

APPRAISAL REPORT OF



13502 Spring Ct
Tomball, TX 77375

PREPARED FOR

Owners
13502 Spring Ct
Tomball, TX 77375

AS OF

06/23/2026

PREPARED BY

Amazing Appraisal Services
24118 Kennedy Ranch Ln
Hockley, TX 77447

Table of Contents

Page Title	Page #
Residential Appraisal Page 1	1
Residential Appraisal Page 2	2
Residential Appraisal Page 3	3
Photo Subject	4
Photo (15)	5
Photo (6)	6
Photo (6)	7
Photo Comparables 1-2-3	8
Aerial Map	9
Location Map	10
Flood Map	11
Sketch	12
Certification Page 1	13
Certification Page 2	14
Appraiser License Certificate	15

Residential Appraisal Report

SUBJECT

The purpose of this appraisal report is to provide the client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address13502 Spring CtCityTomballStateTXZip Code77375

OwnerSharon ReaIntended UserSharon ReaCountyHarris

Legal DescriptionLT 31 BLK 7 SPRING FOREST ESTATES SEC 1

Assessor's Parcel #116-273-007-0031Tax Year2025R.E. Taxes \$7,549.00

Neighborhood NameSpring Forest EstatesMap ReferenceLat:30.1180/Lon:-95.6303Census Tract5554.03

Occupant

☐ Owner

☐ Tenant

☒ Vacant

Special Assessments \$

☐ PUDHOA \$366

☒ per year

☐ per month

Property Rights Appraised

☒ Fee Simple

☐ Leasehold

☐ Other (describe)

Intended UseCurrent market value for future sale and listing

ClientOwnersAddress13502 Spring Ct, Tomball, TX 77375

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?

☐ Yes

☒ No

Report data source(s) used, offerings price(s), and date(s).The subject has not been listed in MLS/HAR in the past twelve months.

CONTRACT

I

☐ did

☐ did not

analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$Date of ContractIs the property seller the owner of public record?

☐ Yes

☐ No

Data Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the purchaser?

☐ Yes

☐ No

If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics						One-Unit Housing Trends				One-Unit Housing			Present Land Use %	
Location	☐ Urban	☒ Suburban	☐ Rural	Property Values	☐ Increasing	☒ Stable	☐ Declining	PRICE	AGE	One-Unit	90	%		
Built-Up	☐ Over 75%	☒ 25-75%	☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance	☐ OverSupply	\$ (000)	(yrs)	2-4 Unit	0	%		
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☒ Under3mths	☐ 3-6 mths	☐ Over6mths	95	Low	0	Multi-Family	0	%	
Neighborhood BoundariesW Hufsmith Rd to the north, FM 2978 to the east, Medical Complex Dr to the south, and Tomball Pkwy to the west.								850	High	120	Commercial	10	%	
								300	Pred.	40	Other	Vcnt	0	%
Neighborhood DescriptionThe subject's neighborhood has a mixture of older homes with some that have been rennovated and/or updated. There is access to consumer facilities such as education, employment, and shopping.														
Market Conditions (including support for the above conclusions)The market appears to be stable with a fluctuating supply and demand. The higher interest rates have caused a slower market, but steady.														

SITE

DimensionsHCADArea7003 sfShapeIrregularViewResidential

Specific Zoning ClassificationNoneZoning DescriptionSFR

Zoning Compliance

☐ Legal

☐ Legal Nonconforming (Grandfathered Use)

☒ No Zoning

☐ Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?

☒ Yes

☐ No

If No, describe.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type		Public	Private
Electricity	☒	☐	Water	☒	Street	Asphalt	☒	☐
Gas	☒	☐	Sanitary Sewer	☒	Alley	None	☐	☐

FEMA Special Flood Hazard Area

☐ Yes

☒ No

FEMA Flood ZoneXFEMA Map #48201C0230LFEMA Map Date06/18/2007

Are the utilities and/or off-site improvements typical for the market area?

☒ Yes

☐ No

If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?

☐ Yes

☒ No

If Yes, describe.

No adverse site conditions noted.

IMPROVEMENTS

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units	☐ One ☒ One with Accessory Unit	☒ Concrete Slab	☐ Crawl Space	Foundation Walls	Concrete/Average	Floors	TI,Cpt,Lam/Fair				
# of Stories	2 Story	☐ Full Basement	☐ Partial Basement	Exterior Walls	Sid,Brick/Fair	Walls	Pnl,Shrock/Average				
Type	☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area sq. ft.		Roof Surface	Shingles/Fair	Trim/Finish	Wood/Fair				
	☒ Existing ☐ Proposed ☐ Under Const.	Basement Finish %		Gutters & Downspouts	None	Bath Floor	Tile/Fair				
Design (Style)	Tudor	☐ Outside Entry/Exit	☐ Sump Pump	Window Type	Alum/Average	Bath Wainscot	Tile/Fair				
Year Built	1994	Evidence of ☐ Infestation		Storm Sash/Insulated	Average	Car Storage	☐ None				
Effective Age (Yrs)	35	☐ Dampness	☐ Settlement	Screens	Average	☒ Driveway	# of Cars2				
Attic	☐ None	Heating	☒ FWA ☐ HWBB ☐ Radiant	Amenities	☐ Woodstove(s) #	Driveway Surface	Concrete				
☒ Drop Stair	☐ Stairs	☐ Other	FuelGas	☒ Fireplace(s) #1 ☐	Fence	None	☒ Garage	# of Cars2			
☐ Floor	☐ Scuttle	Cooling	☒ Central Air Conditioning	☒ Patio/Deck ☐ Cov ☒ Porch ☐ Cov	☐ Carport	# of Cars0					
☐ Finished	☐ Heated	☐ Individual ☐ Other	☒ Pool ☐ Above ☐ Other	None	☒ Att. ☐ Det. ☐ Built-in						
Appliances ☐ Refrigerator ☒ Range/Oven ☒ Dishwasher ☒ Disposal ☐ Microwave ☐ Washer/Dryer ☐ Other (describe)								None			
Finished area above grade contains:8Rooms4Bedrooms2.1Bath(s)2,563Square Feet of Gross Living Area Above Grade											
Additional features (special energy efficient items, etc.)Covered porch and patio; Two car garage; Laminate kitchen countertops.											
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).The subject is in overall fair condition and needs some repairs and updating. Please see the photos for the rotted wood, siding, and the interior bathroom (2nd level), Family room ceiling and lower walls.											
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe											
None known, however, the roof appears to be missing shingles and is worn.											
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describeN/A											

NL - Residential 5/2007

This form may be reproduced unmodified without written permission, however, Bradford Technologies, Inc. must be acknowledged and credited.
Produced by ClickFORMS Software 800-622-8727

Page1of15

Residential Appraisal Report

SALES COMPARISON ANALYSIS

There are		comparable properties currently offered for sale in the subject neighborhood ranging in price from \$										to \$				
There are		comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$										to \$				
FEATURE		SUBJECT			COMPARABLE SALE # 1				COMPARABLE SALE # 2				COMPARABLE SALE # 3			
Address		13502 Spring Ct Tomball, TX 77375			30546 Country Meadows Dr Tomball, TX 77375				12015 Helene Ct Pinehurst, TX 77362				13523 Spring Ct Tomball, TX 77375			
Proximity to Subject					0.27 miles W				2.39 miles NW				0.07 miles SW			
Sale Price		\$			\$ 320,000				\$ 345,000				\$ 315,000			
Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.			\$ 129.87 sq. ft.				\$ 118.84 sq. ft.				\$ 140.44 sq. ft.			
Data Source(s)					HAR #23023745;DOM 31				HAR #88450455;DOM 150				HAR #15463933;DOM 38			
Verification Source(s)					HCAD/Realist				MCAD/Realist				HCAD/Realist			
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment	
Sale or Financing					Unk;0				Unk;0				Unk;0			
Concessions					None				None				None			
Date of Sale/Time					10/28/2025				02/27/2026				07/18/2025			
Location		Residential			Residential				Residential				Residential			
Leasehold/Fee Simple		Fee Simple			Fee Simple				Fee Simple				Fee Simple			
Site		7003 sf			6839 sf		0		8250 sf		-1,200		7790 sf		0	
View		Residential			Residential				Residential				Residential			
Design (Style)		Tudor			Tudor				Tudor				Tudor			
Quality of Construction		Average			Average				Average				Average			
Actual Age		32 yrs			27 yrs		0		27 yrs		0		31 yrs		0	
Condition		Fair			Average		-15,000		Average		-15,000		Average		-15,000	
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	+5,000	Total	Bdrms	Baths	0	Total	Bdrms	Baths	0
Room Count		8	4	2.1	7	3	2.1	0	8	4	2.1	0	8	4	3.0	-5,000
Gross Living Area		2,563 sq. ft.			2,464 sq. ft.			+4,500	2,903 sq. ft.			-15,300	2,243 sq. ft.			+14,400
Basement & Finished Rooms Below Grade		0 sf 0			0 sf 0				0 sf 0				0 sf 0			
Functional Utility		Typical			Typical				Typical				Typical			
Heating/Cooling		FWA/Central			FWA/Central				FWA/Central				FWA/Central			
Energy Efficient Items		Typical			Typical				Typical				Typical			
Garage/Carport		2 Car Gar. Att.			2 Car Gar. Att.				2 Car Gar. Att.				2 Car Gar. Att.			
Porch/Patio/Deck		Porch, Patio			Porch, Patio				Porch, Patio				Porch, Patio			
Amenities		Fence			Fence				Fence				Fence			
Finish/trim		Average			Average				Average				Average			
Net Adjustment (Total)					[] + [X] -			\$ -5,500	[] + [X] -			\$ -31,500	[] + [X] -			\$ -5,600
Adjusted Sale Price of Comparables					Net Adj: -2%				Net Adj: -9%				Net Adj: -2%			
					Gross Adj : 8%			\$ 314,500	Gross Adj: 9%			\$ 313,500	Gross Adj: 11%			\$ 309,400

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)

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)

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				
Price of Prior Sale/Transfer				
Data Source(s)	HCAD	HCAD	HCAD	HCAD
Effective Date of Data Source(s)	07/09/2026	07/09/2026	07/09/2026	07/09/2026

Analysis of prior sale or transfer history of the subject property and comparable sales The subject had no prior sale/transfer in the past three years and the comparables had no prior sale/transfer in the prior year.

Summary of Sales Comparison Approach The sales above were used due to a lack of recent similar sales. The appraiser adjusted for \$15,000 across all of the sales for the subject's fair condition. The estimated final opinion of value range is \$310,000 - \$315,000 "as is".

Indicated Value by Sales Comparison Approach \$ 310,000

Indicated Value by: Sales Comparison Approach \$ 310,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0

All consideration was given to the market data approach.

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 complete visual inspection of the interior and exterior areas of the subject property, 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

\$ 310,000 , as of 06/23/2026 .

Residential Appraisal Report

ADDITIONAL COMMENTS

Highest and Best Use:The subject is a legally permissible use based on its current zoning. Also, the lot size, shape and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single family residence.

The adjustments were calculated using the paired sales/listings analysis, depreciated cost approach, and the professional judgement of the appraiser using the most current market data to calculate current contributory values.

The appraiser is not an inspector and only performed an appraisal inspection for the purpose of market valuation.

COST APPROACH

COST APPROACH TO VALUE (if applicable)

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)Not Calculated.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE			= \$
Source of cost data	Dwelling	2,563	Sq. Ft. @ \$	= \$ 0
Quality rating from cost service	Effective date of cost data		Sq. Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				
	Garage/Carport	410	Sq. Ft. @ \$	= \$
	Total Estimate of Cost-new			= \$ 0
	Less Physical	47	Functional	External
	Depreciation	0	0	0 = \$ (0)
	Depreciated Cost of Improvements			= \$ 0
	"As-is" Value of Site Improvements			= \$
Estimated Remaining Economic Life (HUD and VA only)	40	Years	Indicated Value By Cost Approach	= \$ 0

INCOME

INCOME APPROACH TO VALUE (if applicable)

Estimated Monthly Market Rent \$X Gross Multiplier= \$Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)Not calculated

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's 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 phasesTotal number of unitsTotal number of units sold

Total number of units rentedTotal number of units for saleData source(s)

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.

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 Homeowner's Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Owner Sharon Rea				
Property Address	13502 Spring Ct			
City Tomball	County Harris	State TX	Zip Code	77375
Client Owners	Address	13502 Spring Ct, Tomball, TX 77375		



FRONT OF
SUBJECT PROPERTY
13502 Spring Ct
Tomball, TX 77375

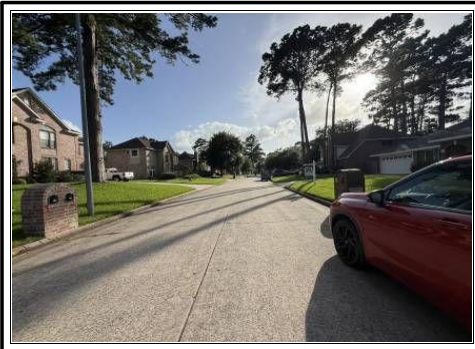


REAR OF
SUBJECT PROPERTY



STREET SCENE

Owner Sharon Rea				
Property Address	13502 Spring Ct			
City Tomball	County Harris	State TX	Zip Code 77375	
Client Owners	Address 13502 Spring Ct, Tomball, TX 77375			



Street view #2



Gas meter



Electric panel



Driveway and garage



View towards the rear



Rear corner view



Rotted wood



Rotted siding and trim



Interior of the garage



Utility



Missing sheetrock section in ceiling



Family room



1/2 Bath



Kitchen



Dining

Owner Sharon Rea				
Property Address	13502 Spring Ct			
City Tomball	County Harris	State TX	Zip Code 77375	
Client Owners	Address 13502 Spring Ct, Tomball, TX 77375			



Missing lower section of sheetrock



Kitchen



Primary bathroom



Primary bathroom



Bedroom

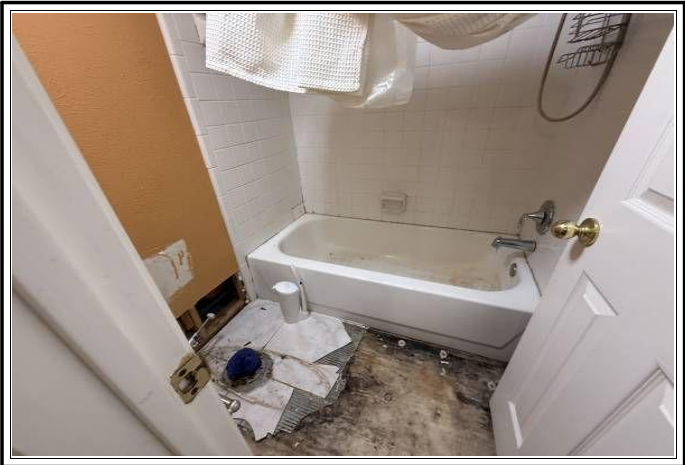


Bedroom

Owner Sharon Rea				
Property Address	13502 Spring Ct			
City Tomball	County Harris	State TX	Zip Code 77375	
Client Owners	Address 13502 Spring Ct, Tomball, TX 77375			



Secondary bathroom vanity



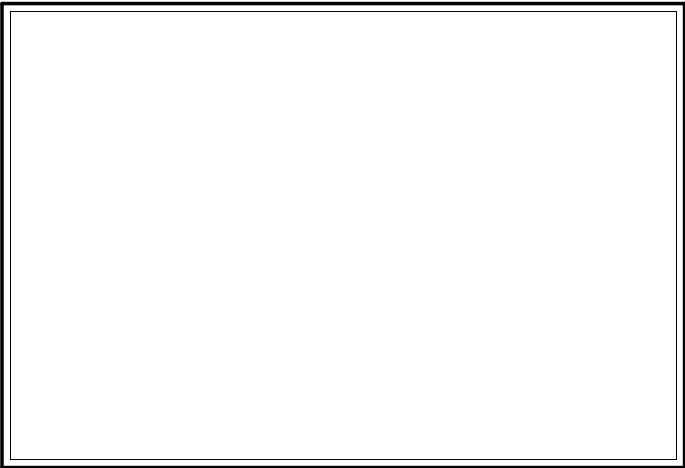
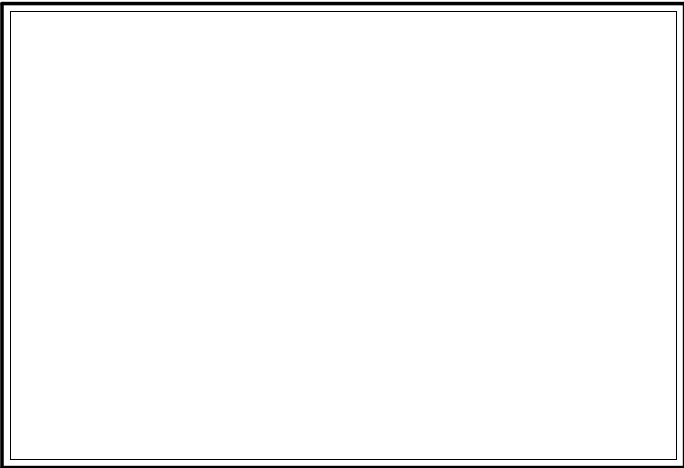
Secondary bathroom - needs repaired



Bedroom



Bedroom



Owner Sharon Rea				
Property Address	13502 Spring Ct			
City Tomball	County Harris	State TX	Zip Code	77375
Client Owners	Address 13502 Spring Ct, Tomball, TX 77375			



COMPARABLE SALE # 1
30546 Country Meadows Dr
Tomball, TX 77375



COMPARABLE SALE # 2
12015 Helene Ct
Pinehurst, TX 77362

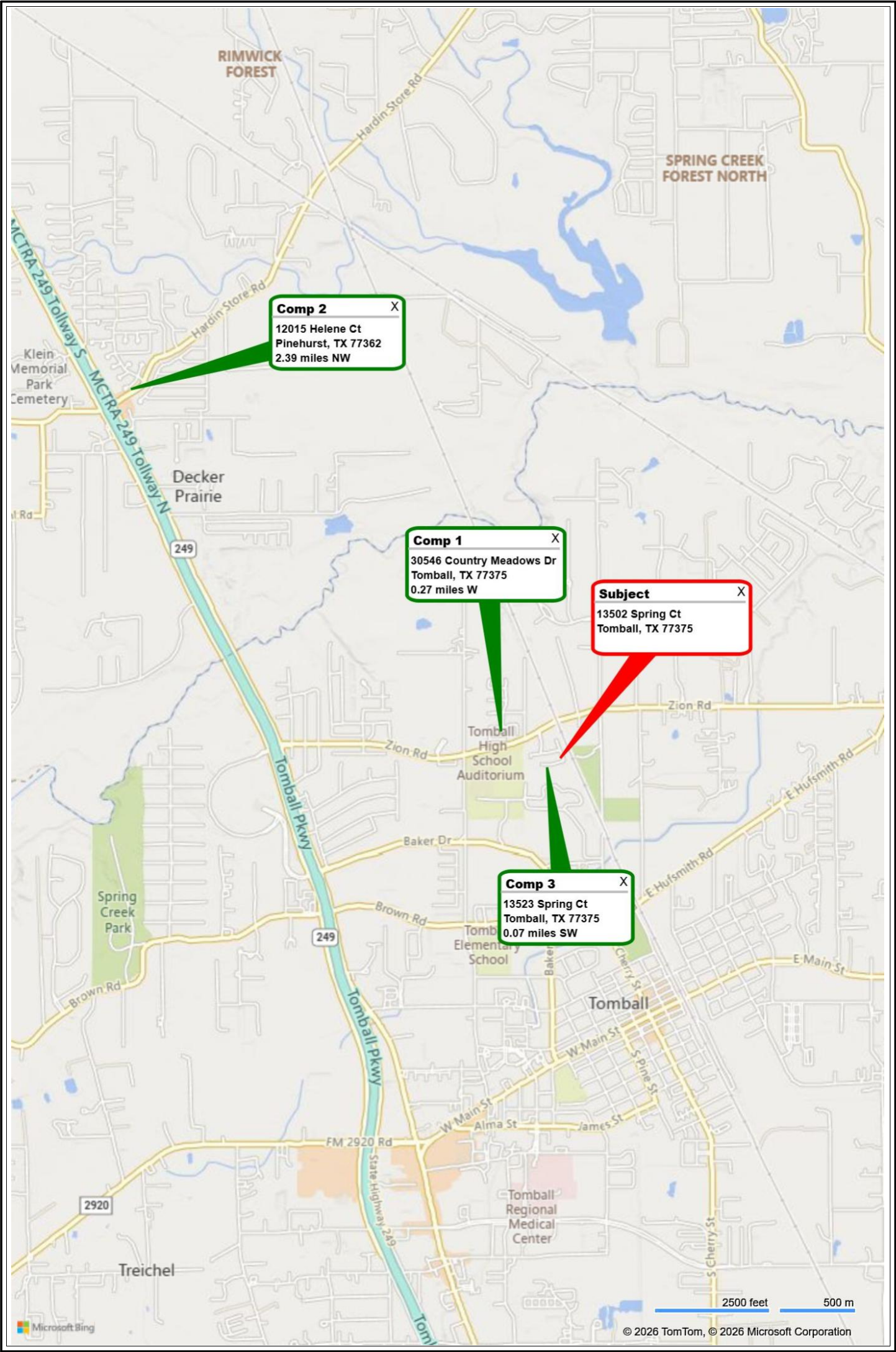


COMPARABLE SALE # 3
13523 Spring Ct
Tomball, TX 77375

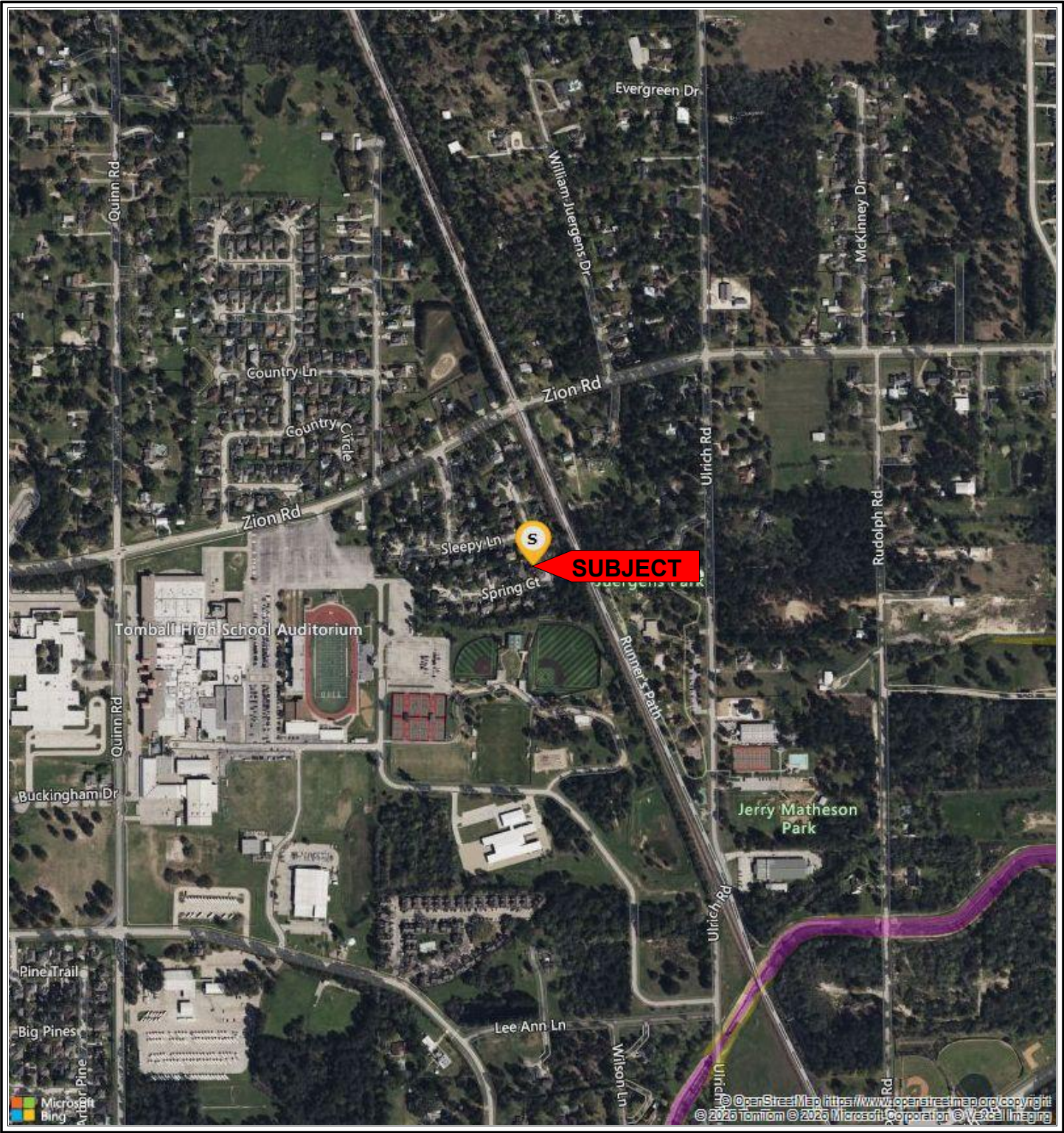
Borrower			
Property Address		13502 Spring Ct	
City	Tomball	County	Harris
		State	TX
		Zip Code	77375
Lender/Client		Owners	
Address		13502 Spring Ct, Tomball, TX 77375	



Owner Sharon Rea				
Property Address	13502 Spring Ct			
City Tomball	County Harris	State TX	Zip Code 77375	
Client Owners	Address 13502 Spring Ct, Tomball, TX 77375			



Owner	Sharon Rea				
Property Address	13502 Spring Ct				
City	Tomball	County	Harris	State	TX
				Zip Code	77375
Client	Owners				
	Address	13502 Spring Ct, Tomball, TX 77375			



Flood Map Legends

- Flood Zones
- Areas inundated by 100-year flooding
 - Areas inundated by 500-year flooding
 - Areas of undetermined but possible flood hazards
 - Floodway areas with velocity hazard
 - Floodway areas
 - COBRA zone

Flood Zone Determination

In Special Flood Hazard Area (Flood Zone): Out

Within 250 ft. of multiple flood zones? Not within 250 feet

Community: 480315

Community Name: TOMBALL, CITY OF

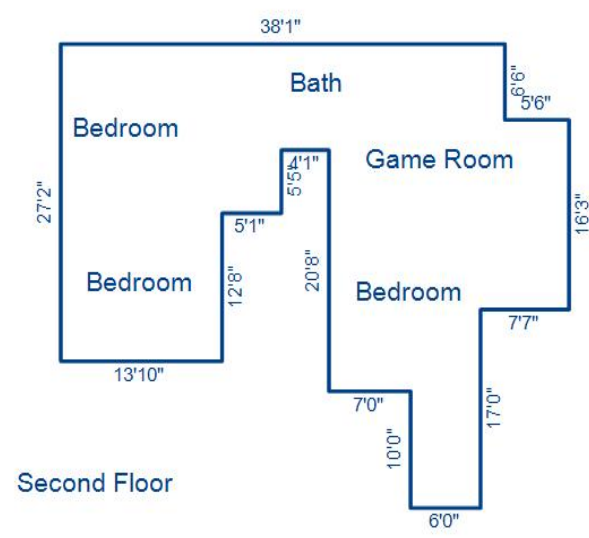
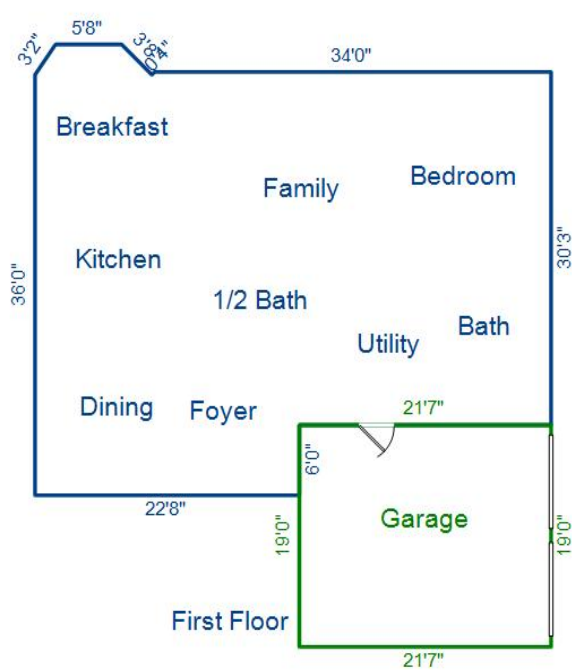
Map Number: 48201C0230L

Zone: X Panel: 0230L Panel Date: 06/18/2007

FIPS Code: 48201 Census Tract: 5554.03

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY, OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

Owner Sharon Rea				
Property Address	13502 Spring Ct			
City Tomball	County Harris	State TX	Zip Code	77375
Client Owners	Address 13502 Spring Ct, Tomball, TX 77375			



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1492.5	163.3	1492.5	First Floor		29.8 x	2.8 =	84.2
GLA2	Second Floor	1.0	1070.1	202.8	1070.1		0.5 x	4.0 x	2.0 =	4.0
GAR	Garage	1.0	410.1	81.2	410.1		0.5 x	0.5 x	0.2 =	0.1
								32.6 x	5.7 =	184.8
								34.0 x	30.3 =	1028.5
							0.5 x	3.1 x	1.5 =	2.3
								30.0 x	1.8 =	52.7
								22.7 x	6.0 =	136.0
						Second Floor		23.3 x	13.0 =	302.3
								23.0 x	2.6 =	59.4
								10.0 x	6.0 =	60.0
								18.9 x	5.4 =	102.5
								16.3 x	7.6 =	123.2
								13.8 x	12.7 =	175.2
								38.1 x	6.5 =	247.5
	Net LIVABLE	cnt	2	(rounded)	2,563	15 total items			(rounded)	2,563

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

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) research, verify, and analyze data from reliable public and/or private sources, and (2) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: The definition of market value is 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 may have provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. 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.
4. 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.
5. 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.
6. 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.

APPRAISER'S CERTIFICATION: I certify that, to the best of my knowledge and belief:

1. 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.
2. I ☐ have ☒ have no present or prospective interest in the property that is the subject of this report and ☐ have ☒ have no personal interest with respect to the parties involved.
3. I ☐ have performed ☒ have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. 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 this 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.
7. My analyses, opinions, and conclusions, were developed, and this report has been prepared, in conformity, with the *Uniform Standards of Professional Appraisal Practice*
8. I ☒ have ☐ have not made a personal inspection of the property that is the subject of this report.
9. Unless otherwise noted, no one has provided significant real property appraisal assistance to the person signing this certification.

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 Kimberly Stafford
Name Kimberly Stafford
Company Name Amazing Appraisal Services
Company Address 24118 Kennedy Ranch Ln
Hockley, TX 77447
Telephone Number 7133209100
Email Address amazingappraisals@att.net
Date of Signature and Report 07/09/2026
Effective Date of Appraisal 06/23/2026
State Certification # 1338713-CR
or State License # _____
or Other (describe) _____ State # _____
State TX
Expiration Date of Certification or License 03/31/2028

ADDRESS OF PROPERTY APPRAISED
13502 Spring Ct
Tomball, TX 77375

APPRAISED VALUE OF SUBJECT PROPERTY \$ 310,000
CLIENT
Contact _____
Client Name Owners
Client Address 13502 Spring Ct
Tomball, TX 77375
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 subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____
☐ Did inspect interior and exterior of subject property
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 _____

Appraiser License Certificate

File No. 06651
Current Market Value



Certified Residential Real Estate Appraiser

Appraiser: KIMBERLY ANNE STAFFORD

License #: 1338713-CR

License Expires: 03/31/2028

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**

INVOICE

Date: 07/09/2026

File No. 06651
Current Market Value

Prepared for:

Owners
13502 Spring Ct
Tomball, TX 77375

Property Appraised:

13502 Spring Ct
Tomball, TX 77375

Work Performed:

Full Appraisal Report for Market Value	\$	350.00
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
Total Amount Due:		\$ 350.00

Please make checks payable to:

Amazing Appraisal Services
24118 Kennedy Ranch Ln
Hockley, TX 77447
Zelle - 713-320-9100
Paypal - Kimberlystafford_2@yahoo.com