

APPRAISAL OF REAL PROPERTY



LOCATED AT

23414 Holly Hollow St
Tomball, TX 77377
TR 2V HOLLY CREEK SEC 2 U/R

FOR

Margaret Ibrahim

OPINION OF VALUE

1,400,000

AS OF

04/22/2026

BY

Steven Scott Riley
Maverick Appraisals, LLC

(210) 970-9566
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Exterior-Only Inspection Residential Appraisal Report

042223414Holly
File # 042223414Holly

SALES COMPARISON APPROACH

There are 159 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 500,000 to \$ 2,400,000 .																	
There are 403 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 500,000 to \$ 2,500,000 .																	
FEATURE			SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
Address 23414 Holly Hollow St Tomball, TX 77377						18023 Country Hls Tomball, TX 77377			22702 Holly Creek Trl Tomball, TX 77377			23123 Holly Creek Trl Tomball, TX 77377					
Proximity to Subject						0.43 miles S			0.70 miles SE			0.44 miles SE					
Sale Price			\$						\$ 1,400,000								
Sale Price/Gross Liv. Area			\$ sq.ft.			\$ 266.41 sq.ft.			\$ 276.35 sq.ft.			\$ 233.15 sq.ft.					
Data Source(s)						HARMLS #2850257;DOM 92			HARMLS #86425904;DOM 8			HARMLS #36628295;DOM 25					
Verification Source(s)						Doc #313395/Realist			Doc #173633/Realist			Doc #134914/Realist					
VALUE ADJUSTMENTS			DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION			+(-) \$ Adjustment		
Sales or Financing Concessions						ArmLth Conv;0						ArmLth Conv;0					
Date of Sale/Time						s08/25;c07/25						s05/25;c03/25					
Location			N;Res;			N;Res;						N;Res;					
Leasehold/Fee Simple			Fee Simple			Fee Simple						Fee Simple					
Site			5.07 ac			2.05 ac			+75,000			4.53 ac			+15,000		
View			N;Res;			N;Res;						N;Res;					
Design (Style)			Modern			Traditional						Traditional			0		
Quality of Construction			Q2			Q2						Q3			+75,000		
Actual Age			42			41						33					
Condition			Q2			Q2						Q3			+75,000		
Above Grade			Total Bdrms. Baths			Total Bdrms. Baths						Total Bdrms. Baths					
Room Count			11 3 2.4			15 5 5.1			-60,000			10 6 5.1			-60,000		
Gross Living Area			5,243 sq.ft.			5,255 sq.ft.						6,043 sq.ft.			-80,000		
Basement & Finished Rooms Below Grade			Osf			Osf						Osf					
Functional Utility			Typical			Typical						Typical					
Heating/Cooling			CACH			CACH						CACH					
Energy Efficient Items			Typical/Gen			Typical			+7,500			Typical			+7,500		
Garage/Carport			3ga3dw			2ga2dw			+10,000			3gd3dw			0		
Porch/Patio/Deck			Porches,Patios			Porches,Patios						Porches,Patios					
Outdoor Features			Ext Decking			Similar						OD Ent Areas			-25,000		
Misc			None			None						Pool House			-75,000		
Net Adjustment (Total)						☒ + ☐ -			\$ 32,500			☐ + ☒ -			\$ -67,500		
Adjusted Sale Price of Comparables						Net Adj. 2.3 % Gross Adj. 10.9 %			\$ 1,432,500			Net Adj. 4.0 % Gross Adj. 24.7 %			\$ 1,602,500		
I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain																	
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) Realist																	
My research ☒ did ☒ 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) Realist																	
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									02/27/2025								
Price of Prior Sale/Transfer									0								
Data Source(s)			Realist			Realist			Realist			Realist					
Effective Date of Data Source(s)			04/22/2026			04/22/2026			04/22/2026			04/22/2026					
Analysis of prior sale or transfer history of the subject property and comparable sales See Attached Addendum																	
Summary of Sales Comparison Approach See Attached Addendum																	
Indicated Value by Sales Comparison Approach \$ 1,400,000																	

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 1,400,000			Cost Approach (if developed) \$			Income Approach (if developed) \$		
Most consideration was placed on the Market Data Approach due to the availability and reliability of data. The Income Approach is not considered relevant as residential properties in the area are not typically purchased for investment purposes.								
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, or ☐ 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 visual inspection of the exterior areas of the subject property from at least the street, 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 \$ 1,400,000 , as of 04/22/2026 , which is the date of inspection and the effective date of this appraisal.								

Freddie Mac Form 2055 March 2005

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Fannie Mae Form 2055 March 2005

Form 2055 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

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SALES COMPARISON APPROACH	FEATURE		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
	Address		23414 Holly Hollow St Tomball, TX 77377		23503 Holly Hollow St Tomball, TX 77377			23226 Oak Hollow Ln Tomball, TX 77377								
	Proximity to Subject				0.14 miles S			0.51 miles E								
	Sale Price		\$		\$ 995,000			\$ 1,300,000			\$					
	Sale Price/Gross Liv. Area		\$ sq.ft.		\$ 202.32 sq.ft.			\$ 249.90 sq.ft.			\$ sq.ft.					
	Data Source(s)				HARMLS #86078464;DOM 19			HARMLS #24289093;DOM 16								
	Verification Source(s)				Doc #506067/Realist			Doc #368664/Realist								
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment	
	Sales or Financing				ArmLth				ArmLth							
	Concessions				Conv;10000				Cash;0							
	Date of Sale/Time				s12/25;c11/25				s09/25;c06/25							
	Location		N;Res;		N;Res;				N;Res;							
	Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple							
	Site		5.07 ac		3.48 ac		+30,000		5.59 ac		-15,000					
	View		N;Res;		N;Res;				N;Res;							
	Design (Style)		Modern		Traditional		0		Traditional							
	Quality of Construction		Q2		Q3		+100,000		Q2							
	Actual Age		42		42				42							
	Condition		Q2		C3		+75,000		Q2							
	Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths
	Room Count		11	3	2.4	10	5	4.2	-40,000	14	5	5.1	-60,000			
	Gross Living Area		5,243 sq.ft.		4,918 sq.ft.		+32,500		5,202 sq.ft.		+4,100		sq.ft.			
	Basement & Finished Rooms Below Grade		0sf		0sf				0sf							
	Functional Utility		Typical		Typical				Typical							
	Heating/Cooling		CACH		CACH				CACH							
	Energy Efficient Items		Typical/Gen		Typical		+7,500		Typical		+7,500					
	Garage/Carport		3ga3dw		4ga4dw		-10,000		3ga3dw		0					
	Porch/Patio/Deck		Porches,Patios		Porches,Patios				Porches,Patios							
	Outdoor Features		Ext Decking		Inferior		+90,000		Similar		0					
	Misc		None		None				Quarters		-75,000					
	Net Adjustment (Total)				☒ + ☐ -		\$ 285,000		☐ + ☒ -		\$ -138,400		☐ + ☐ -		\$	
	Adjusted Sale Price of Comparables				Net Adj. 28.6 %				Net Adj. 10.6 %				Net Adj. %			
					Gross Adj. 38.7 %		\$ 1,280,000		Gross Adj. 12.4 %		\$ 1,161,600		Gross Adj. %		\$	
	SALE HISTORY	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				09/23/2025												
Price of Prior Sale/Transfer				0												
Data Source(s)		Realist		Realist			Realist									
Effective Date of Data Source(s)		04/22/2026		04/22/2026			04/22/2026									
Analysis of prior sale or transfer history of the subject property and comparable sales																
ANALYSIS / COMMENTS	Analysis/Comments See Attached Addendum															
	The intended use of this appraisal is for pre-listing and market positioning purposes and not for a lending decision.															

Freddie Mac Form 2055 March 2005

Fannie Mae Form 2055 March 2005

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ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

COST APPROACH TO VALUE (not required by Fannie Mae)

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)

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE _____ =\$		
Source of cost data	DWELLING	Sq.Ft. @ \$	_____ =\$
Quality rating from cost service	Effective date of cost data	Sq.Ft. @ \$	_____ =\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			_____ =\$
		Garage/Carport	Sq.Ft. @ \$ _____ =\$
		Total Estimate of Cost-New	_____ =\$
		Less Physical	Functional External _____ =\$()
		Depreciation	_____ =\$
		Depreciated Cost of Improvements	_____ =\$
		"As-is" Value of Site Improvements	_____ =\$
Estimated Remaining Economic Life (HUD and VA only)	Years	INDICATED VALUE BY COST APPROACH _____ = \$	

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$	X Gross Rent Multiplier	= \$	Indicated Value by Income Approach
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Summary of Income Approach (including support for market rent and GRM) Income approach not developed. Additionally, majority of homes within the subject's subdivision purchased as primary household. Lack of income approach does not effect the credibility of the value opinion.

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☒ Detached ☐ 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 sold
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Total number of units rented	Total number of units for sale	Data source(s)
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Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source(s)

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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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 visual inspection of the exterior areas of the subject property from at least the street, (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.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

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 examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as 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 this 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.
5. 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.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. 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.

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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.

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 [Signature]
Name Steven Scott Riley
Company Name Maverick Appraisals, LLC
Company Address
Telephone Number (210) 970-9566
Email Address admin@maverickappraisals.com
Date of Signature and Report 04/30/2026
Effective Date of Appraisal 04/22/2026
State Certification #
or State License # 1350660 LR
or Other (describe) State #
State TX
Expiration Date of Certification or License 10/31/2026
ADDRESS OF PROPERTY APPRAISED
23414 Holly Hollow St
Tomball, TX 77377

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,400,000
LENDER/CLIENT
Name
Company Name Margaret Ibrahim
Company Address
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY

Did not inspect exterior of subject property
Did inspect exterior of subject property from street
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

Market Conditions Addendum to the Appraisal Report

042223414Holly
File No. 042223414Holly

MARKET RESEARCH & ANALYSIS

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	23414 Holly Hollow St	City	Tomball	State	TX	ZIP Code	77377
Borrower	N/A						

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)	246	78	79	☐ Increasing	☐ Stable	☒ Declining
Absorption Rate (Total Sales/Months)	41.00	26.00	26.33	☐ Increasing	☐ Stable	☒ Declining
Total # of Comparable Active Listings	60	62	159	☒ Declining	☒ Stable	☒ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.5	2.4	6.0	☒ Declining	☐ Stable	☒ 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	\$656,625	\$669,500	\$625,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	20	40	25	☐ Declining	☐ Stable	☒ Increasing
Median Comparable List Price	\$785,000	\$724,500	\$669,000	☒ Increasing	☒ Stable	☒ Declining
Median Comparable Listings Days on Market	46	50	35	☒ Declining	☐ Stable	☐ Increasing
Median Sale Price as % of List Price	98%	98%	98%	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?				☒ Yes	☐ No	
				☐ Declining	☐ Stable	☒ Increasing

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.). An analysis was performed on 403 competing sales over the past 12 months. For those sales, a total of 31.0% were reported to have seller concessions. This analysis shows a change of +2.3% per month. **Our research shows up to 3% in seller concessions are paid regularly in this market area and value range, and as such are expected by the market.** For this reason only comparable sales with seller concessions in excess of 3% are adjusted for the excess dollar amount of seller contribution.

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 403 competing sales over the past 12 months. For those sales, a total of 1.0% were reported to be REO.

Cite data sources for above information. Information reported in the HARMLS system (using an effective date of 04/22/2026) 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.

An analysis was performed on 403 competing sales over the past 12 months. The sales within this group had a median sale price of \$653,000. This analysis shows a change of -0.2% per month. Based on all sales in this same group, there is a 4.7 month supply. This analysis shows a change of +10.6% per month. These sales had a median DOM of 24. This analysis shows a change of +3.9% per month.

The subject is located in a market area that has demonstrated relative stability over the past 12 months. While there have been slight decreases in property values, these changes are not considered significant enough to warrant time adjustments in this analysis. Market conditions have been analyzed through available data sources and are considered to support a stable trend during the relevant time period.

CONDO/CO-OP PROJECTS

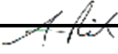
If the subject is a unit in a condominium or cooperative project , complete the following:

Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings				☒ Declining	☒ Stable	☐ Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				☒ Declining	☐ Stable	☐ 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.

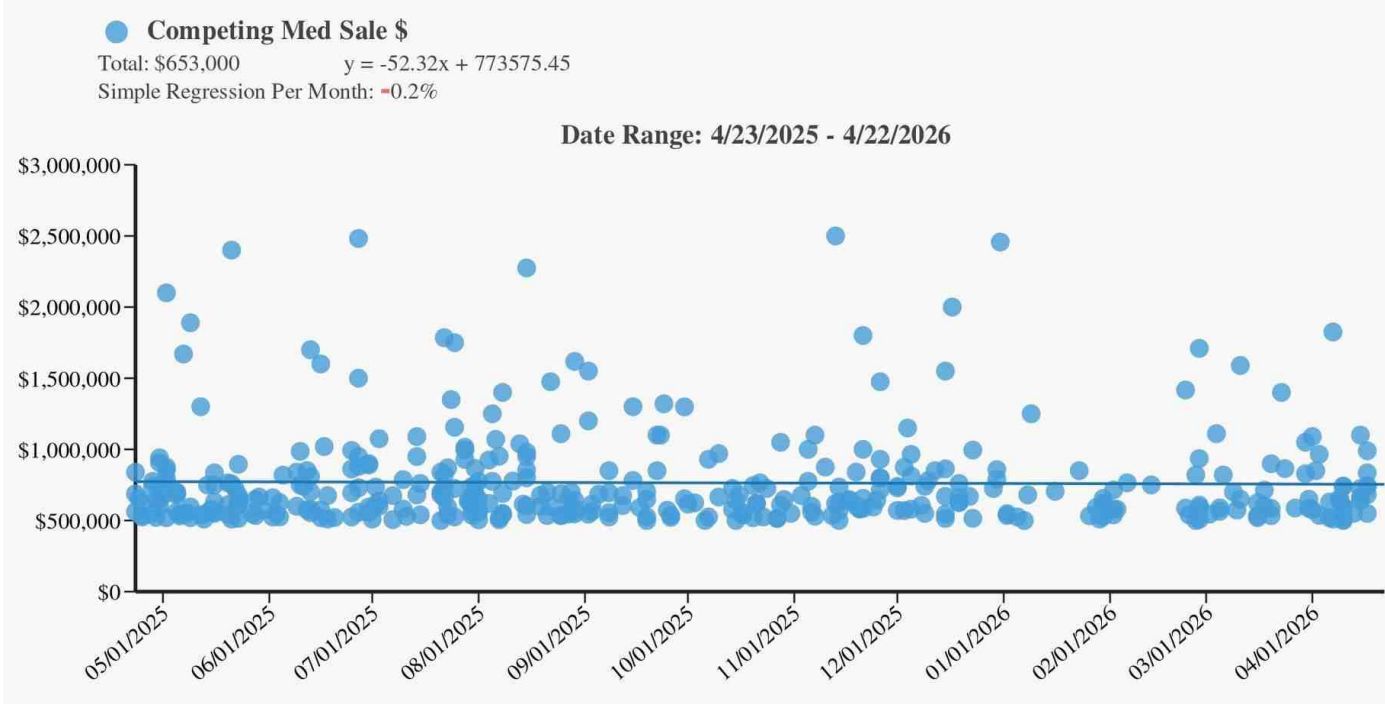
Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

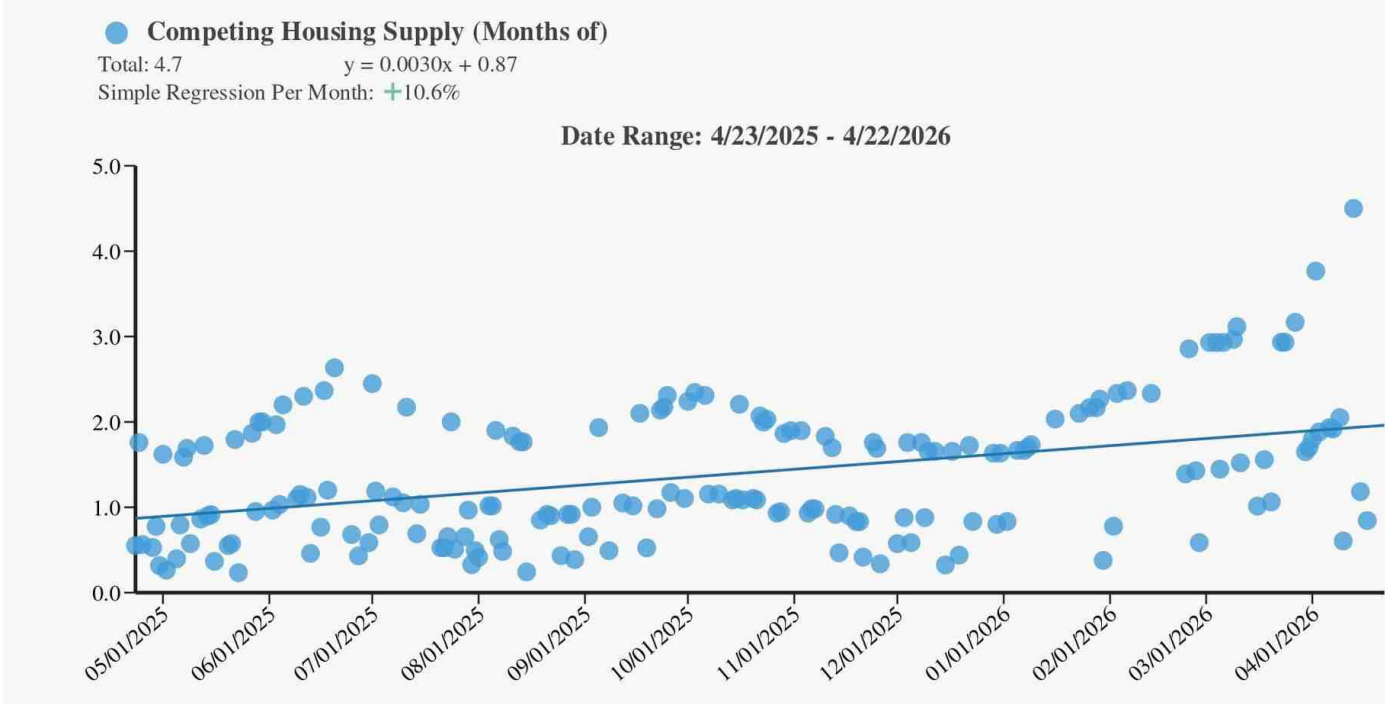
Signature		Signature	
Appraiser Name	Steven Scott Riley	Supervisory Appraiser Name	
Company Name	Maverick Appraisals, LLC	Company Name	
Company Address		Company Address	
State License/Certification #	1350660 LR	State License/Certification #	
State	TX	State	
Email Address	admin@maverickappraisals.com	Email Address	

Market Conditions Charts - Page 1

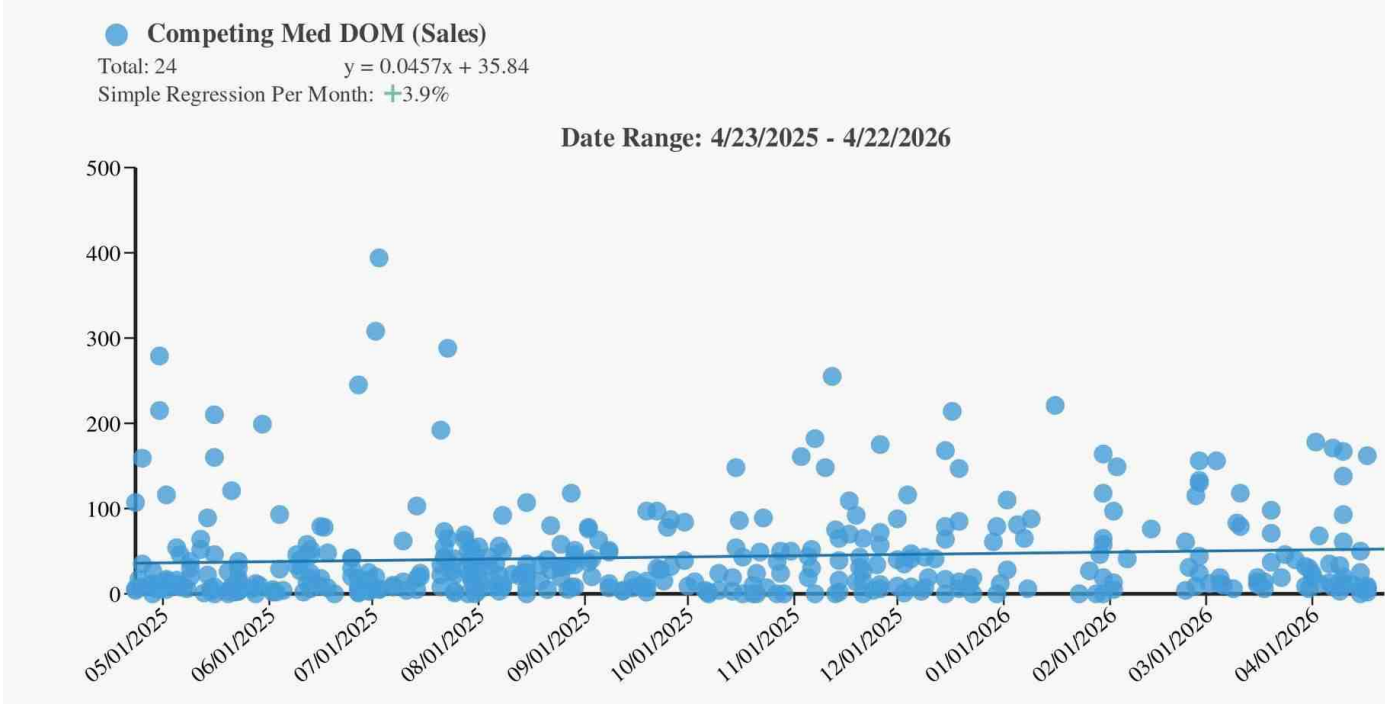
Borrower	N/A					
Property Address	23414 Holly Hollow St					
City	Tomball	County	Harris	State	TX	Zip Code 77377
Lender/Client	Margaret Ibrahim					



Median \$



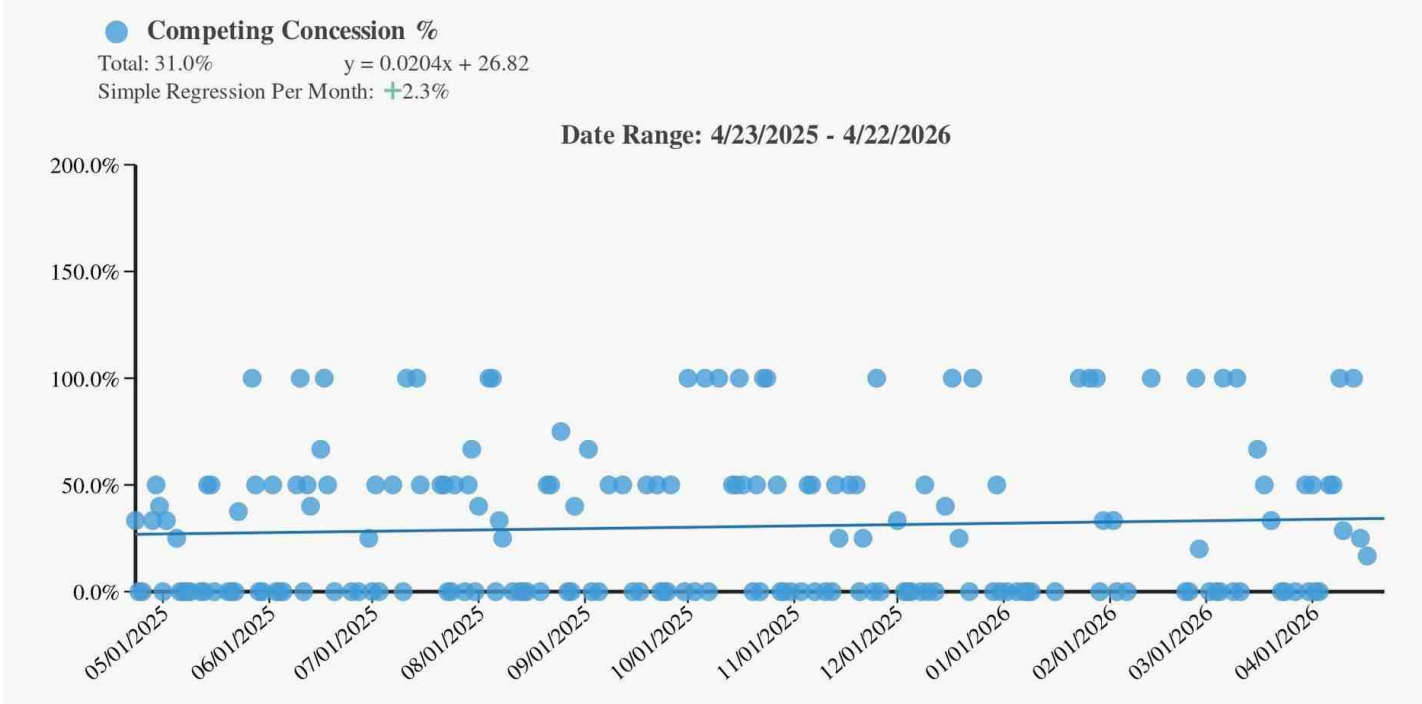
Housing Supply



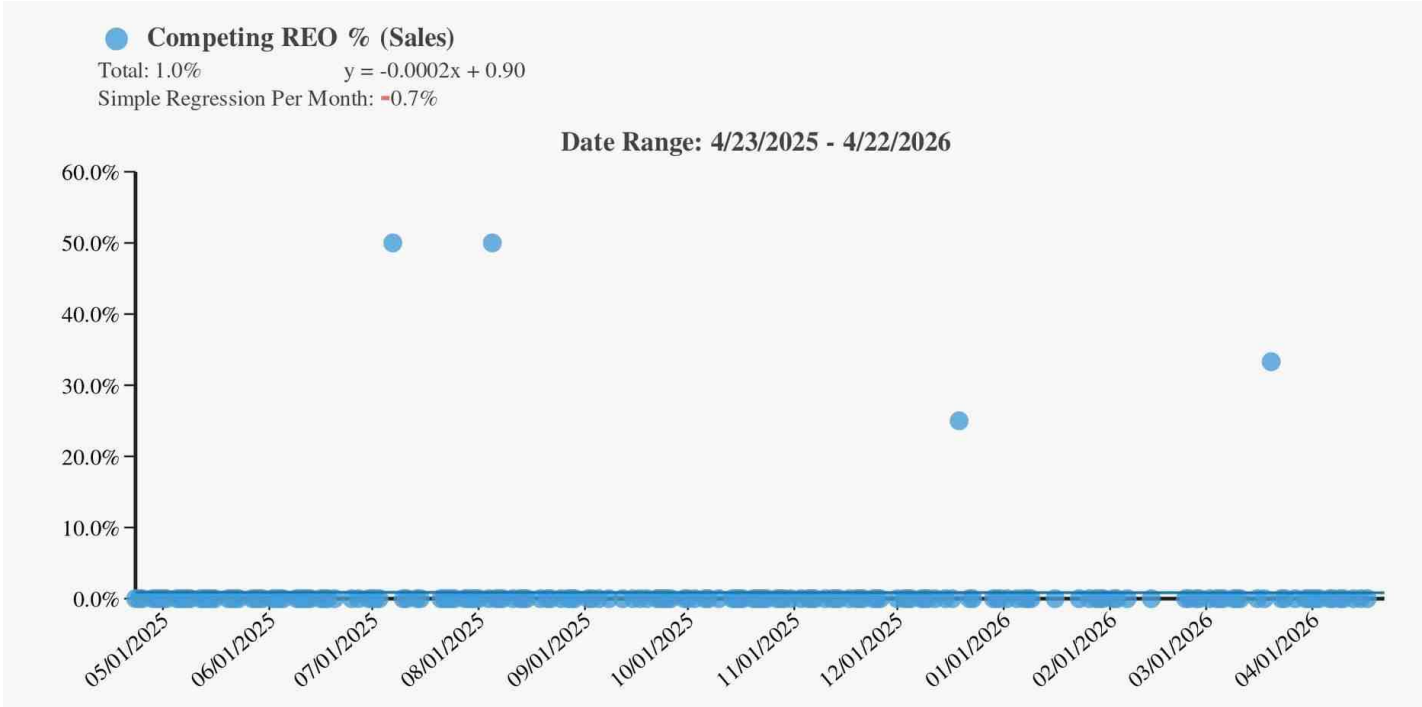
Sales DOM

Market Conditions Charts - Page 2

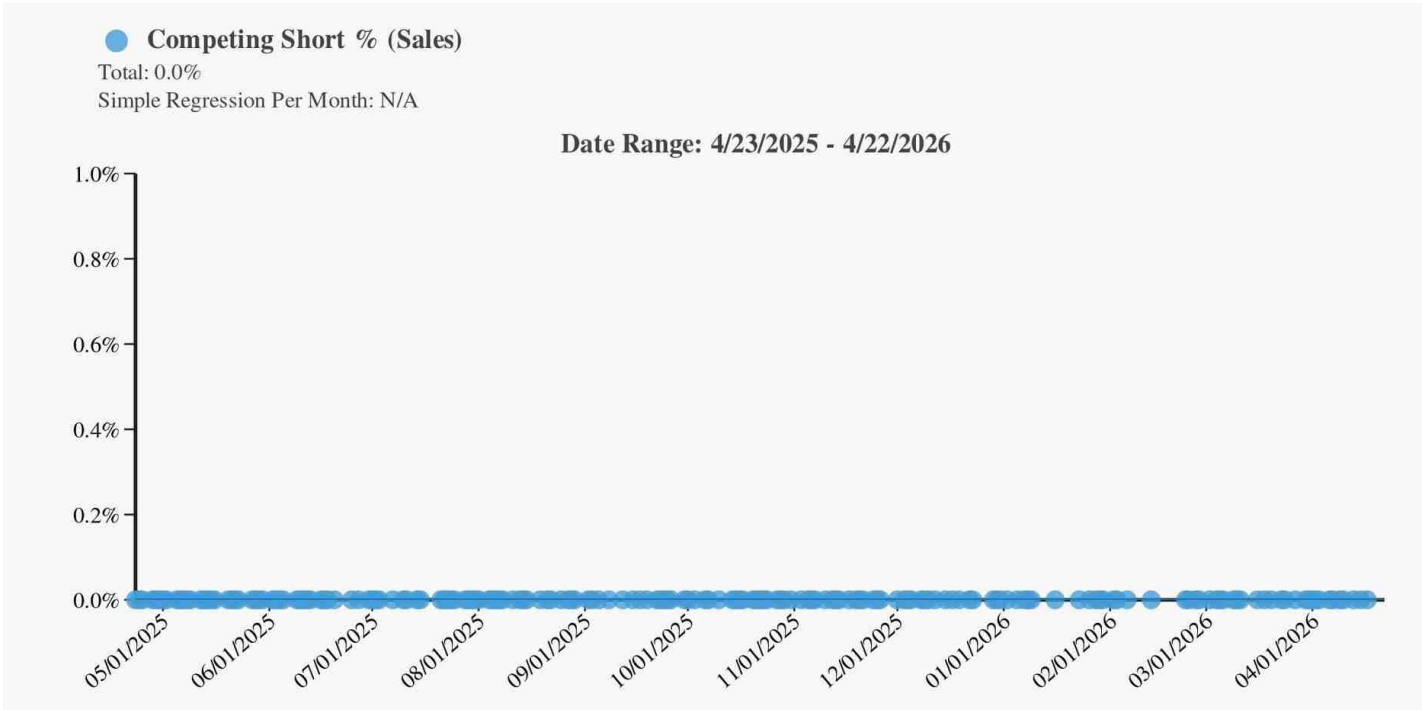
Borrower	N/A					
Property Address	23414 Holly Hollow St					
City	Tomball	County	Harris	State	TX	Zip Code 77377
Lender/Client	Margaret Ibrahim					



Concession %



Foreclosure Analysis



Short Sale Analysis

Supplemental Addendum

File No. 042223414Holly

Borrower	N/A				
Property Address	23414 Holly Hollow St				
City	Tomball	County	Harris	State	TX Zip Code 77377
Lender/Client	Margaret Ibrahim				

Revision 04/30/2026:

The appraisal report has been revised following a request for reconsideration and the receipt of additional information regarding the comparable sales and property characteristics. Upon further review, Comparable Sale 1 was revised to reflect that the detached garage apartment is included in the reported gross living area and room count. As a result, the separate adjustment previously applied for the quarters was removed to avoid any potential overlap in the analysis. Comparable Sale 2 was reanalyzed with additional consideration given to available MLS data, listing history, and property characteristics. Based on this review, the quality and condition of this comparable were determined to be inferior to the subject, and adjustments were revised accordingly. Additionally, a site adjustment was applied to reflect differences in acreage and overall site utility. Comparable Sale 4 was removed from the analysis as it was determined to be less comparable in terms of location and overall market appeal relative to the subject and other selected sales. The remaining comparable sales were reviewed for consistency, and minor refinements were made where appropriate to ensure alignment with observed market behavior. These revisions were completed to improve the overall reliability and supportability of the analysis. All changes were made based on verified data and market-supported adjustments, and the final opinion of value reflects the revised sales comparison analysis.

The intended use of this appraisal is for pre-listing and market positioning purposes and not for a lending decision.

The sale at 22702 Holly Creek Trail reflects a property with superior overall utility, including a larger improvement size and enhanced outdoor living features such as expanded entertainment areas and additional site improvements. While located within the subject’s competitive market area, this property exhibits a higher level of overall amenity and appeal than the subject. As such, it was included in the analysis with appropriate downward adjustments to account for its superior features and was considered as an upper-range comparable within the overall value bracket. Condition rating is based on available MLS data, prior listing information, and typical market expectations for similar properties, as interior inspection was not performed.

Sales Comparison Approach – Adjustment Support

The comparable sales were analyzed using market-supported adjustments based on paired sales, market observation, and experience with similar custom acreage properties. Due to the unique nature of the subject and limited directly comparable sales, adjustments were applied as ranges to reflect typical buyer reactions rather than strict cost measures.

Gross Living Area (GLA):

Adjusted at approximately \$80 to \$120 per square foot, recognizing diminishing returns for larger homes.

Site Size (Acreage):

Adjusted on a non-linear basis, generally \$15,000 to \$30,000 per acre beyond a typical homesite, depending on usability and overall site appeal. While site size contributes to value, adjustments reflect diminishing marginal utility typical of acreage properties in this market

Quality of Construction:

Adjustments of approximately \$75,000 to \$150,000 were applied for differences in design, construction quality, and overall finish level.

Condition:

Adjustments of approximately \$50,000 to \$125,000 were applied to reflect differences between updated (C3) and fully renovated (C2) properties.

Garage / Parking:

Adjusted at approximately \$10,000 to \$15,000 per bay, with diminishing returns for larger capacities.

Pool:

Adjustments generally ranged from \$40,000 to \$60,000, depending on features and finish level.

Outdoor Living (including decking):

Adjustments ranged from approximately \$25,000 to \$150,000, reflecting varying levels of outdoor improvements such as covered patios, outdoor kitchens, fireplaces, and extensive decking.

Guest House / Quarters:

Adjusted in the range of approximately \$50,000 to \$150,000, depending on size and functionality.

Overall Superiority:

Where a property exhibited higher overall utility or more extensive improvements, lump sum adjustments were applied to account for those differences and align the comparables with the subject’s overall appeal.

All adjustments reflect typical buyer behavior in this market and were applied consistently to provide a realistic and supportable indication of value for the subject property, based on how similar homes are competing and selling.

Reconciliation Addendum

File No. 042223414Holly

Borrower	N/A				
Property Address	23414 Holly Hollow St				
City	Tomball	County	Harris	State	TX Zip Code 77377
Lender/Client	Margaret Ibrahim				

The final opinion of value is based on the sales comparison approach, with greatest weight given to the most comparable and reliable indicators within the revised data set.

Primary consideration was given to Comparable Sales 1 and 3, which are most similar to the subject in terms of gross living area, site characteristics, overall utility, and level of improvements. These sales required moderate and supportable adjustments and provide the most reliable indication of value.

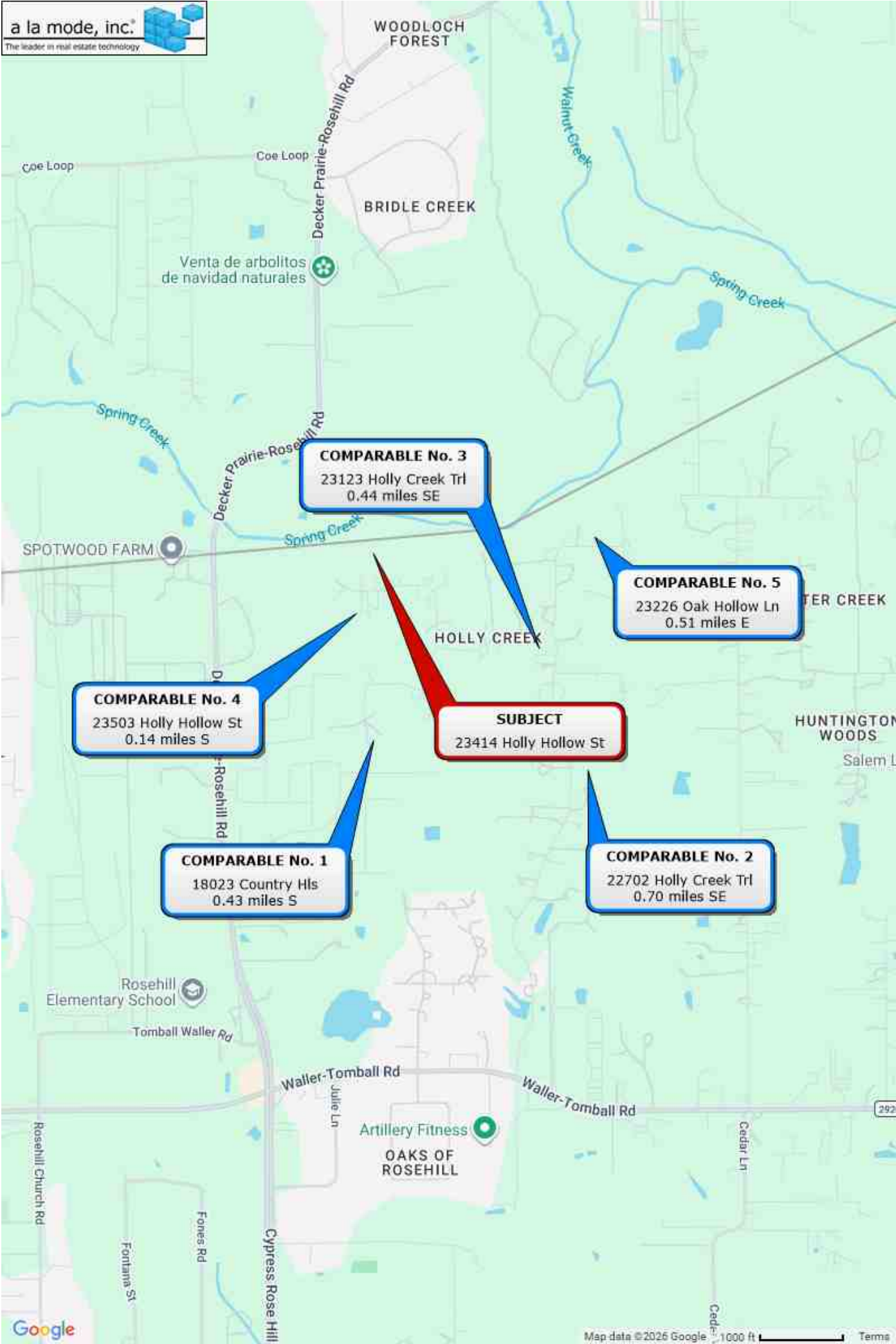
Comparable Sale 2, while relevant, was given less weight due to its larger size and superior features, which required more significant adjustments. Comparable Sales 5 and 6 were considered but given minimal weight, as their adjusted values reflect either inferior overall utility or characteristics that are less competitive with the subject property.

Following the revisions, the adjusted sale prices indicate a range with the most reliable indicators clustering near the upper end of the range. Consideration was given to the subject's Q2 quality, C2 condition, functional utility, and overall market position within the competitive set.

Based on the foregoing analysis, the final opinion of value is reconciled at **\$1,400,000**, which is considered reasonable and well-supported by the most comparable sales and current market data.

Subject & Comp Map

Borrower	N/A				
Property Address	23414 Holly Hollow St				
City	Tomball	County	Harris	State	TX
Lender/Client	Margaret Ibrahim	Zip Code	77377		



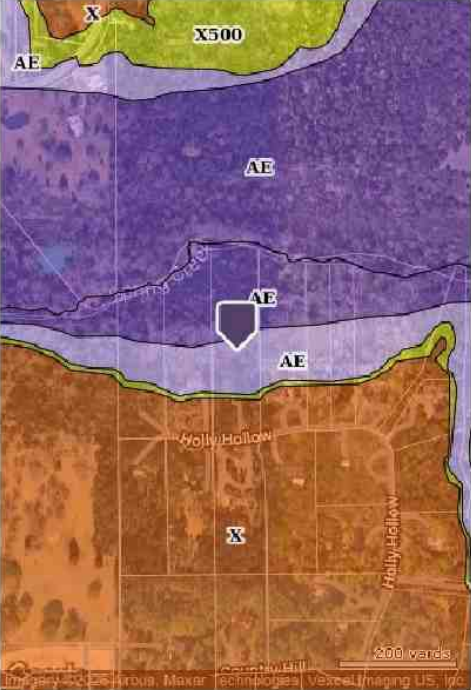
Flood Map

All Properties 360 Property View

23414 Holly Hollow Street, Tomball, Texas, 77377-3685 Harris County

Flood Map

Flood Zone Code:	AE	Special Flood Hazard Area (SFHA):	In
Flood Zone Date:	06/18/2007	Within 250 Feet of Multiple Flood Zone:	Yes (AE,X500)
Flood Zone Panel:	48201C0205L	Flood Community Name:	HARRIS COUNTY
Flood Code Description:	Zone Ae-An Area Inundated By 100-Year Flooding		



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Subject Photo Page

Borrower	N/A				
Property Address	23414 Holly Hollow St				
City	Tomball	County	Harris	State	TX Zip Code 77377
Lender/Client	Margaret Ibrahim				



Subject Front

23414 Holly Hollow St
Sales Price
Gross Living Area 5,243
Total Rooms 11
Total Bedrooms 3
Total Bathrooms 2.4
Location N;Res;
View N;Res;
Site 5.07 ac
Quality Q2
Age 42



Across Street



Subject Street

Comparable Photo Page					
Borrower	N/A				
Property Address	23414 Holly Hollow St				
City	Tomball	County	Harris	State	TX Zip Code 77377
Lender/Client	Margaret Ibrahim				



Comparable 1

18023 Country Hls	
Prox. to Subject	0.43 miles S
Sale Price	1,400,000
Gross Living Area	5,255
Total Rooms	15
Total Bedrooms	5
Total Bathrooms	5.1
Location	N;Res;
View	N;Res;
Site	2.05 ac
Quality	Q2
Age	41



Comparable 2

22702 Holly Creek Trl	
Prox. to Subject	0.70 miles SE
Sale Price	1,670,000
Gross Living Area	6,043
Total Rooms	10
Total Bedrooms	6
Total Bathrooms	5.1
Location	N;Res;
View	N;Res;
Site	4.53 ac
Quality	Q3
Age	33



Comparable 3

23123 Holly Creek Trl	
Prox. to Subject	0.44 miles SE
Sale Price	1,100,000
Gross Living Area	4,718
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	3.1
Location	N;Res;
View	N;Res;
Site	3.50 ac
Quality	Q3
Age	35

Comparable Photo Page

Borrower	N/A					
Property Address	23414 Holly Hollow St					
City	Tomball	County	Harris	State	TX	Zip Code 77377
Lender/Client	Margaret Ibrahim					



Comparable 4

23503 Holly Hollow St	
Prox. to Subject	0.14 miles S
Sale Price	995,000
Gross Living Area	4,918
Total Rooms	10
Total Bedrooms	5
Total Bathrooms	4.2
Location	N;Res;
View	N;Res;
Site	3.48 ac
Quality	Q3
Age	42



Comparable 5

23226 Oak Hollow Ln	
Prox. to Subject	0.51 miles E
Sale Price	1,300,000
Gross Living Area	5,202
Total Rooms	14
Total Bedrooms	5
Total Bathrooms	5.1
Location	N;Res;
View	N;Res;
Site	5.59 ac
Quality	Q2
Age	42

Comparable 6

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

PROPERTY HISTORY

File No. 042223414Holly

Borrower	N/A				
Property Address	23414 Holly Hollow St				
City	Tomball	County	Harris	State	TX Zip Code 77377
Lender/Client	Margaret Ibrahim				

* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY *
(may include properties that were considered but not utilized as comparables)

23503 Holly Hollow St
-Transferred on 09/23/2025. It transferred from Dutton Uriel E to Dutton Winona D and was a Special Warranty Deed (Document #377583).

23123 Holly Creek Trl
-No transfer history.

23222 Red Oak Trl
-Transferred on 03/05/2026. It transferred from Nelson Wilbert O to Nelson Annice and Steven K and was a Affidavit (Document #82971).

22702 Holly Creek Trl
-Transferred on 02/27/2025. It transferred from Hardwick Amanda S to Hardwick Jimmie T II and was a Special Warranty Deed (Document #69568).

22702 Holly Creek Trl
-Transferred on 02/27/2025. It transferred from Hardwick Amanda S to Hardwick Jimmie T II and was a Special Warranty Deed (Document #69568).

23303 Holly Creek Trl
-No transfer history.

23226 Oak Hollow Ln
-No transfer history.

18023 Country Hls
-No transfer history.

Texas is a non-disclosure state; therefore, prior transfer prices are not consistently available through public record sources. Where available, MLS data and deed history were reviewed to identify recent transfers and potential rapid resale activity. Based on available data, market research, and analysis of current and prior listings, the subject’s immediate market area does not demonstrate a pattern of speculative or high-frequency resale activity that would suggest elevated flipping risk. No evidence was found to indicate that resale trends in the subject’s competitive market segment are atypical or outside normal market behavior.

License



**Licensed Residential
Real Estate Appraiser**

Appraiser: STEVEN SCOTT RILEY

License #: 1350660-LR

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:
Licensed Residential Real Estate Appraiser

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

**Chelsea Buchholtz
Executive Director**