



Texas Appraisals, LLC
167 Bethany Bend Dr.
Spring, TX 77382

July 30, 2026

Kathy Linehan

Dear Kathy,

Please find attached the sketch of your home at 22 N Castlegreen Cir. The home was measured on July 30, 2026, and was found to be a one story home with 2744 above grade finished square footage and a 684 square foot attached three car garage. The measurements were performed to ANSI Z765-2021 standards which are common standards to the Real Estate Appraisal Profession in Texas and required on loans purchased by Fannie Mae and Freddie Mac. This would be considered Gross Living Area (GLA) for a residential appraisal report

This measurement is slightly larger than the Montgomery Central Appraisal District (MCAD) records of 2654 sq ft. It is unknown what standards MCAD uses.

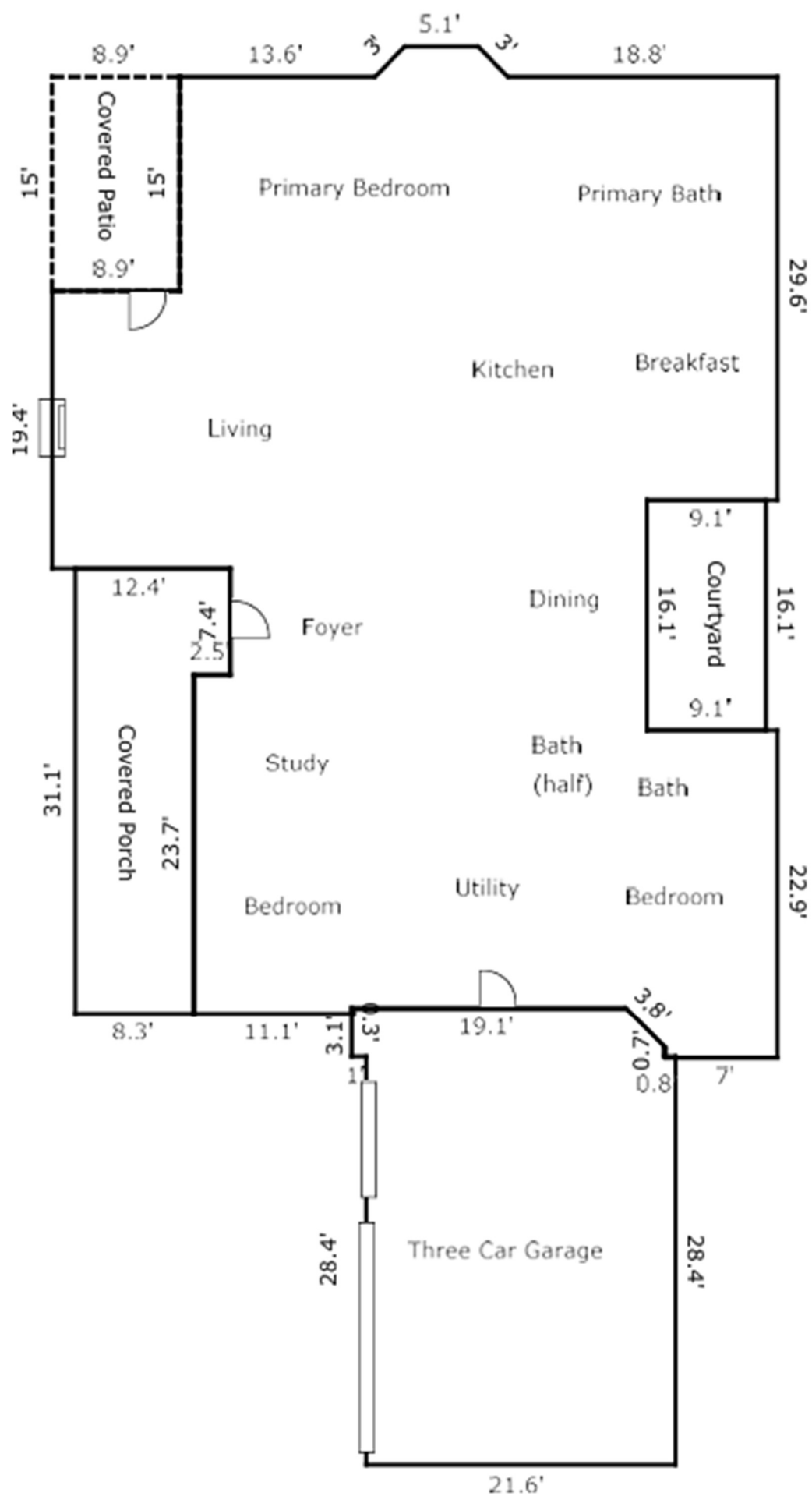
It is very rare for two appraisers to measure the exact same values, even using the same standards, due to rounding on individual walls. This is why size adjustments are sometimes not made in an appraisal report, and why appraisers do not use dollars per square foot as a valuation method. However, using the same standards, the measurements should be within reasonable tolerance range.

Please note that the porch, patio and courtyard measurements are approximate and for representation, and they do not count towards the GLA of the property.

Thank you for using Texas Appraisals, LLC for your measurement needs. No valuation services were provided for this property. Please let me know if you have any questions or require any more information.

Sincerely,

Tiffany Good
Texas Appraisals, LLC
tiffany@txappraisals.com
(832) 800-1254



Area Calculations Summary

Living Area		Calculation Details	
First Floor	2744.3 Sq ft	$0.5 \times 2.1 \times 2.1 = 2.2$ $0.5 \times 2.1 \times 2.1 = 2.2$ $5.1 \times 2.1 = 10.7$ $19.4 \times 8.9 = 172.7$ $41.7 \times 29.6 = 1234.3$ $4.8 \times 3.5 = 16.8$ $29.1 \times 12.2 = 355$ $23.7 \times 11.1 = 263.1$ $23.4 \times 19.1 = 446.9$ $1.4 \times 3.9 = 5.5$ $10.5 \times 19.5 = 204.8$ $3.4 \times 7.8 = 26.5$ $0.5 \times 2.7 \times 2.7 = 3.6$	
Total Living Area (Rounded):		2744 Sq ft	
Non-living Area			
Open Porch	276.6 Sq ft	$10.8 \times 7.4 = 79.9$ $23.7 \times 8.3 = 196.7$	
Courtyard	133.6 Sq ft	$8.3 \times 16.1 = 133.6$	
3 Car Attached	683.9 Sq ft	$21.6 \times 28.4 = 613.4$ $21.8 \times 0.7 = 15.3$ $19.1 \times 2.7 = 51.6$ $0.5 \times 2.7 \times 2.7 = 3.6$	



Certified Residential Real Estate Appraiser

Appraiser: TIFFANY MICHELLE GOOD

License #: 1360746-CR

License Expires: 08/31/2026

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**