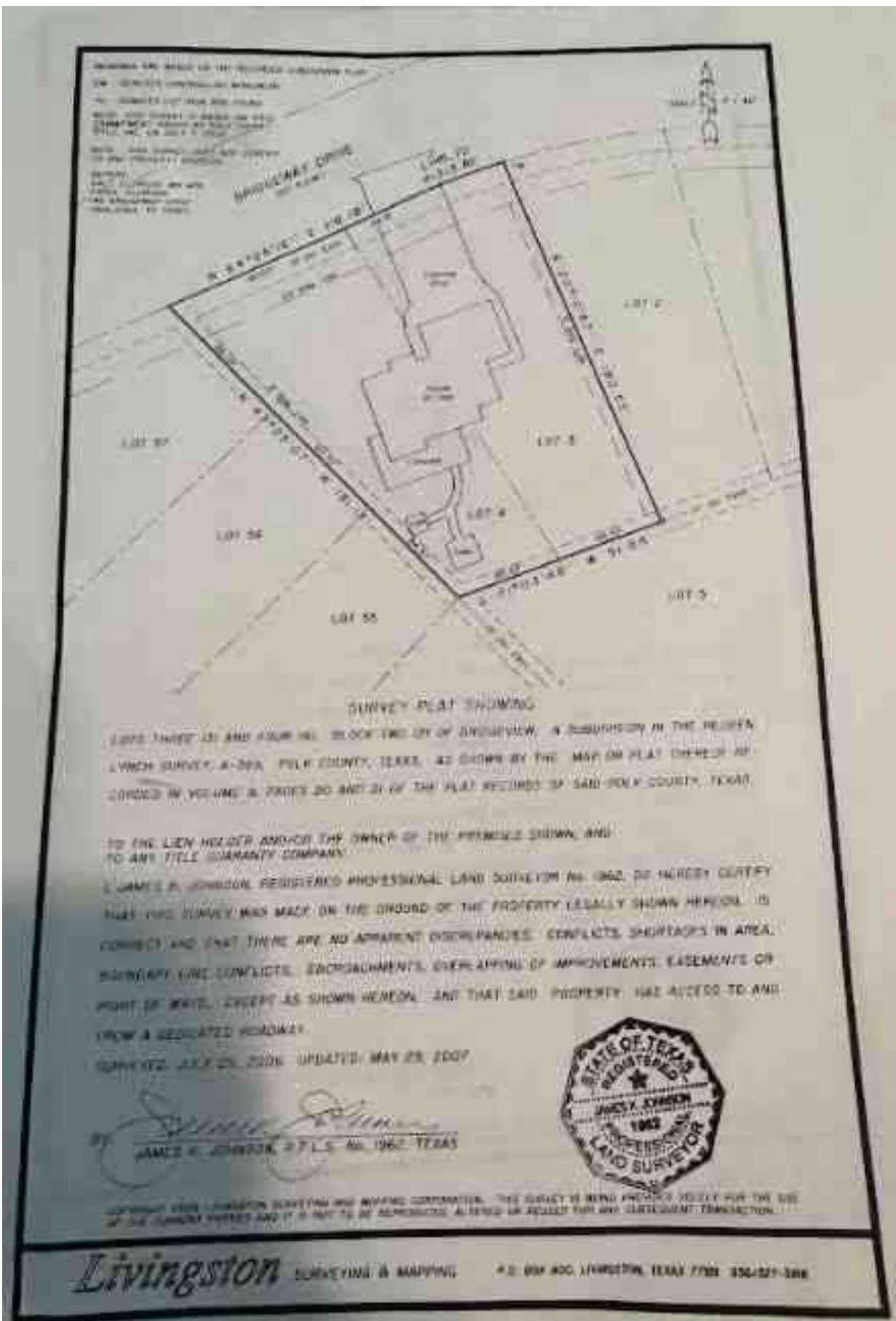


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Plat



Certification

AMY ELLIOTT POE
190 ASHTON BEND
LIVINGSTON, TX 77351



Certified Residential Real Estate Appraiser

Appraiser: **Amy Elliott Poe**
License #: **TX 1360759 R**

License Expires: **10/31/2026**

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

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



Chelsea Buchholtz
Executive Director