APPRAISAL REPORT

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Subject 13603 Robin Hill Ct, Houston, TX 77059



Opinion of Value $380,000

Effective Date 10/14/2026

Client Name Jessica Attocknie

Appraiser Name Russell Tucker

True Footage

Assignment Information

Client Name: Jessica Attocknie	**Property Rights Appraised:** Fee Simple
Owner of Record: Tracey Barnett	
Assignment Date: 10/13/2026	**Inspection Date:** N/A — **Report Date:** 10/14/2026
Inspection Type: No Inspection (Desktop)	**Effective Date (date of analysis):** 10/14/2026

Subject Property

Address: 13603 Robin Hill Ct, Houston, TX 77059			**County:** Harris County
Parcel #: 1172600020001		**Occupancy Type:** Vacant	
Property Type: Detached Single Family		**Location:** Neutral	**View:** Neutral
GLA: 2334 sf	**Lot Size:** 9066 sf	**Bedrooms:** 3	**Bathrooms:** 2.5
Basement Total: 0 sf	**Basement Finished:** 0 sf	**Quality:** Q4	**Condition:** C4+
Year Built: 1991	**Garage:** 2	**Heating:** FWA	**Cooling:** Central
PUD: Yes	**Estimated HOA:** $53/Month	**Style:** Detached	**Pool:** Yes
Zoning: No Zoning		**Zoning Compliance:** No Zoning	
Flood Zone: No	**FEMA Zone:** X500	**FEMA Map Date:** --	**FEMA Map Number:** --
Highest & Best Use as Improved: Present Use			
Listed in the past 12 months: No		**Sold/Transferred last 36 months:**	Yes (See addendum for details)

Market Analysis Summary (see attached charts for more detail)

Location: Suburban **Built-Up:** Over 75% **Growth:** Stable	**Sale Price Trend:** Stable (+0.1% YOY)
Marketing Time: 42 days (-4 days YOY)	**Supply Demand:** Shortage (+0.2% YOY)

Sales Comparison Analysis

$380,000
Opinion of Value

	Subject	13903 Rosebranch Ct		13615 Robin Hill Ct		2815 Village Dale Ave	
Proximity to Subject	-	0.31 mi		0.04 mi		0.24 mi	
Sale Price	-	$420,000		$380,000		$345,000	
Concessions	-	$0		$10,850	**-$10,900**	$5,000	**-$5,000**
Sale Date	-	06/03/2026	**-$5,500**	06/18/2026	**-$7,200**	08/17/2026	**-$7,600**
DOM	-	5		14		12	
Location	N; Res;	N; Res;		N; Res;		N; Res;	
View	N; Res;	N; Res;		N; Res;		N; Res;	
Lot Size	9066 sf	8526 sf		8541 sf		8040 sf	**$3,700**
Age	35 years	34 years		35 years		33 years	
Quality	Q4	Q4		Q4		Q4	
Condition	C4+	C4+		C4+		C4+	
GLA	2334 sf	2674 sf	**-$24,800**	2594 sf	**-$19,000**	2402 sf	
Beds / Baths	3 / 2.5	4 / 2.5		4 / 2.5		4 / 2.5	
Bsmnt Total	0 sf	0 sf		0 sf		0 sf	
Bsmnt Fin	0 sf	0 sf		0 sf		0 sf	
Heat/Cool	FWA / Central	FWA / Central		FWA / Central		FWA / Central	
Garage	2	2		2		2	
Prch/Ptio/Dk	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio	
Pool	Gunite	Gunite		None	**$22,000**	None	**$22,000**
Adjusted Sale Price	**-**	**$389,700**		**$364,900**		**$358,100**	

Sales Comparison Analysis

$380,000
Opinion of Value

	Subject	13703 Midfield Glen Ct		13810 Viewfield Ct		13714 Robin Hill Ct	
Proximity to Subject	-	0.17 mi		0.30 mi		0.13 mi	
Sale Price	-	$360,000		$350,000		$410,000	
Concessions	-	$0		$0		$1,400	**-$1,400**
Sale Date	-	04/24/2026		04/17/2026		06/03/2026	**-$7,800**
DOM	-	14		4		6	
Location	N; Res;	N; Res;		N; Res;		N; Res;	
View	N; Res;	N; Res;		N; Res;		N; Res;	
Lot Size	9066 sf	8280 sf		8260 sf		8014 sf	**$3,800**
Age	35 years	34 years		35 years		35 years	
Quality	Q4	Q4		Q4		Q4	
Condition	C4+	C4+		C4+		C3	**-$22,000**
GLA	2334 sf	2524 sf	**-$13,900**	2078 sf	**$18,700**	2530 sf	**-$14,300**
Beds / Baths	3 / 2.5	4 / 2.5		3 / 2.5		4 / 2.5	
Bsmnt Total	0 sf	0 sf		0 sf		0 sf	
Bsmnt Fin	0 sf	0 sf		0 sf		0 sf	
Heat/Cool	FWA / Central	FWA / Central		FWA / Central		FWA / Central	
Garage	2	2		2		2	
Prch/Ptio/Dk	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio	
Pool	Gunite	None	**$22,000**	None	**$22,000**	None	**$22,000**
Adjusted Sale Price	**-**	**$368,100**		**$390,700**		**$390,300**	

Sales Comparison Analysis

$380,000
Opinion of Value

	Subject	3202 Pleasant Cove Ct		13810 Inland Spring Ct		3226 Pleasant Cove Ct	
Proximity to Subject	-	0.61 mi		0.21 mi		0.63 mi	
Sale Price	-	$342,000		$445,000		$410,000	
Concessions	-	$0		$3,000	**-$3,000**	$0	
Sale Date	-	09/22/2026	**-$6,200**	08/18/2026	**-$9,800**	06/30/2026	**-$7,800**
DOM	-	43		5		12	
Location	N; Res;	N; Res;		N; Res;		N; Res;	
View	N; Res;	N; Res;		N; Res;		N; Res;	
Lot Size	9066 sf	7863 sf	**$4,300**	8500 sf		8453 sf	
Age	35 years	30 years		34 years		30 years	
Quality	Q4	Q4		Q4		Q4	
Condition	C4+	C4	**$16,500**	C4+		C3	**-$22,000**
GLA	2334 sf	2504 sf	**-$12,400**	2813 sf	**-$35,000**	2504 sf	**-$12,400**
Beds / Baths	3 / 2.5	4 / 2.5		4 / 3	**-$3,500**	4 / 2.5	
Bsmnt Total	0 sf	0 sf		0 sf		0 sf	
Bsmnt Fin	0 sf	0 sf		0 sf		0 sf	
Heat/Cool	FWA / Central	FWA / Central		FWA / Central		FWA / Central	
Garage	2	2		3	**-$10,800**	2	
Prch/Ptio/Dk	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio	
Pool	Gunite	None	**$22,000**	Gunite		None	**$22,000**
Adjusted Sale Price	**-**	**$366,200**		**$382,900**		**$389,800**	

Value Reconciliation

Analysis of Weighted Comparable Sales

Each comparable was assigned a similarity rating, which determined its weight in the analysis. That weight was multiplied by the adjusted sale price to calculate a weighted contribution. Listings were not given weight but were considered qualitatively when reconciling the opinion of value.

Comparable	Similarity Rating	Weight		Adjusted Sale/List Price		Weighted Contribution
13903 Rosebranch Ct	8/10	13.3%	×	$389,700	=	$51,960
13615 Robin Hill Ct	7/10	11.7%	×	$364,900	=	$42,572
2815 Village Dale Ave	7/10	11.7%	×	$358,100	=	$41,778
13703 Midfield Glen Ct	7/10	11.7%	×	$368,100	=	$42,945
13810 Viewfield Ct	7/10	11.7%	×	$390,700	=	$45,582
13714 Robin Hill Ct	6/10	10.0%	×	$390,300	=	$39,030
3202 Pleasant Cove Ct	6/10	10.0%	×	$366,200	=	$36,620
13810 Inland Spring Ct	6/10	10.0%	×	$382,900	=	$38,290
3226 Pleasant Cove Ct	6/10	10.0%	×	$389,800	=	$38,980

Data driven approach to reconciliation:

The primary objective of a real estate appraisal is to develop an opinion of market value, defined, in part, as the most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale.

This reconciliation process leverages advanced statistical methods to arrive at that most probable price in a rigorous, data-driven manner, enhancing the credibility and transparency of the appraiser’s professional judgment.

The process begins with the adjusted sale prices of the selected comparable properties. Each comparable sale is assigned a rating on a scale of 1 to 10 based on its similarity to the subject property, which in turn informs a weighted average calculation. This weighted average serves as the initial point estimate of value and represents the statistically strongest estimate of market value, based solely on the quantifiable data derived from the selected comparables.

Valuation Reconciliation (Continued)

However, appraising a property to a single point value is inherently uncertain because real estate markets are full of variability. For instance, one home might sell higher due to superior marketing, while another fetches less because the seller was eager to close quickly and didn't negotiate aggressively. Even with solid adjustments to comparable sales, these unpredictable factors create a range of possible values, making any one number an imperfect estimate at best.

To quantify this uncertainty, we use a relative likelihood distribution derived from the adjusted prices and similarity ratings of the comparable sales.[1] This distribution shows how the likelihood of different values compares to that of the weighted average (i.e., the best-supported value). We then define the Supported Value Range to consist of all values whose likelihood is at least 50% of that of the weighted average.[2] This approach ensures that the range is grounded in data and reflects realistic bounds for the true market value.

The appraiser then reconciles the final value conclusion within this Supported Value Range by considering three key types of evidence:

- Qualitative factors: The appraiser’s professional judgment on qualitative elements that extend beyond quantifiable adjustments, such as property-specific features (e.g., the openness of the floor plan or architectural design) and location-specific nuances (e.g., proximity to amenities). These insights ensure a holistic reconciliation that captures real-world dynamics that are difficult to adjust for.

- Active listings and pending sales: The most recent market data indicating emerging price trends and buyer/seller dynamics.

- Contract price (for purchase appraisals): Consistent with the definition of market value—the most probable price between informed parties without undue influence—the contract price is a robust indicator of value, reflecting a willing buyer and seller’s agreement under typical conditions, assuming both parties are typically motivated, well-informed, and acting prudently without undue stimulus.

By integrating these elements, the appraiser’s selection at the upper, middle, or lower end of the Supported Value Range ensures that the final value conclusion is statistically supported and formally incorporates professional expertise.

[1] Specifically, this relative likelihood distribution is a Bayesian posterior t-distribution.

[2] This threshold is supported by statistical literature: Burnham and Anderson (2002) consider values with just 37% of the likelihood of the best-supported value to have “substantial” support from the data. We adopt a more conservative threshold of 50%.

Valuation Reconciliation (Continued)

SUPPORTED VALUE RANGE

$372,000 - $384,000

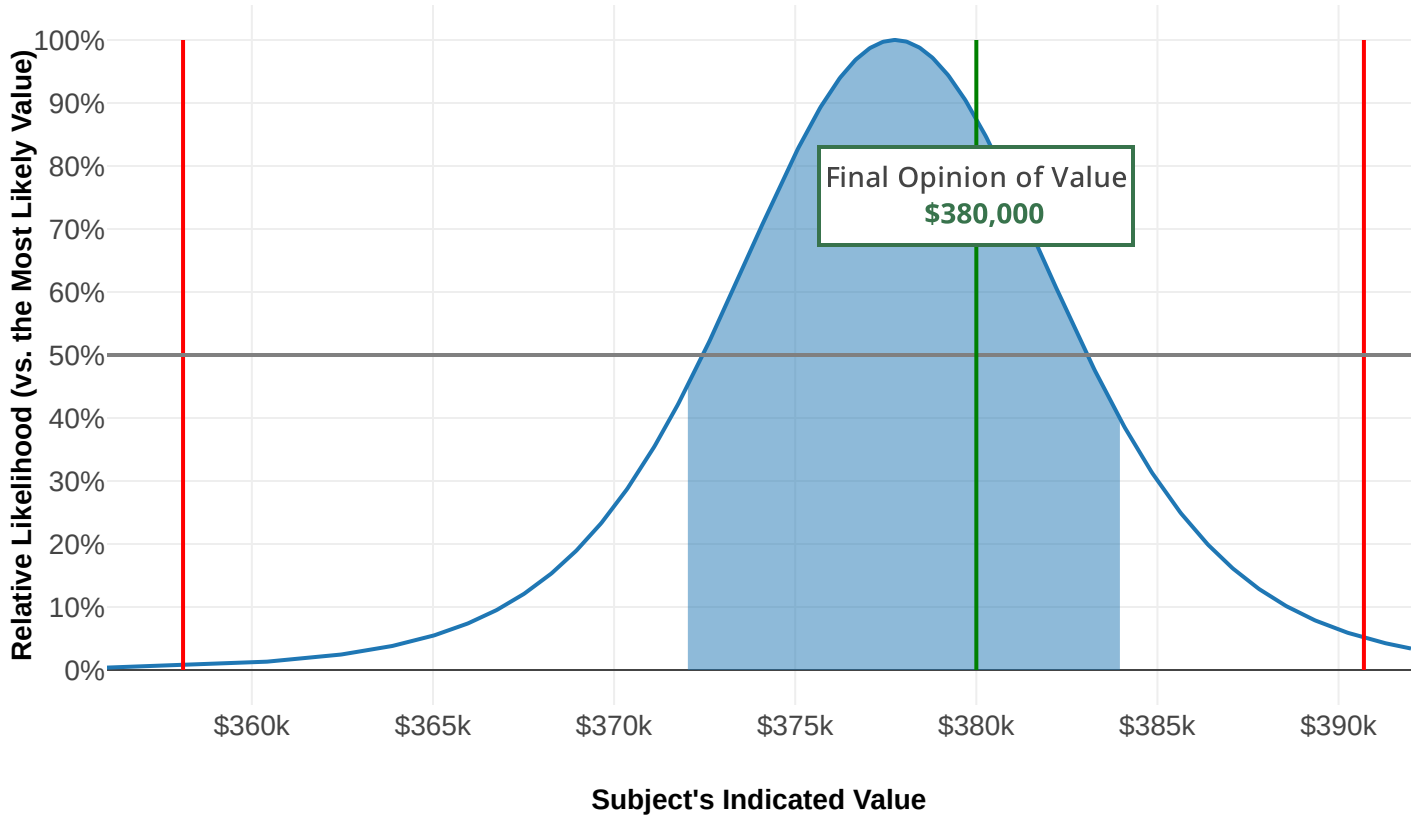
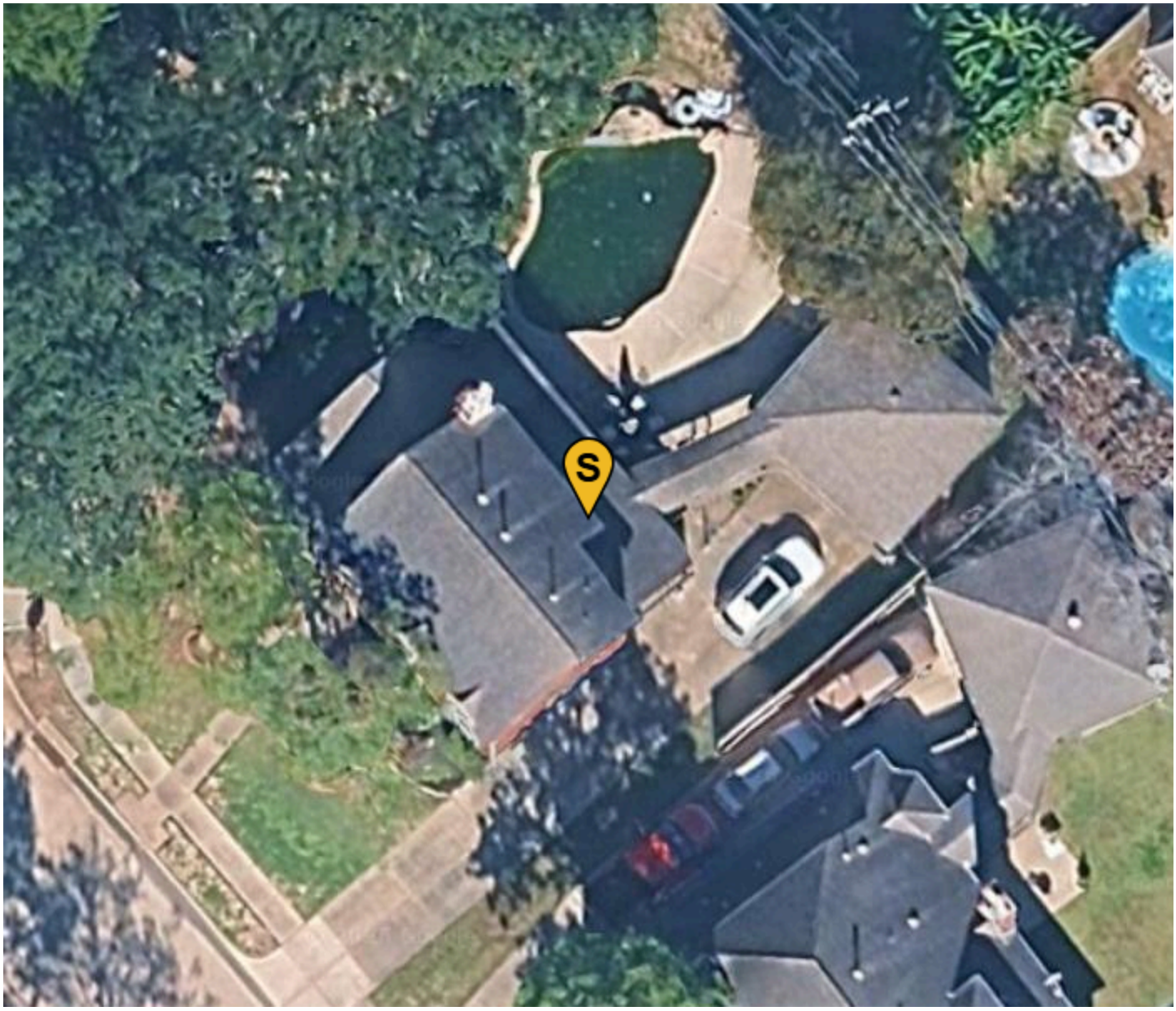


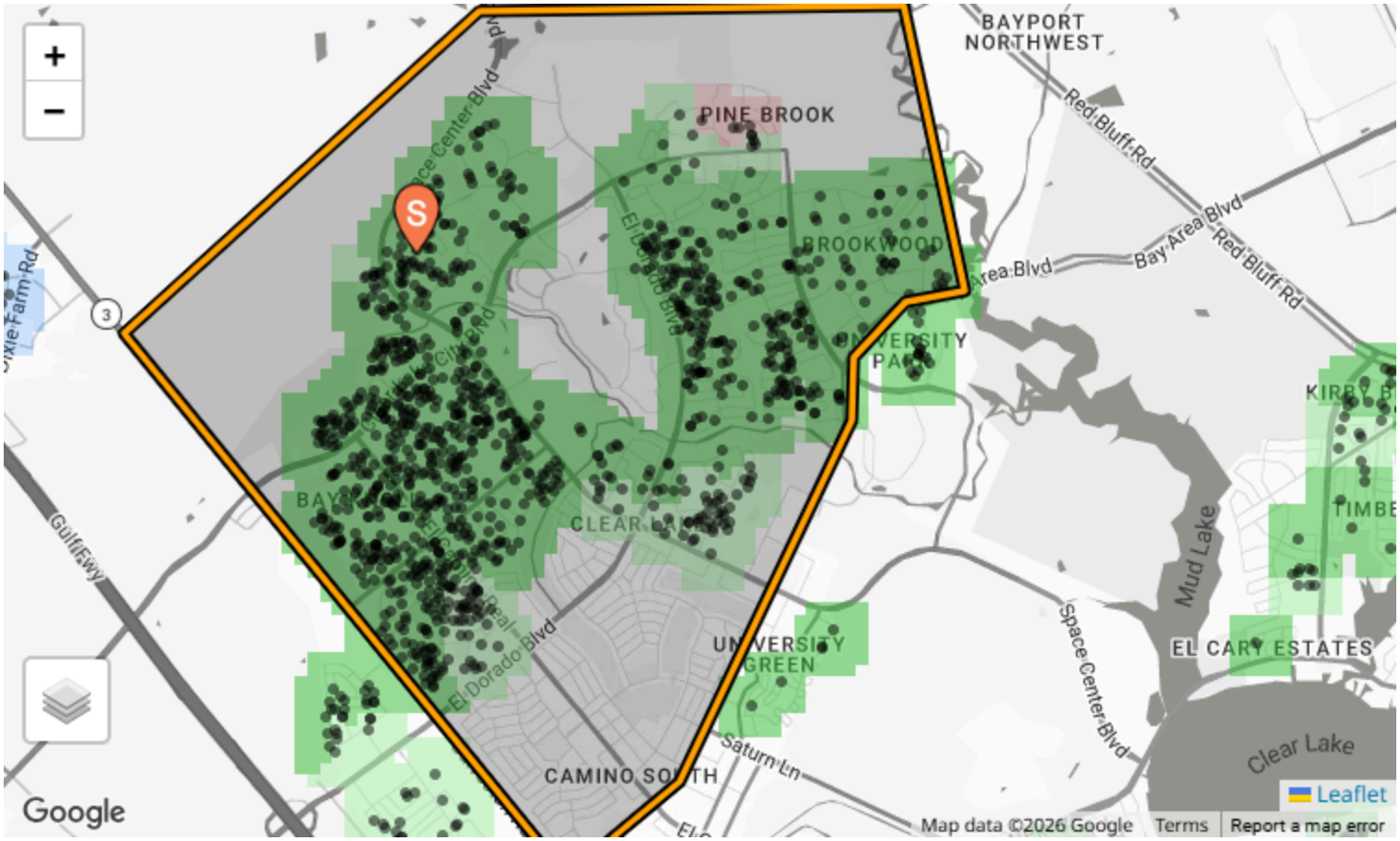
Chart Legend

- Relative Likelihood
- Supported Value Range
- 50% Likelihood Threshold
- High/Low Adjusted Sale Price of Comps
- Final Opinion of Value

Subject Aerial Map



Subject Market Heatmap



Map Legend

Map Markers

- **Subject Property**
- **Black Dot:** A home that sold within the past 5 years. It lies within the appraiser's filters

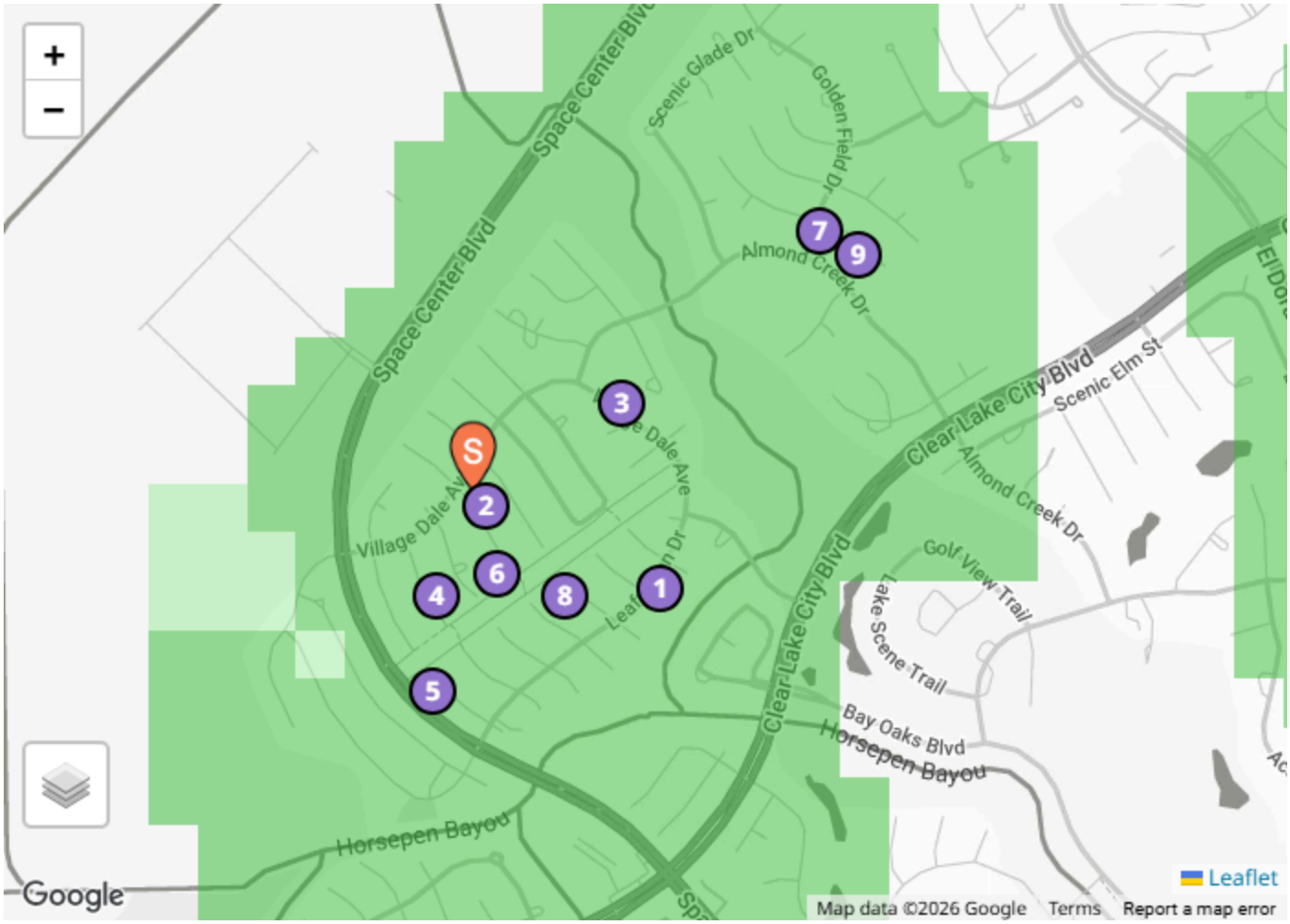
Polygons

- **Subject's Submarket**
- **Subject's Neighborhood**
- **Subject's Submarket = Subject's Neighborhood**
- **Subject's Market Area**

Heatmap

- **Similar Location (<3%):** No location adjustments to comps necessary
- **Similar Location (3% - 6%):** Location adjustments to comps may or may not be necessary
- **Inferior Location (-6% or more):** Homes sell for less after adjusting for feature differences. The darker the blue, the bigger the difference
- **Superior Location (+6% or more):** Homes sell for more after adjusting for feature differences. The darker the red, the bigger the difference
- **White Area of Map:** No home sales within the past 5 years that lie within the appraiser's filters

Comp Map



Comparables

- S 13603 Robin Hill Court
- 1 13903 Rosebranch Ct
- 2 13615 Robin Hill Ct
- 3 2815 Village Dale Ave
- 4 13703 Midfield Glen Ct
- 5 13810 Viewfield Ct
- 6 13714 Robin Hill Ct
- 7 3202 Pleasant Cove Ct
- 8 13810 Inland Spring Ct
- 9 3226 Pleasant Cove Ct

Heatmap Legend

Similar Location (<3%): No location adjustments to comps neccessary

Similar Location (3% - 6%): Location adjustments to comps may or may not be neccessary

Inferior Location (-6% or more): Homes sell for less after adjusting for feature differences. The darker the blue, the bigger the difference

Superior Location (+6% or more): Homes sell for more after adjusting for feature differences. The darker the red, the bigger the difference

White Area of Map: No home sales within the past 5 years that lie within the filters specified by the appraiser

Comparable Photos (1 of 3)

Comp 1



Comp 2



Comp 3



Comp 4



Comparable Photos (2 of 3)

Comp 5



Comp 6



Comp 7



Comp 8



Comparable Photos (3 of 3)

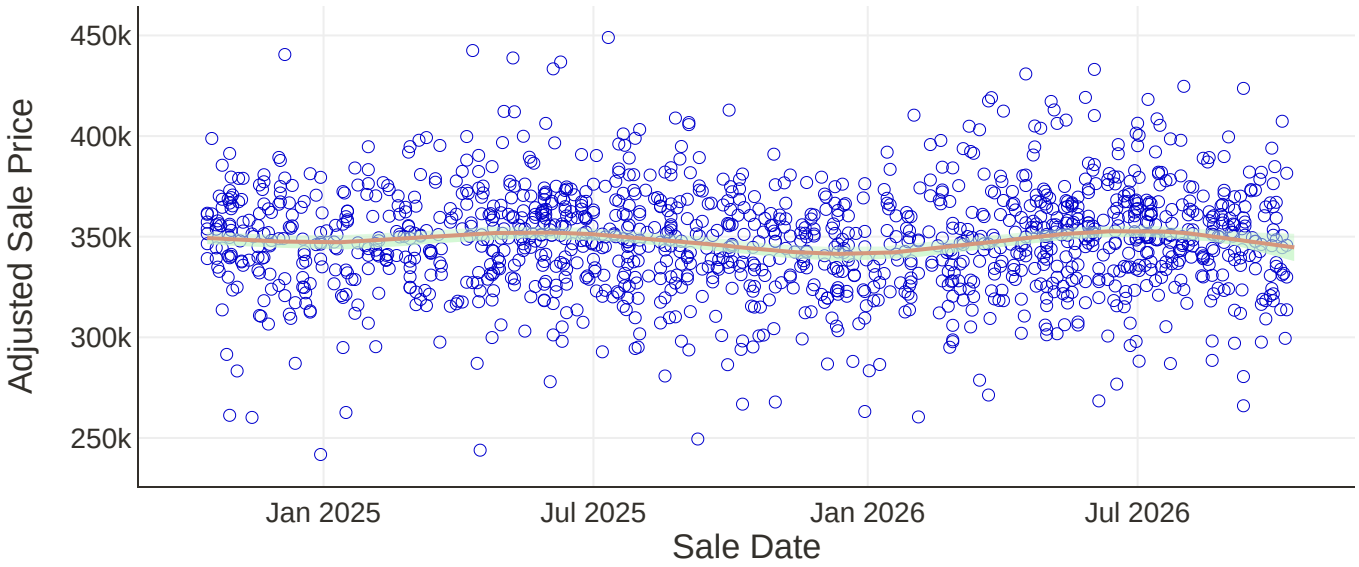
Comp 9



Market Analysis

Sale Price Trend

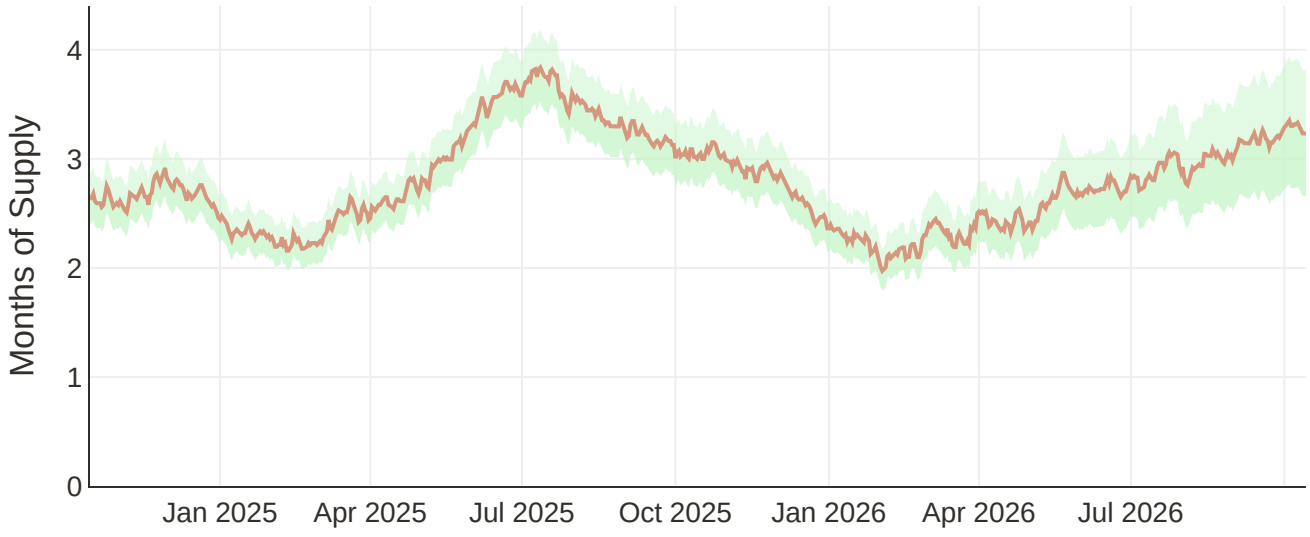
+0.1%
12-month change



Months of Housing Supply Trend

3.2 months
Current Supply

+0.2 months
12-month change

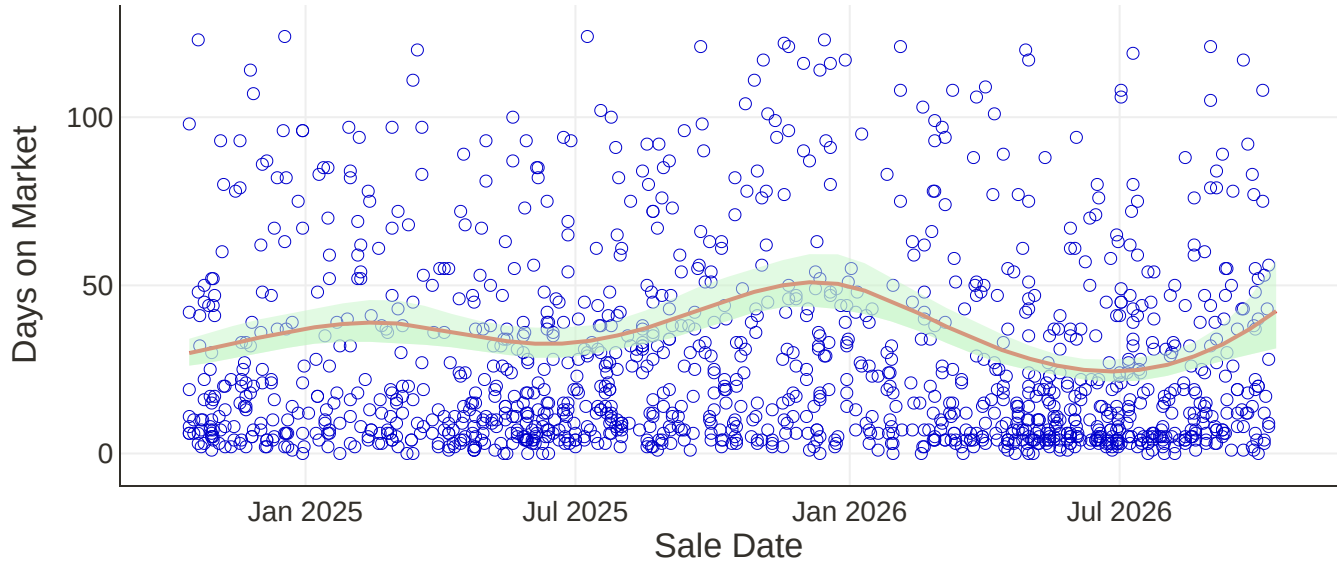


Market Analysis (Continued)

Marketing Time (DOM) Trend

42 days
Current DOM

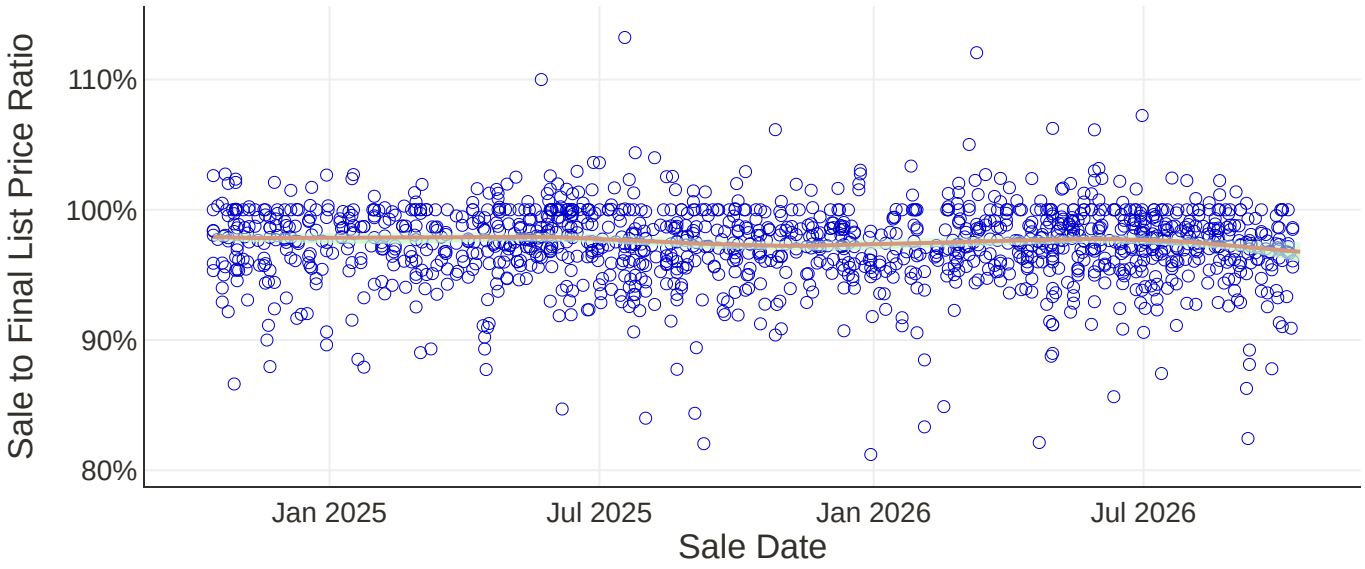
-4 days
12-month change



Sale to Final List Price Ratio Trend

96.8%
Current Ratio

-0.5pp
12-month change



Market Analysis (Continued)

Sale to Original List Price Ratio Trend

95.4%
Current Ratio

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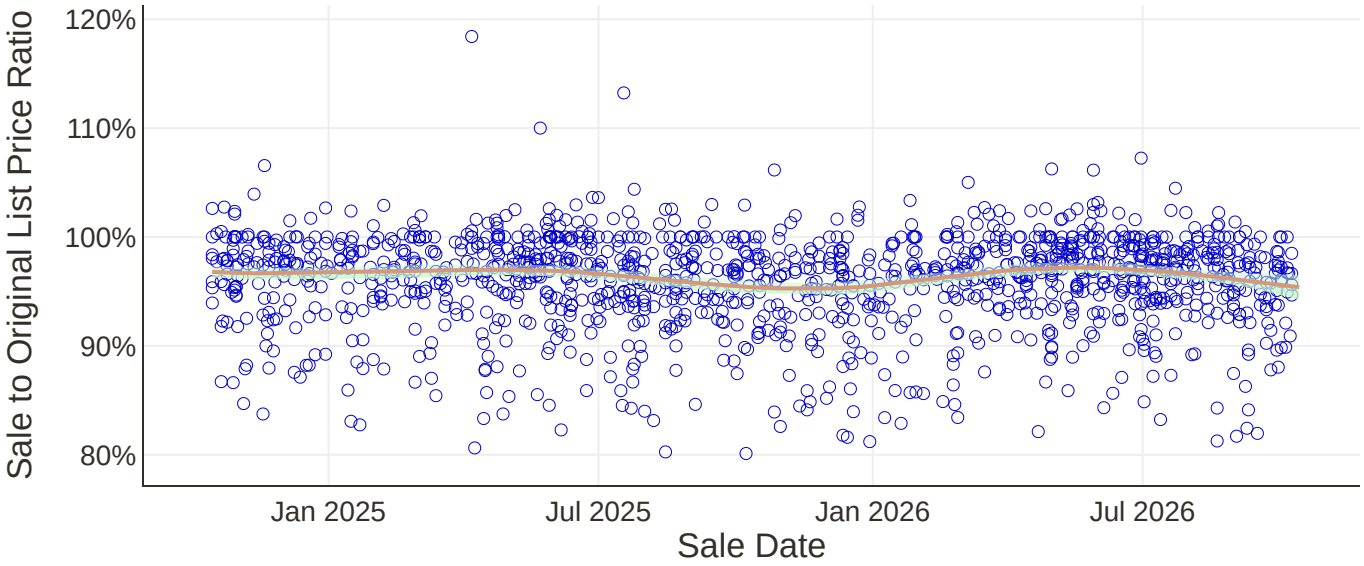
+0.0pp
12-month change



Sales with Seller Concessions Trend

47.5%
% of sales w/ Concessions

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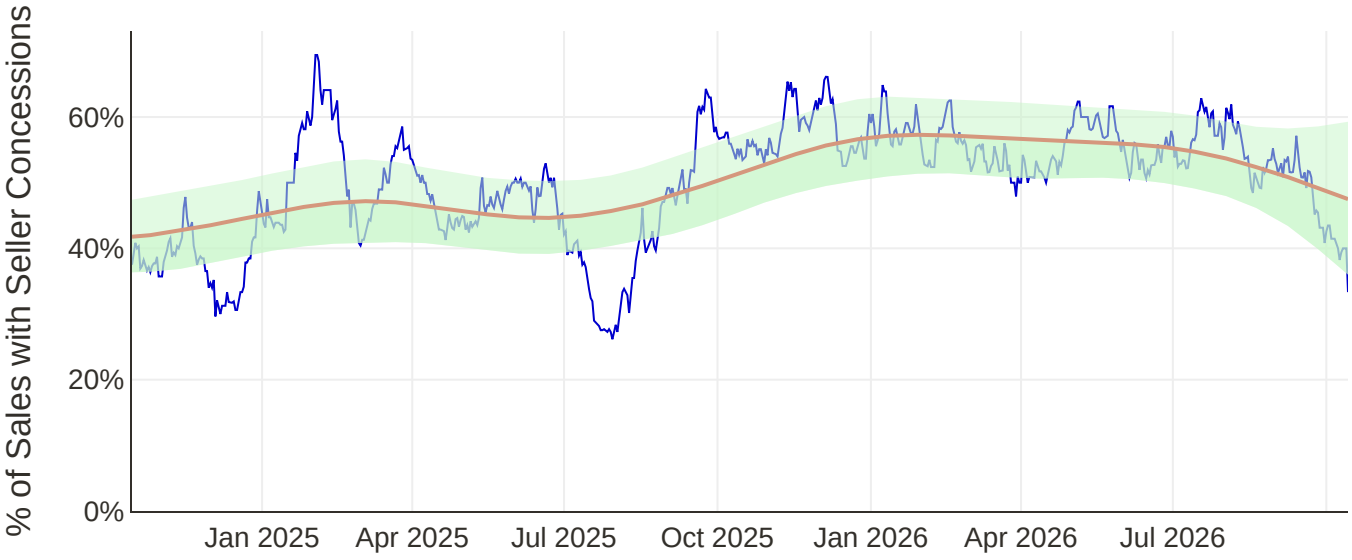
-4.0pp
12-month change



Market Analysis (Continued)

Seller Concession Contribution Trend

2.3%
Avg Contribution %

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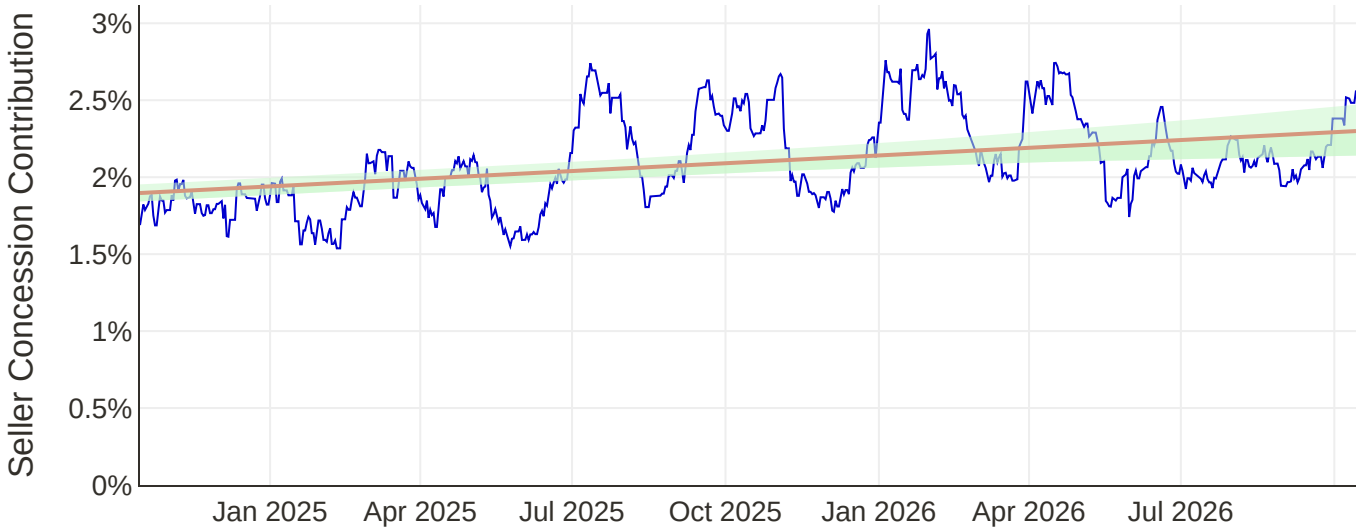
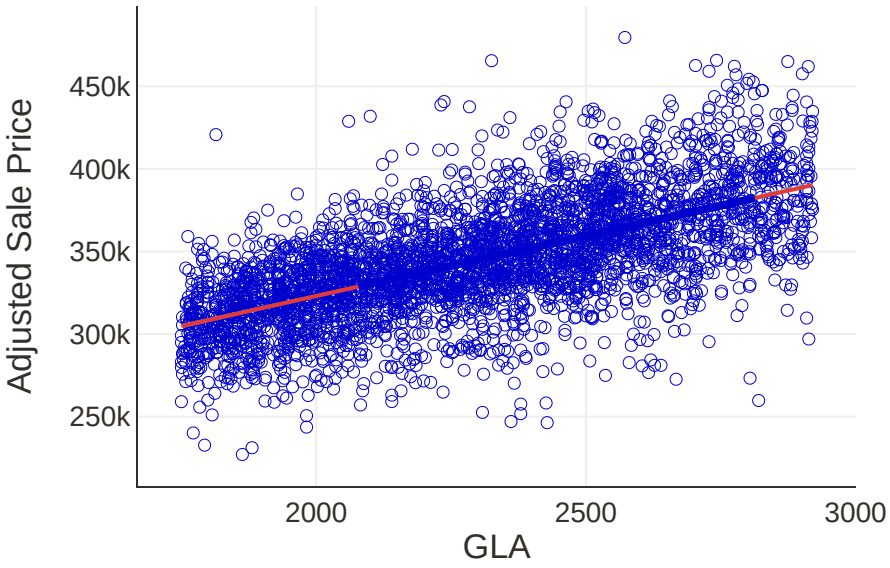
+0.2pp
12-month change

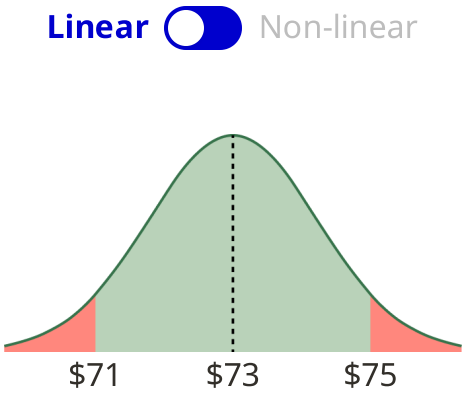


Adjustment Analysis

The adjustments utilized in this appraisal report are supported by a multi-faceted analytical approach, incorporating four data-driven methods: Generalized Additive Model (GAM), Peer Adjustments, Depreciated Cost, and Sensitivity Analysis. These analyses build upon the curated dataset developed during the Market Analysis process in TrueTracts, which defines the subject's competitive market area using data-driven criteria and identifies a refined set of competing properties. That same dataset, originally used to support time adjustments, now serves as the foundation for feature-level adjustments as well—ensuring consistency throughout the analysis. The appraiser evaluated each indicator for every feature, exercising professional judgment to determine the most appropriate adjustment based on the data. In some cases, a single method provided sufficient support, while in others, a combination of methods was used to reinforce the conclusion. This data-driven, yet appraiser-controlled, process ensures that each adjustment accurately reflects the market's response to differences in each feature and is statistically defensible.

GLA



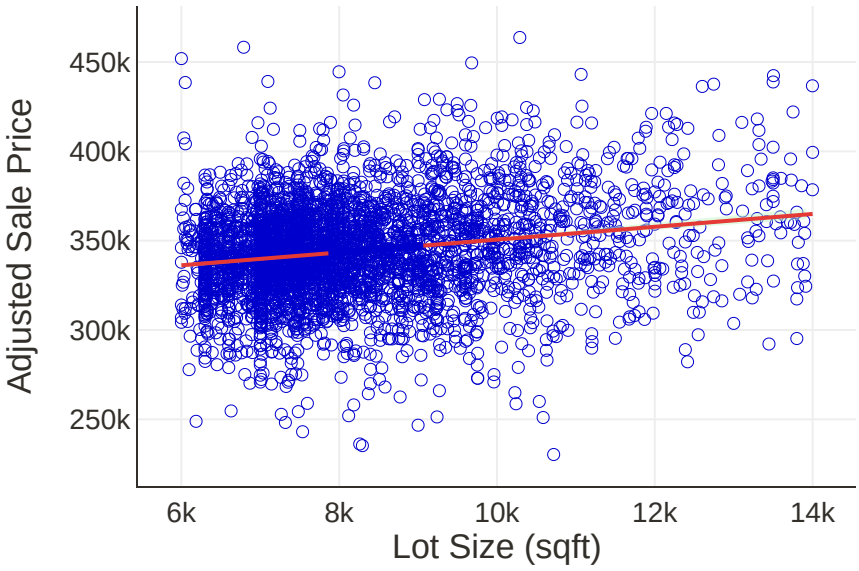


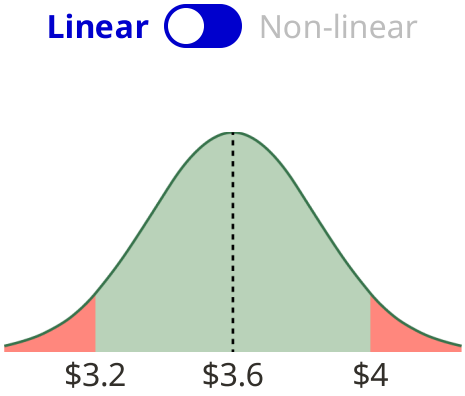
GLA was adjusted at **$73** per sqft for differences greater than 100 sqft. The following methods were analyzed and used as support:

- The GAM model indicated an adjustment of $73 per sqft, with a 90% credible interval ranging from $71 to $75.
- The range indicated by Peer Adjustments spans from $46 (10th percentile) to $80 (90th percentile), with a median of $60 (50th percentile).

Adjustments (Continued)

Lot Size



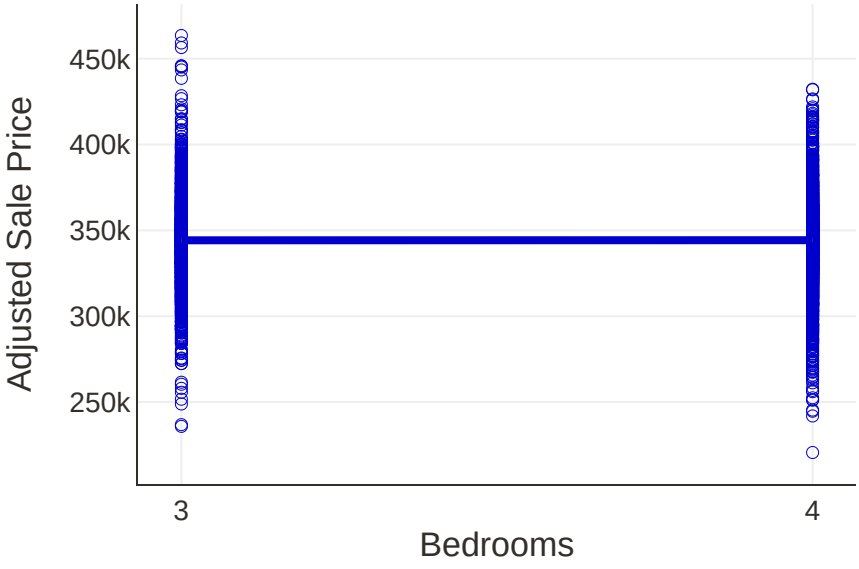


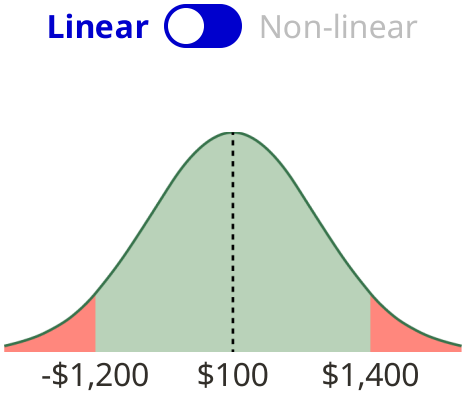
Lot Size was adjusted at **$3.6** per sqft for differences greater than 1000 sqft. The following methods were analyzed and used as support:

- The GAM model indicated an adjustment of $3.6 per sqft, with a 90% credible interval ranging from $3.2 to $4.
- The range indicated by Peer Adjustments spans from $1.6 (10th percentile) to $7 (90th percentile), with a median of $4 (50th percentile).

Adjustments (Continued)

Above Grade Bedrooms



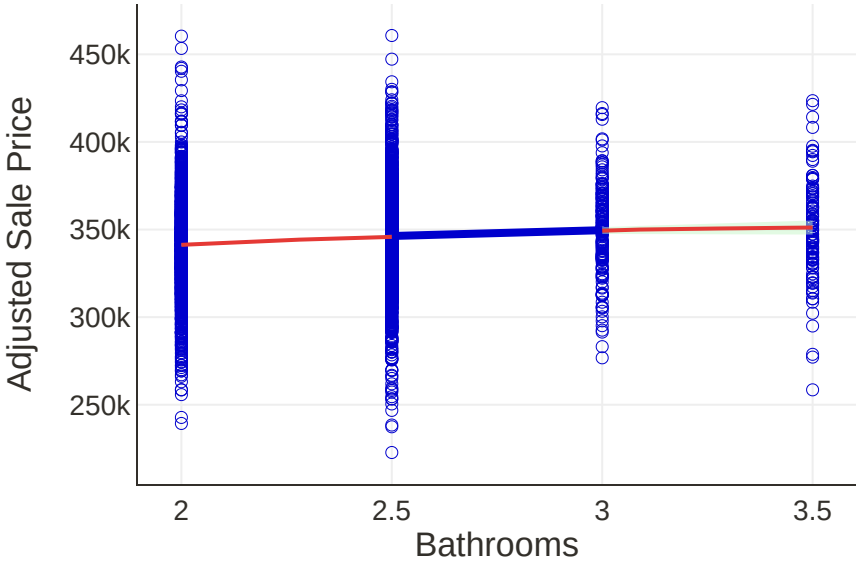


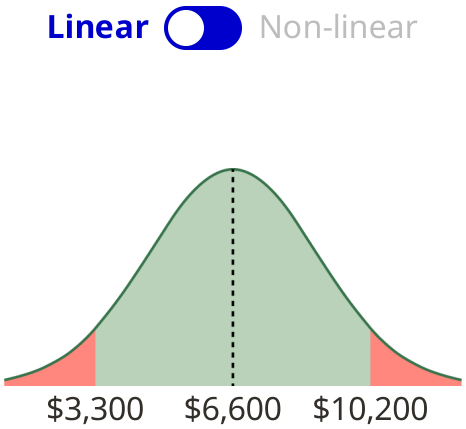
Above Grade Bedrooms were adjusted at **$0** per bedroom. The following methods were analyzed and used as support:

- The GAM model indicated an adjustment of $100 per bedroom, with a 90% credible interval ranging from -$1,200 to $1,400.
- The range indicated by Peer Adjustments spans from $0 (10th percentile) to $3,100 (90th percentile), with a median of $0 (50th percentile).

Adjustments (Continued)

Above Grade Bathrooms



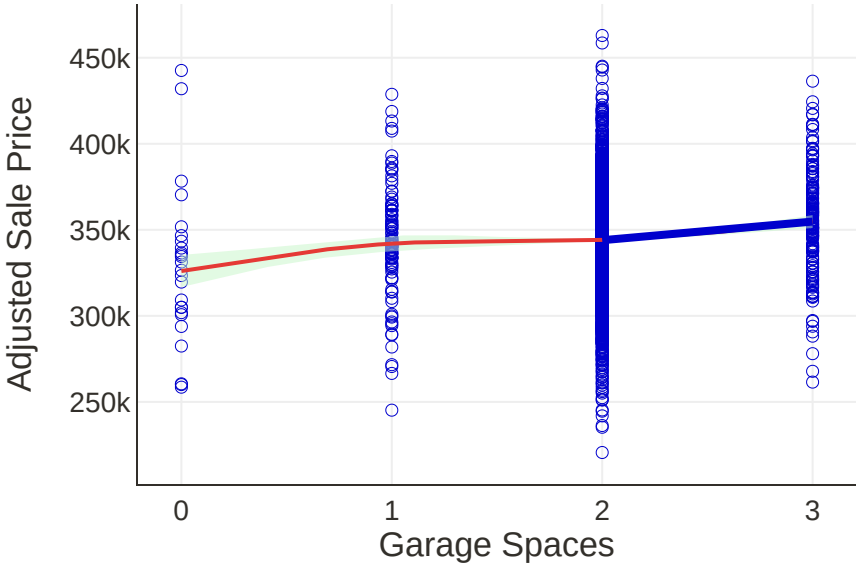


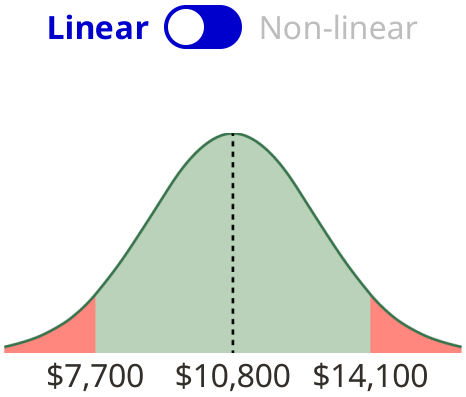
Above Grade Bathrooms were adjusted at **$7,000** per full bathroom and **$3,500** per half bathroom. The following methods were analyzed and used as support:

- The GAM model indicated an adjustment of $6,600 per full bathroom, with a 90% credible interval ranging from $3,300 to $10,200.
- The range indicated by Peer Adjustments spans from $7,600 (10th percentile) to $14,000 (90th percentile), with a median of $9,000 (50th percentile).

Adjustments (Continued)

Garage Spaces



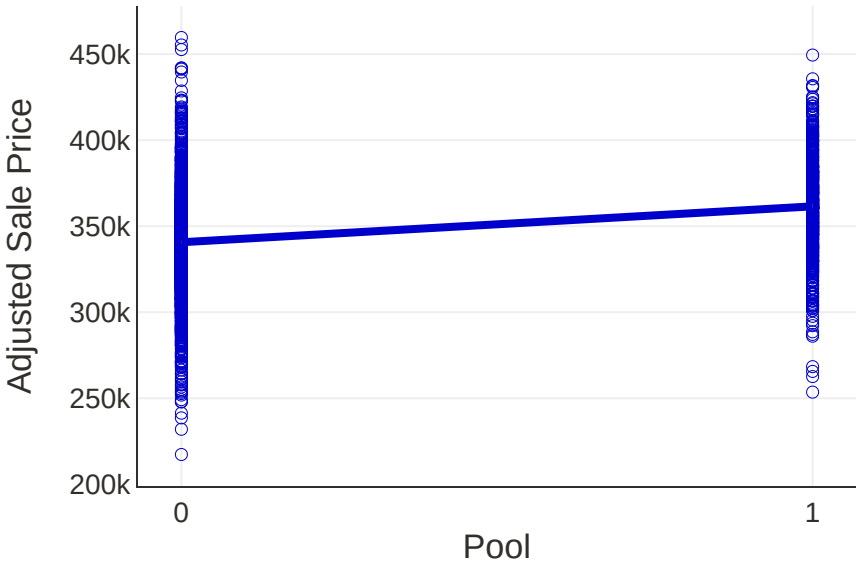


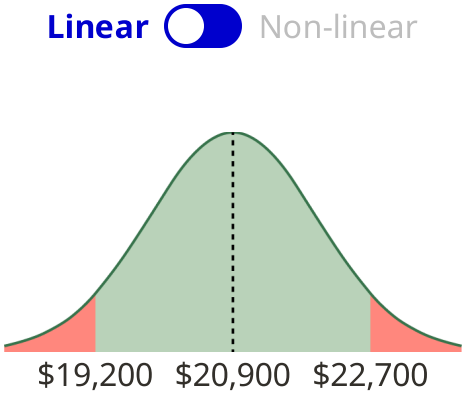
Garage Spaces were adjusted at **$10,800** per garage space. The following methods were analyzed and used as support:

- The GAM model indicated an adjustment of $10,800 per garage space, with a 90% credible interval ranging from $7,700 to $14,100.
- The range indicated by Peer Adjustments spans from $6,000 (10th percentile) to $12,900 (90th percentile), with a median of $8,000 (50th percentile).
- Depreciated Cost Analysis indicated $7,900 per garage space.

Adjustments (Continued)

Pool





Pool was adjusted at **$22,000**. The following methods were analyzed and used as support:

- The GAM model indicated an adjustment of $20,900, with a 90% credible interval ranging from $19,200 to $22,700.
- The range indicated by Peer Adjustments spans from $20,000 (10th percentile) to $50,000 (90th percentile), with a median of $30,000 (50th percentile).

Condition Rating Methodology

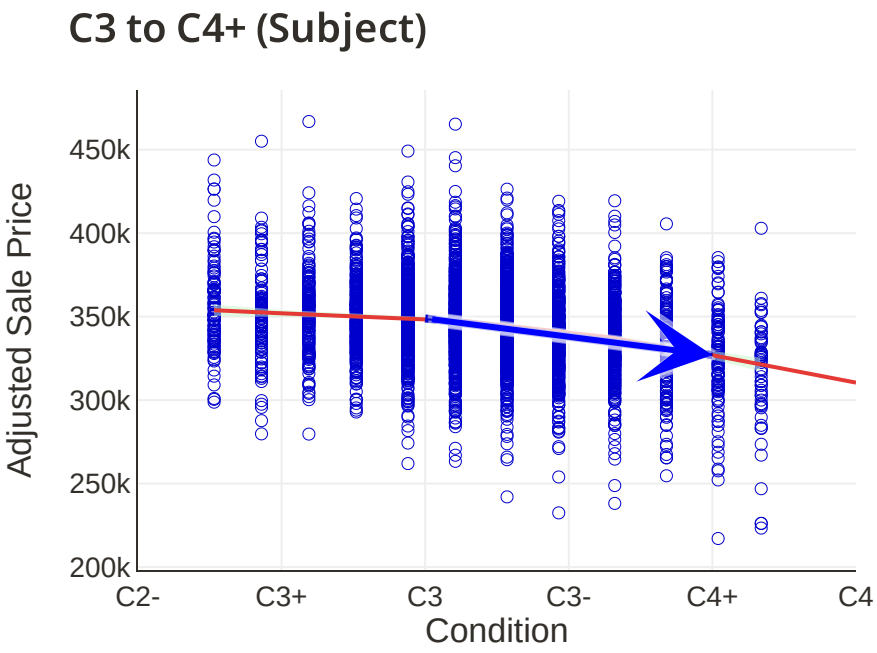
The appraiser used standard UAD condition (C1–C6) ratings, with internal plus (+) and minus (–) indicators to capture finer distinctions within each category. These refinements allow for more targeted, market-supported adjustments. The graphs and commentary below illustrate how each adjustment was derived and supported.

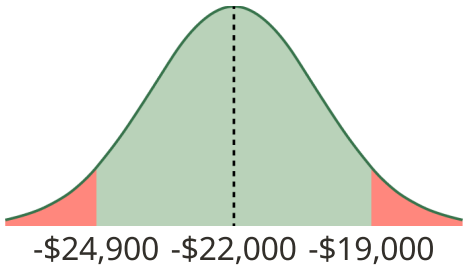
Due to UAD submission requirements, these "plus" and "minus" refinements do not appear in the Sales Comparison Grid. Where adjustments were applied to Comps with the same overall rating as the subject, they reflect slight variations within that category.

The following scale was used internally to represent the full range of condition ratings from highest to lowest:

Condition: C1, C2+, C2, C2–, C3+, C3, C3–, C4+, C4, C4–, C5+, C5, C5–, C6+, C6

Adjustments (Continued)



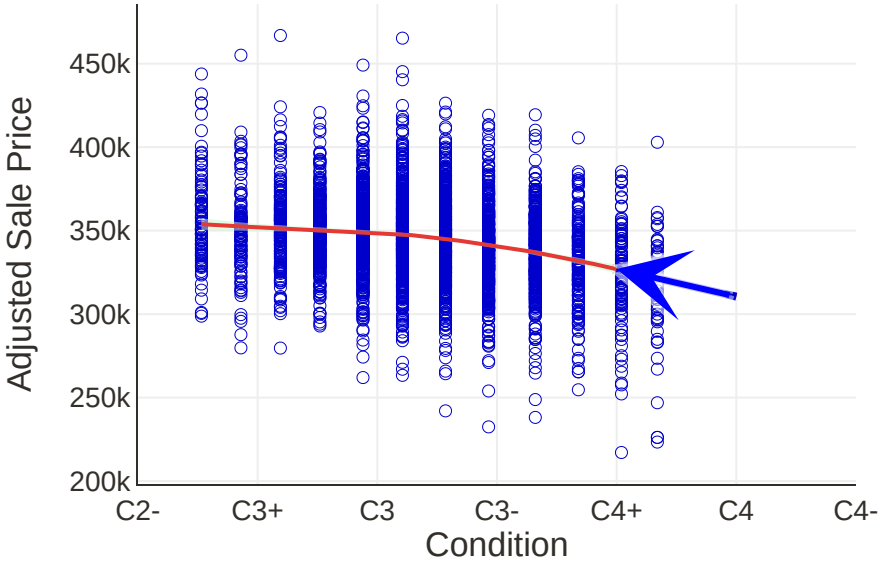


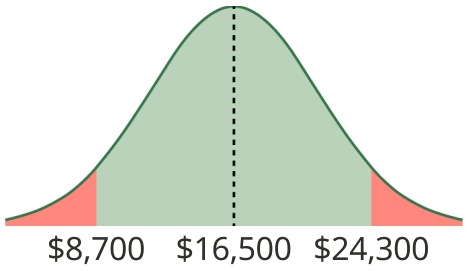
Comp(s) with a C3 condition rating were adjusted at **-$22,000**.

- The GAM model indicated an adjustment of -$22,000, with a 90% credible interval ranging from -$24,900 to -$19,000.
- Depreciated Cost Analysis indicated -$39,500.

Adjustments (Continued)

C4 to C4+ (Subject)





Comp(s) with a C4 condition rating were adjusted at **$16,500**.

- The GAM model indicated an adjustment of $16,500, with a 90% credible interval ranging from $8,700 to $24,300.
- Depreciated Cost Analysis indicated $24,700.

Active / Pending / Contingent listings

In an effort to predict what the active and pending comparable sales will ultimately sell for, we analyzed both the Original Sale-to-List Price Ratio for actives and the Final Sale-to-List Price Ratio for pendings. For active listings, the Original Sale-to-List Price Ratio accounts for the typical difference between the initial list price and the eventual sale price. For pending and contingent sales, the Final Sale-to-List Price Ratio was applied since the current list price is most likely the final list price, given that the property is already under contract. These adjustments provide a supported indication of the probable sale prices for the listings used in the analysis.

Understanding the quality and condition ratings in this report

To describe the property, this appraisal uses standardized **Quality (Q)** and **Condition (C)** ratings — the same scales used across the appraisal profession. Each rating has a clear, published definition, so instead of vague words like “average” or “good,” the analysis rests on an objective, consistent scale. That makes it possible to measure this property against the others it’s compared to on equal footing — and keeps the conclusions easy to review, explain, and rely on."

Good to know: on both scales a lower number is better. **Q1** and sit at the top. Most homes fall near the middle.

Quality How it’s built

Q1 Top tier
Architect-designed, custom-built homes using the finest materials and craftsmanship.

Q2 Excellent
High-end custom or semi-custom work with premium materials and detailed finishes.

Q3 Above average
Upgraded materials and finishes; well-built newer homes often land here.

Q4 Average most common
Standard builder-grade construction that meets common market expectations.

Q5 Economy
Budget-focused construction with simple design and basic materials.

Q6 Basic
Very simple or older construction; may lack updates or not meet current codes.

Condition How it’s held up

C1 Brand new
Newly built and never lived in, with all-new components throughout.

C2 Like new
Recently renovated or updated, with essentially no deferred maintenance.

C3 Well maintained
Normal everyday wear, kept current, with no repairs needed.

C4 Adequately maintained most common
Some wear and minor upkeep needed, but fully functional.

C5 Needs work
Visible deferred maintenance; some repairs or updates needed, but livable.

C6 Major repairs
Significant damage or wear affecting safety or livability; renovation required.

TYPE OF VALUE

Market Value

DEFINITION OF MARKET VALUE

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under duress

Source: The Dictionary of Real Estate Appraisal, 8th Edition Definition

SUBJECT USE AS OF EFFECTIVE DATE AND REFLECTED IN THIS APPRAISAL

The appraiser has analyzed the subject site's physical characteristics, legal restrictions, and market conditions to determine its highest and best use, both as though vacant and as improved. The four tests of highest and best use — legal permissibility, physical possibility, financial feasibility, and maximal productivity — were considered. As though vacant, the highest and best use of the site is for the development of a single-family residence consistent with surrounding properties and current zoning regulations. As improved, the highest and best use of the property is its existing use as a single-family detached residence. The improvements are legally conforming, contribute positively to the site, and reflect a use that is typical and supported by market demand. There is no indication that demolition or conversion to an alternative use would yield a higher value.

EXPOSURE TIME

Based on an analysis of current and historical market conditions, including typical marketing periods for comparable properties in the subject’s market area, the appraiser has concluded that a reasonable exposure time for the subject property at the appraised value would have been between 30 to 60 days.

COMMUNITY AMENITIES

Amenities include a park, basketball and tennis courts, and a pool.

ADDITIONAL ZONING COMMENTARY

Subject has deed restrictions in lieu of zoning. This is common for the market area and has no adverse impact on marketability.

APPRAISAL METHODS AND TECHNIQUES

The TrueTracts valuation platform assists appraisers in completing residential appraisals by providing a data-driven, multi-faceted analytical framework for defining their market, selecting their Comps, deriving market-based adjustments, and reconciling their opinion of value, while ensuring the appraiser maintains professional judgment and control throughout the process. The platform begins by assisting the appraiser to define the subject’s market with a data driven approach. This provides the curated dataset of relevant properties to analyze for time adjustments, feature adjustments, and assist with Comp selection. In Market Analysis, the platform takes the curated dataset chosen by the appraiser and provides multiple Market Condition charts for analysis. For feature adjustments, four orthogonal methods are employed:

- Generalized Additive Model (GAM), a statistical tool that models non-linear relationships and feature interactions to estimate how property characteristics influence sale prices, visualized with interpretable curves and credible intervals;
- Depreciated Cost, which calculates a feature's contributory value by applying local replacement costs minus depreciation based on age and condition;
- Peer Adjustments, aggregating appraiser-derived adjustments from similar properties using traditional methods like paired sales and regression, presented in percentile ranges for reconciliation; and
- Sensitivity Analysis, a refined paired sales variant that isolates variables to minimize differences in adjusted comparables, serving as a validation check.

The appraiser evaluates outputs from these methods—singly or in combination—for each feature, applying expertise to select final adjustments that reflect market behavior. In accordance with the USPAP Competency Rule, the appraiser possesses a basic understanding of how TrueTracts analyzes data to derive adjustments, can describe the overall process as outlined herein and has verified that the tool's results are consistent in producing outcomes that accurately reflect prevailing market behavior for the analyzed property. This computer-assisted approach enhances efficiency and defensibility but does not automate the valuation; the appraiser verifies data inputs, interprets results, and certifies the appraisal's compliance with USPAP standards.

SCOPE OF WORK

This appraisal is communicated in the form of an Appraisal Report, as defined by USPAP Standards Rule 2-2(a). A scope of work was developed that is appropriate for the intended use and intended users of this appraisal. At a minimum, the following work was completed in developing and reporting this assignment:

- Provide a written Appraisal Report that meets the minimum standards set forth by USPAP (Uniform Standards of Professional Appraisal Practice).
- The appraiser did not perform a personal inspection of the subject property. No physical observation of the interior or exterior of the property was completed. The appraiser relied on information obtained from MLS data, public records, aerial imagery, and other third-party sources deemed reliable. The appraiser reviewed the data for consistency and plausibility and determined it was sufficiently credible for use in developing this appraisal. However, should any of the information relied upon be inaccurate, it could affect the assignment results. This scope of work is considered appropriate for the intended use of this appraisal and results in credible assignment results.
- Utilized TrueTracts to assist with defining the market area boundaries and then analyzed and summarized market conditions data and trends produced by TrueTracts to determine market condition trends and date of sale adjustments.
- Completed the Sales Comparison Approach
    - Selected the best comparable sales assisted by TrueTracts Comp Recommender feature
    - **Time Adjustments:** Adjusted the sale prices of each comparable property utilizing TrueTracts to reflect what they would likely sell for in today's market.
    - **Feature Adjustments:** Adjusted the sale prices of each comparable property utilizing statistical adjustment methodology in TrueTracts.
    - Reconciled the adjusted sale prices of each Comparable into an opinion of value using a weighting algorithm and then summarized any qualitative factors that were considered.

OVERALL CONDITION AND BASIS FOR CONDITION OPINION

The subject's overall condition is based on a prior listing from 2018, MLS #42914119 as well as commentary by the client. The subject is assumed to be in overall average condition with on significant deferred maintenance. As the subject was not physically inspected, the appraiser reserves the right to change their value determination if the assumptions made are found not to be true.

HIGHEST AND BEST USE AS IMPROVED

The appraiser has analyzed the subject site's physical characteristics, legal restrictions, and market conditions to determine its highest and best use, both as though vacant and as improved. The four tests of highest and best use — legal permissibility, physical possibility, financial feasibility, and maximal productivity — were considered.

As though vacant, the highest and best use of the site is for the development of a single-family residence consistent with surrounding properties and current zoning regulations.

As improved, the highest and best use of the property is its existing use as a single-family detached residence. The improvements are legally conforming, contribute positively to the site, and reflect a use that is typical and supported by market demand. There is no indication that demolition or conversion to an alternative use would yield a higher value.

APPROACHES TO VALUE

SALES COMPARISON APPROACH

The Sales Comparison Approach was developed and is the primary indicator of value for this assignment. The selection, adjustment, and reconciliation of the comparable sales is presented in the body of this report.

INCOME APPROACH

The Income Approach was not necessary for credible assignment results based on the appraiser's analysis of the subject's market characteristics and the credibility of the Sales Comparison Approach in this market area.

The subject is within a market area that is predominately owner occupied. Given this fact, the market motivations are not driven by potential rental income and thus market behaviors are not driven by potential investment opportunity.

COST APPROACH

The Cost Approach was not completed as it was not necessary for credible assignment results given the subject’s age and less reliable accrued depreciation estimates. Further, given the lack of available vacant infill sites available for sale and suitable for development, the typical buyer motivation does not consider the cost to build when purchasing. Therefore, due to the aforementioned issues and the robust amount of data available for a supported Sales Comparison Approach, this approach is not necessary for credible results.

SUBJECT PROPERTY SALE/TRANSFER HISTORY

The subject transferred deed on 07/09/2026 as part of a foreclosure transaction. As Texas is a non-disclosure state, further details of this transaction are unknown.

PREVIOUS SERVICES FOR THE SUBJECT WITHIN THE LAST 3 YEARS

The appraiser has not performed any 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.

ASSUMPTIONS AND 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. If, in fact, the title is not good and marketable, that may impact the opinion of value and the appraiser reserves the right to modify the appraisal accordingly.
- 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.
- 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.
- This appraisal report is not a home inspection and does not guarantee the house is free of defects. Buyers are advised to get a professional inspection before closing escrow. The appraiser (or data collector) is not a professional home or environmental inspector and only views accessible areas to observe the overall condition for comparison to similar properties. They are not qualified to warrant the mechanical, electrical, structural, or any other condition of the property.
- The appraiser (or data collector) does not assess the quality of home systems, electrical capacity, insulation, or the status of mechanical equipment such as heating, cooling, plumbing, or septic systems. They are not experts in environmental hazards, flood insurance requirements, legal descriptions, boundary issues, or building and zoning code violations. Compliance with the Americans with Disabilities Act (ADA) or similar laws has not been assessed, and any non-compliance could affect property value and use.
- Clients with concerns about potential defects or detrimental conditions are encouraged to engage the appropriate type of expert to investigate. The property is assumed to comply with all laws and regulations unless noted otherwise in the appraisal report.
- 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.
- 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.

MISCELLANEOUS

INTENDED USE

The intended use of this appraisal is to assist the client in establishing a list price for the subject property. No other use of this appraisal is intended.

INTENDED USER(S)

The named client of this appraisal is the real-estate agent who ordered the appraisal on behalf of Tracey Barnett. Tracey Barnett (the seller) is identified as an additional intended user of this appraisal.

NO ADDITIONAL USE OF APPRAISAL

The appraisal's sole "intended use" is stated above. Absolutely no other use of this appraisal report is permitted.

NO THIRD-PARTY BENEFICIARIES

Nothing in this Agreement shall create a contractual relationship between the Appraiser or the Client and any third party, or any cause of action in favor of any third party. This Agreement shall not be construed to render any person or entity a third-party beneficiary of this Agreement, including, but not limited to, any third parties identified herein.

COMPARABLE SALE PROPERTY DATA

Comparable property data was obtained from third-party sources, including MLS, Public records, and online resources, and should be considered an "estimate" unless noted otherwise by the appraiser.

NO GUARANTEE OF FUTURE SALES PRICE

The appraisal is intended to assist the client; however, it cannot be considered a guarantee of future selling price. The eventual sales price will be determined by many factors and can vary from the opinion of value stated within this appraisal report.

Appraiser Certification

The Appraiser certifies and agrees that:

- The statements of fact contained in this report are true and correct.
- 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.
- This appraisal was developed and this report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) in effect as of the effective date of this appraisal.
- Unless otherwise indicated, 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.
- Unless otherwise indicated, I have performed no 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.
- I have no bias with respect to the property that is the subject of this report or 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.
- Unless otherwise indicated, I have NOT 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 (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- I did not base, either partially or completely, my analysis and/or opinion of value in the appraisal report based on 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.

Appraiser Name: Russell Tucker

License State: TX

License Number: 1360082-CR

License Expiration: 2027-12-31

Appraiser Signature



RUSSELL WAYNE TUCKER
307 PINEVIEW CIR
EL LAGO, TX 77586

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified Residential Real Estate Appraiser

Appraiser: RUSSELL WAYNE TUCKER

License #: 1360082-CR **License Expires: 12/31/2027**

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