

MEASUREMENT SERVICE



LOCATED AT

7120 Nottaway Dr
Tyler, TX 75703

FOR

Gina Russell

OPINION OF VALUE

N/a

AS OF

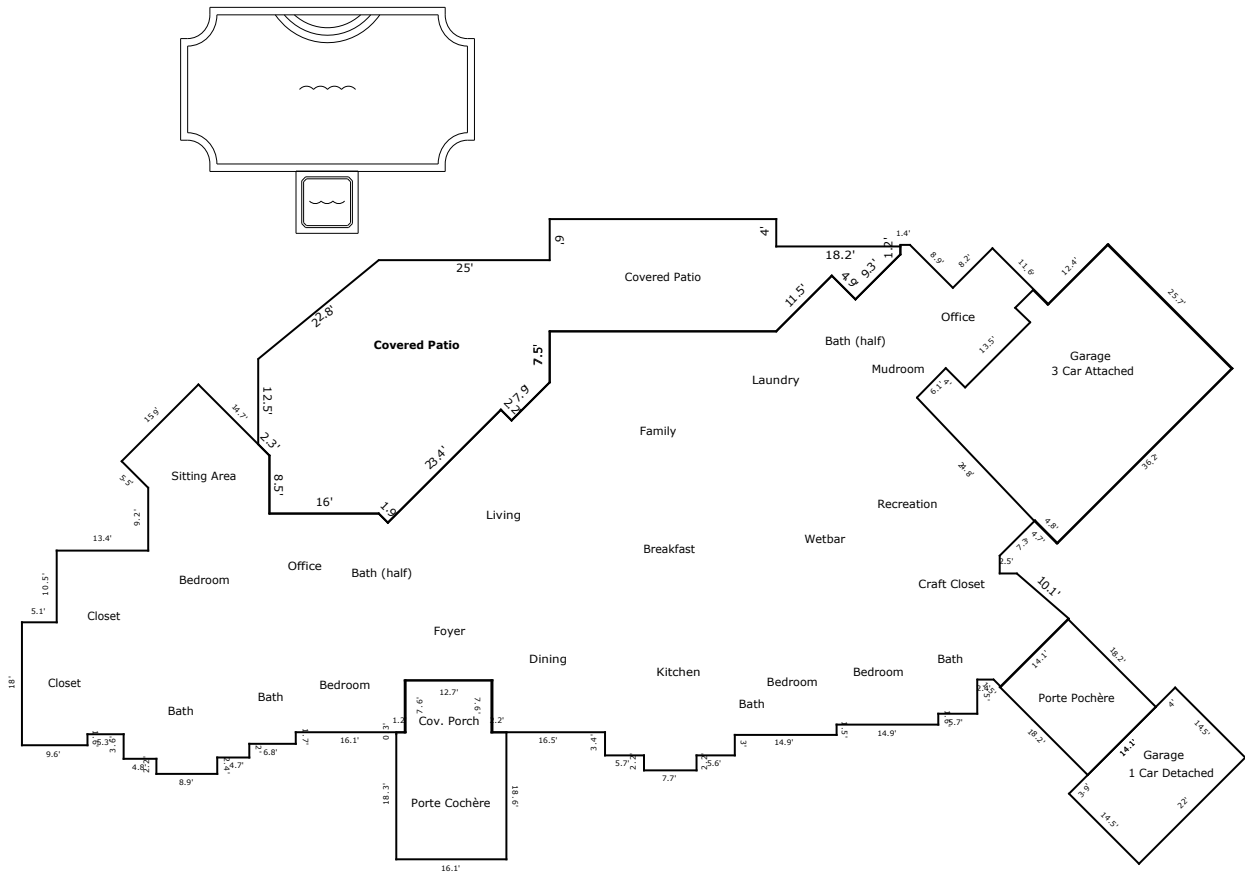
08/05/2025

BY

Kevin Whitman
Capstone Appraisals
Tyler, Texas 75703

Building Sketch (Page - 1)

Borrower				
Property Address 7120 Nottaway Dr				
City	Tyler	County	State TX	Zip Code 75703
Lender/Client Gina Russell				



TOTAL Sketch by a la mode

Building Sketch (Page - 2)

Borrower					
Property Address 7120 Nottaway Dr					
City	Tyler	County	State	TX	Zip Code 75703
Lender/Client Gina Russell					

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
3 Car Attached	-958.8 Sq ft	0.5 × 24.8 × 0.6 = 7.7 4.8 × 0.6 = 2.9 0.5 × 0 × 6 = 0.2 29.6 × 6 = 179 25.6 × 13.5 = 346 0.5 × 3.1 × 0.1 = 0.1 28.7 × 3.6 = 104.2 12.4 × 25.7 = 318.7	
First Floor	8005.4 Sq ft	0.5 × 17.5 × 8.8 = 76.9 0.5 × 1.4 × 1.4 = 1 1.4 × 1.4 = 2 0.5 × 11.6 × 5.8 = 33.6 0.5 × 4.9 × 4.9 = 12 0.5 × 4.9 × 4.9 = 12 2.8 × 4.9 = 13.7 0.5 × 6.9 × 3.5 = 12 0.5 × 1.7 × 1.7 = 1.4 0.5 × 1.7 × 1.7 = 1.4 24.2 × 1.7 = 40.7 0.5 × 0.7 × 0.7 = 0.3 0.5 × 0.7 × 0.7 = 0.3 34.5 × 0.7 = 24.9 0.5 × 3.9 × 3.9 = 7.8 0.5 × 3.9 × 3.9 = 7.8 53.5 × 3.9 = 210.9 0.5 × 5.5 × 5.5 = 14.9 94.5 × 5.5 = 516.1 0.5 × 2 × 2 = 2 98 × 2 = 197.1 0.5 × 5.6 × 5.6 = 15.6 0.5 × 5.6 × 5.6 = 15.6 92.4 × 5.6 = 516.2 0.5 × 20.8 × 10.4 = 108 0.5 × 3.1 × 1.6 = 2.4 0.5 × 14.7 × 14.7 = 107.7 0.5 × 14.7 × 14.7 = 107.7 86.4 × 14.7 = 1268.4 0.5 × 0.8 × 0.8 = 0.4 20.8 × 0.8 = 17.6 0.5 × 3.9 × 3.9 = 7.6 3.9 × 17.7 = 69 17.7 × 3.8 = 66.8 0.5 × 1.3 × 1.3 = 0.9 33.7 × 1.3 = 45.3 0.5 × 0.3 × 0.3 = 0 0.5 × 0.3 × 0.3 = 0 94.1 × 0.3 = 29.6 0.5 × 4.1 × 4.1 = 8.4 125.4 × 4.1 = 513.6 0.5 × 0.8 × 0.8 = 0.3 138.1 × 0.8 = 104.1 138.1 × 2.6 = 359 0.5 × 6.6 × 7.6 = 25.3 140.6 × 6.6 = 933.1 0.5 × 0.5 × 0.5 = 0.1 147.7 × 0.5 = 75.3 0.5 × 8.4 × 8.4 = 35.3 144.4 × 8.4 = 1213.1 139.9 × 0.1 = 14 56.2 × 7.6 = 427.1 40.1 × 0.3 = 12 9.6 × 1.6 = 15.4 25.2 × 1.4 = 35.3 18.4 × 2 = 36.8 13.7 × 0.2 = 2.7 8.9 × 2.2 = 19.6 71 × 4.9 = 347.9 65.3 × 1.6 = 104.5 50.4 × 1.1 = 55.4 33.9 × 0.4 = 13.6 19 × 3 = 57 7.7 × 2.2 = 16.9 0.5 × 2.1 × 1.1 = 1.1 0.5 × 6.6 × 3.3 = 11	
Total Living Area (Rounded):		7047 Sq ft	
Non-living Area			
1 Car Detached	319 Sq ft	22 × 14.5	= 319
1 Carport	256.6 Sq ft	18.2 × 14.1	= 256.6

Building Sketch (Page - 3)

Borrower				
Property Address 7120 Nottaway Dr				
City	Tyler	County	State TX	Zip Code 75703
Lender/Client Gina Russell				

TOTAL Sketch by a la mode

Area Calculations Summary

Non-living Area				
Concrete Patio	396.6 Sq ft	16.1 × 18.6	=	300.1
		12.7 × 7.6	=	96.5
Covered Patio	1877.8 Sq ft	0.5 × 6.6 × 6.6	=	21.6
		1.2 × 6.6	=	7.8
		0.5 × 3.5 × 3.5	=	6
		4.3 × 3.5	=	14.9
		0.5 × 8.1 × 8.1	=	33.1
		4.3 × 8.1	=	35
		16.4 × 33.2	=	545.5
		10.4 × 0	=	0
		0.5 × 5.6 × 5.6	=	15.6
		17.9 × 5.6	=	100
		0.5 × 1.6 × 1.6	=	1.2
		21.9 × 1.6	=	34.1
		0.5 × 16.5 × 16.5	=	136.9
		21.9 × 16.5	=	363
		0.5 × 1.3 × 1.3	=	0.9
		37.1 × 1.3	=	49.9
		0.5 × 0 × 0	=	0
		0.5 × 0 × 0	=	0
		37.1 × 0	=	0
		0.5 × 16 × 13.1	=	105
		24 × 16	=	384.1
		0.5 × 1.7 × 1.7	=	1.4
		0.5 × 1.7 × 1.4	=	1.1
		12.5 × 1.7	=	20.6