Uniform Residential Appraisal Report

801 DOVE MEADOW COVE, GEORGETOWN, TX 78626-6364

SUMMARY

Opinion of Market Value	$390,000	**Market Value Condition**	As Is
Effective Date of Appraisal	07/02/2026	**Property Valuation Method**	Traditional Appraisal
Assignment Reason	Loan Modification	**Appraiser Name**	Kevin Anthony Bruechert
Borrower Name	Carter Hill JR		
	Janelle Hill		
Current Owner of Public Record	Carter Hill		
	Janelle Hill		
Listing Status	None		

Property Description

Construction Method	Site Built	**Overall Quality**	Q4
Attachment Type	Detached	**Overall Condition**	C3

	Yes	No
Planned Unit Development (PUD)	☑	☐
Condominium	☐	☑
Cooperative	☐	☑
Condop	☐	☑
Subject Site Owned in Common	☐	☑

Units Excluding ADUs	1
Accessory Dwelling Units	0
Property Rights Appraised	Fee Simple

	Yes	No
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	☑	☐

Zoning Compliance	Legal



Apparent Defects, Damages, Deficiencies Requiring Action

None

Assignment Information

Assignment Reason	Loan Modification
Borrower Name	Carter Hill JR
	Janelle Hill
Current Owner of Public Record	Carter Hill
	Janelle Hill

Property Valuation Method	Traditional Appraisal

	Yes	No
Was a Property Data Report used in lieu of an Inspection?	☐	☑

Appraiser Fee	$450
AMC Fee	$0

Contact Information

Client/Lender

Company Name	Wells Fargo Bank, N. A.
Company Address	1801 Park View Drive
	Shoreview, MN 55126

Appraisal Management Company

Company Name	ServiceLink
Company Address	1355 Cherrington Parkway
	Moon Township, PA 15108

Appraiser

Name	Kevin Anthony Bruechert
Company Name	American Castle and Land Co.
Company Address	14900 Avery Ranch Blvd., #C200
	Austin, TX 78717-3951

Credentials

Level	Licensed Residential Appraiser
ID	1336453-LR
State	TX
Expires	06/30/2027

Scope of Inspection by Appraiser

Subject Property Inspection

Exterior	Physical
Interior	Physical
Inspection Date	07/02/2026

Assignment Information and Scope of Work Commentary

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Subject Property

Physical Address	801 Dove Meadow Cove
	Georgetown, TX 78626-6364
County	Williamson
Neighborhood Name	Meadows of Georgetown

Attachment Type	Detached
Units Excluding ADUs	1
Accessory Dwelling Units	0
Special Tax Assessments	No

	Yes	No
Planned Unit Development (PUD)	☑	☐
Condominium	☐	☑
Cooperative	☐	☑
Condop	☐	☑
Property on Native American Lands	☐	☑
Subject Site Owned in Common	☐	☑
Homeowner Responsible for all Exterior Maintenance of Dwelling(s)	☑	☐
New Construction	☐	☑

Ownership Rights

Property Rights Appraised	Fee Simple

All Rights Included in Appraisal	Yes

Legal Description

S8476 - MEADOWS OF GEORGETOWN PH 1, BLOCK A, Lot 20

Subject Property Commentary

Subject is a detached single family home

Subject Property *(continued)*

Subject Property Exhibits

Front



Site

Total Site Size	11,326 Sq. Ft.	**Number of Parcels**	1

Assessor Parcel Number (APN)	APN Description	Parcel Size
R453344	Land with Dwelling	11,326 Sq. Ft.

Zoning

Compliance	Legal
Classification Code	RS
Classification Code Description	Single Family Residential

Property Use

Non-Residential Use	None

Property Access

Primary Access	Public Street
Street Type and Surface	Cul-de-Sac | Asphalt
Typical for Market	Yes

Description of Property Access Subject access is via public street

Site Influence

Influence	Proximity	Detail	Impact	Comment
Residential	Bordering		Neutral	No site influence
Green Space	Bordering		Neutral	Subject backs to Green Space

Site Influence Commentary No adverse site influences noted. There are no environmental conditions.

View and Impact to Value/Marketability

View	Range of View	Impact
Greenspace (Primary)	Full	Neutral
Residential	Full	Neutral

View Commentary The subject backs to a green space.

Site Features and Impact to Value/Marketability

Feature	Detail	Impact	Comment
Hazard Zone	No Hazard Zone Noted		None
Site Characteristic	Other | Green space	Neutral	Subject backs to greenspace

Site Features Commentary The subject is on an interior pie shaped lot located in a cul-de-sac and backs to green space. The grounds are adequately maintained and landscaped. No apparent adverse conditions were noted. The subject backs to a greenspace.

Utilities and Impact to Value/Marketability

Broadband Internet Available Yes

	Public	Private	Detail	Private Utility Impact	Comment
Electricity	✓				Public electricity is typical for market area.
Gas		✓		Neutral	None available
Sanitary Sewer	✓				Public Sanitary Sewer is typical for market area.
Water	✓				Public water is typical for market area.

Apparent Defects, Damages, Deficiencies (Site)

None

Site *(continued)*

Site Valuation Methodology

Opinion of Site Value	$200,000	**Primary Site Valuation Method**	Allocation

Reconciliation of Site Value The site value is based on cost, allocation and/or a comparison with other site sales in the area.

Site Exhibits

Site Characteristic - Rear View



Site *(continued)*

Property Access (Street Scene) - Street Access



Site *(continued)*

View - Street Residential View



View - Rear View of Greenspace



Site Influence - Backs To Green Space



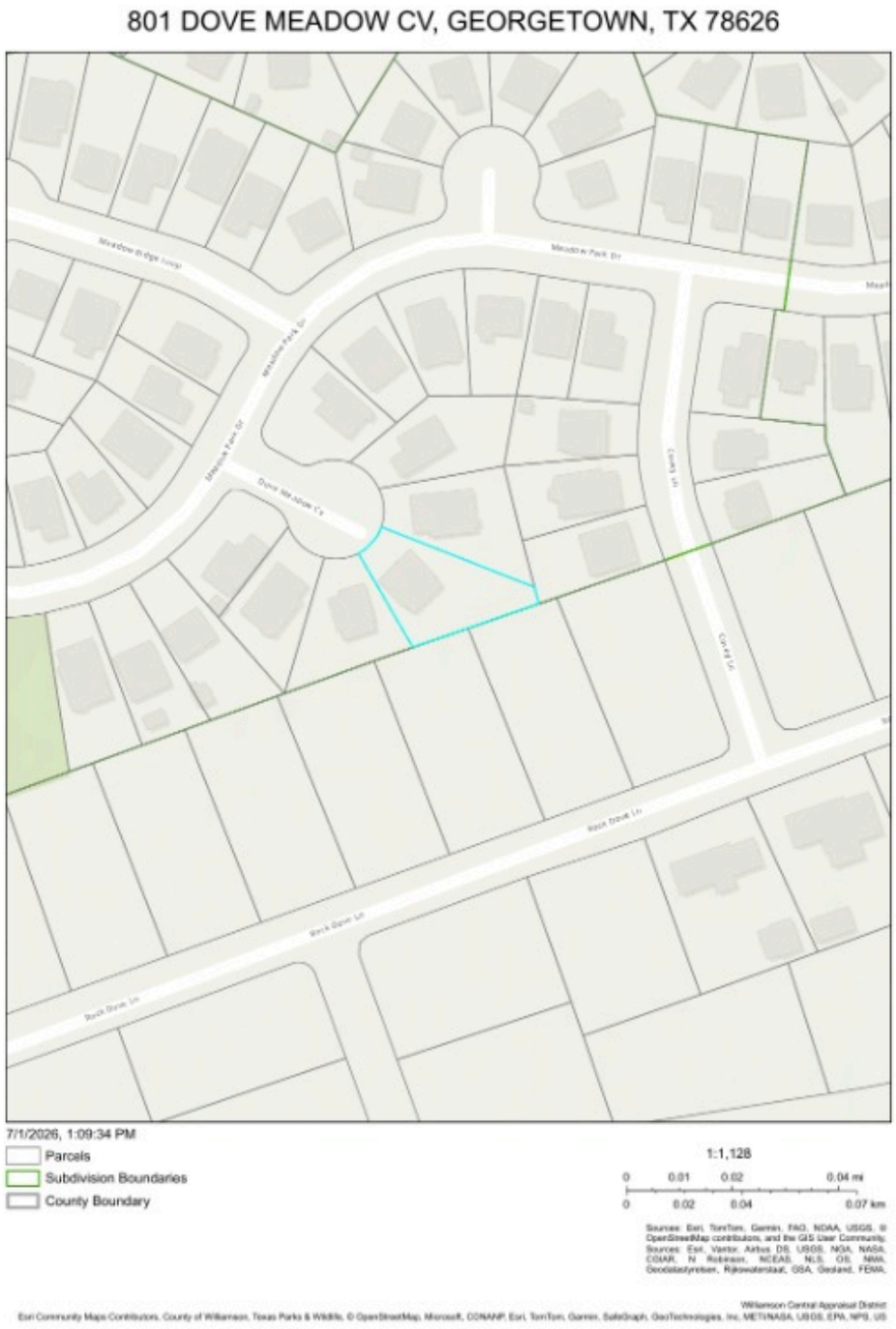
Site *(continued)*

Site Influence - Street View



Site *(continued)*

Property Boundaries - Plan Map



Site *(continued)*

Property Boundaries



Site *(continued)*

Property Boundaries



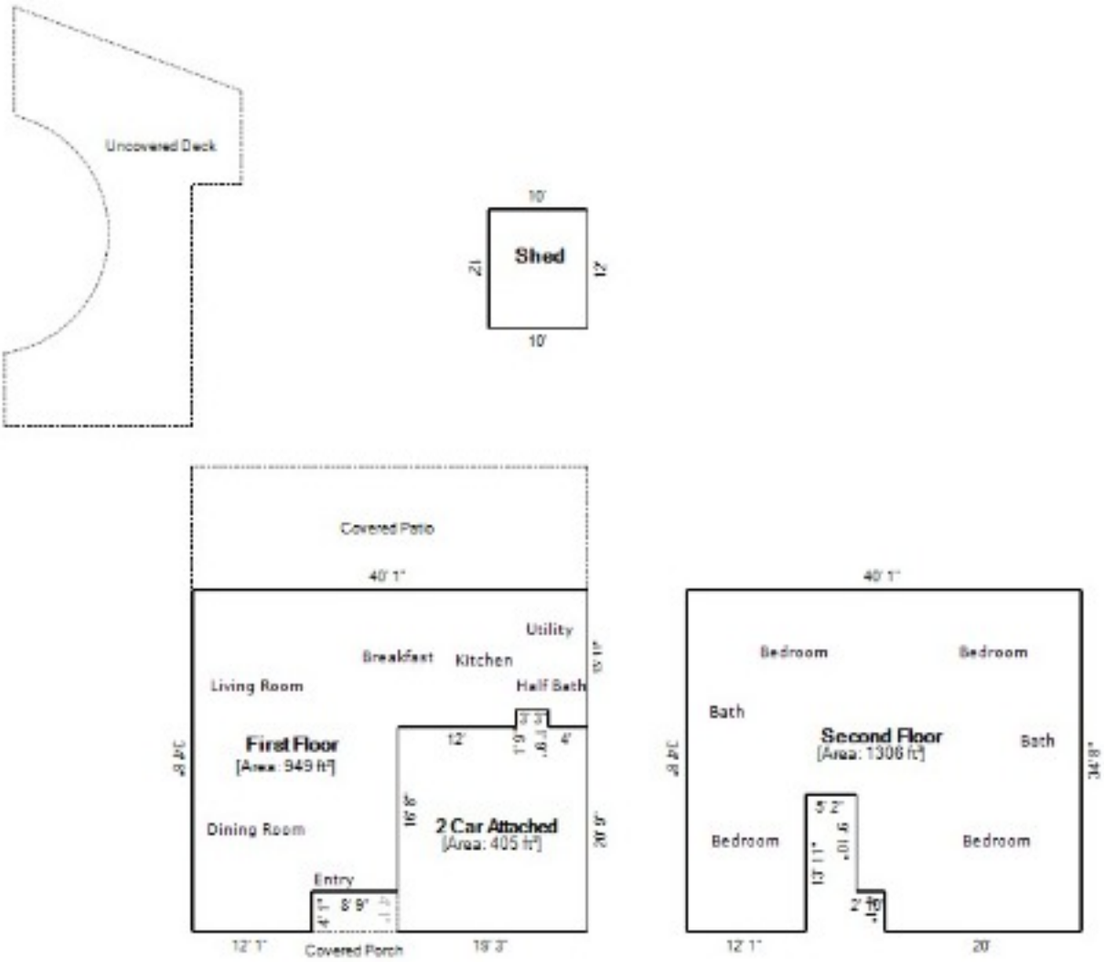
Lot View



Sketch

Measurement Standard	ANSI

Floor Plan



Sketch Commentary

The square foot calculations are on the attached sketch sheet and have been determined from exterior dimensions.

The subject's measurements comply with AMERICAN NATIONAL STANDARD FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS. SQUARE FOOTAGE–METHOD FOR CALCULATING: ANSI Z765-2021
“Finished square footage calculations for thishouse were made based on measured dimensions only and may include unfinished areas, openings in floors not associated with stairs, or openings in floors exceeding the area of associated stairs.”

Dwelling Exterior

Subject Property Units in Structure	1
Dwelling Style	Traditional
Front Door Elevation	6-7 Ft.
Year Built	2004
Construction Method	Site Built
Converted Area	None



Quality and Condition

Exterior Quality Rating	Q4	**Exterior Condition Rating**	C3

The table below supports the Exterior Quality and Condition ratings and reflects the market value condition of this report

Dwelling Exterior *(continued)*

Exterior Features

Feature	Detail	Quality Comment	Condition Status	Condition Comment
Exterior Walls and Trim	Brick | Engineered Wood		Typical Wear and Tear	
Foundation	Poured Concrete | Slab		Typical Wear and Tear	
Roof	Composition Estimated Age: 1-10 years		Typical Wear and Tear	The subject's roof is in good condition and was replaced 1-2 years ago,
Windows	Windows are double hung windows.		Typical Wear and Tear	The subject windows are in good condition and have been reglazed 1-2 years ago and screens replaced 1-2 years ago.

Mechanical System Details

	System	Detail
Heating	Forced Warm Air	Electric
Cooling	Centralized	

	Yes	No
Core Heating System Below Grade	☐	☑

Other Mechanical Systems Water Heater

Apparent Defects, Damages, Deficiencies (Dwelling Exterior)

None

Dwelling Exterior Commentary

The dwell exterior condition appears to be in good condition and has been well maintained. The subject had a rear exterior covered patio added approximately 7-8 years ago and is in good condition.

Dwelling Exterior *(continued)*

Dwelling Exterior Exhibits

Dwelling Rear - Rear



Dwelling Exterior *(continued)*

Left Side



Right Side



Dwelling Front - Front



Dwelling Exterior *(continued)*

Rear



Unit Interior

Area Breakdown	
Finished Above Grade	2,255 Sq. Ft.
Unfinished Above Grade	0 Sq. Ft.
Finished Below Grade	0 Sq. Ft.
Unfinished Below Grade	0 Sq. Ft.
Area Data Source	Physical Measurement

Levels in Unit	2
Occupancy	Owner
Total Bedrooms	4
Total Bathrooms - Full	2
Total Bathrooms - Half	1
Non-Residential Use in Unit	No
Live/Work Space	No

Level and Room Detail

Level in Unit	Grade Level Detail	Finish	Area	Room Summary
Level 1	Above Grade	Finished	949 Sq. Ft.	1 - Bath - Half 1 - Breakfast Room 1 - Dining Room 1 - Kitchen 1 - Laundry Room 1 - Living Room
Level 2	Above Grade	Finished	1,306 Sq. Ft.	2 - Bath - Full 4 - Bedroom

Quality and Condition

Interior Quality Rating	Q4	**Interior Condition Rating**	C3

The tables below support the Interior Quality and Condition ratings and reflect the market value condition of this report

Unit Interior *(continued)*

Kitchen and Bathroom Details

Room	Update Status	Time Frame	Quality Comment	Condition Status	Condition Comment
Kitchen Level 1	Fully Updated	1-5 years	Kitchen was fully updated 4-5 years.	Typical Wear and Tear	kitchen remodeled including cabinets, countertops, backsplash, sink, faucet, hardware, appliances, flooring and paint.
Bath - Half Level 1	Partially Updated	1-5 years		Typical Wear and Tear	Bathrooms remodeled including cabinets, countertops, backsplash, sink, faucets, hardware, toilets, flooring and paint.
Bath - Full Level 2	Partially Updated	1-5 years		Typical Wear and Tear	Bathrooms remodeled including cabinets, countertops, backsplash, sink, faucets, hardware, toilets, flooring and paint.
Bath - Full Level 2	Partially Updated	1-5 years		Typical Wear and Tear	Bathrooms remodeled including cabinets, countertops, backsplash, sink, faucets, hardware, toilets, flooring and paint.

Overall Update Status for Bathrooms Fully Updated

Interior Features

Feature	Detail	Quality Comment	Condition Status	Condition Comment
Flooring	Vinyl	The subject has luxury vinyl plank flooring throughout the first floor. Flooring was replaced 4 +/- years ago.	Typical Wear and Tear	The flooring improvements have received good maintenance and have been well maintained.
	Carpet	The subject has carpet flooring throughout the second floor. Flooring was replaced 4 +/- years ago.	Typical Wear and Tear	The flooring improvements have received good maintenance and have been well maintained.
Walls and Ceiling	8 Ft. | Flat		Typical Wear and Tear	Interior updates include paint throughout, baseboards and trim.

Overall Update Status for Flooring Fully Updated

Apparent Defects, Damages, Deficiencies (Unit Interior)

None

Unit Interior Commentary

The improvements have received good maintenance and have been well maintained. No significant structural deterioration was observed. No notable functional detriments relative to floorplan or construction characteristics were noted. No adverse influences noted. All systems were fully operable at the time of inspection. The subject has no evidence of pest infestation, settlement, or dampness. The subject's air conditioner, furnace, water heater and electrical panel were operable and photo's were included as available. The subject has typical energy efficient items and include: water heater, air conditioner and insulation. The subject received the following recent improvements/updates including but not limited to: Roof, windows screens and reglazed windows, gutter and downspouts, front door (1+/- year), HVAC (10-12 years), water heater (3+/- years), kitchen remodeled including custom cabinets, countertops, backsplash, sink, faucet, hardware, appliances, flooring and paint (4+/- years), bathrooms remodeled including cabinets, countertops, backsplash, sink, faucets, hardware, toilets, flooring and paint (4+/- years), interior updates include flooring throughout, baseboards and trim, ceiling fans, lighting fixtures, hardware and paint (4+/- years), fence (4+/- years), extended and covered patio (8+/- years), shed, deck and *above ground pool (timeframe unknown). *No value given to above ground pool>.

Unit Interior *(continued)*

Unit Interior Exhibits

Level 1 - Living Room

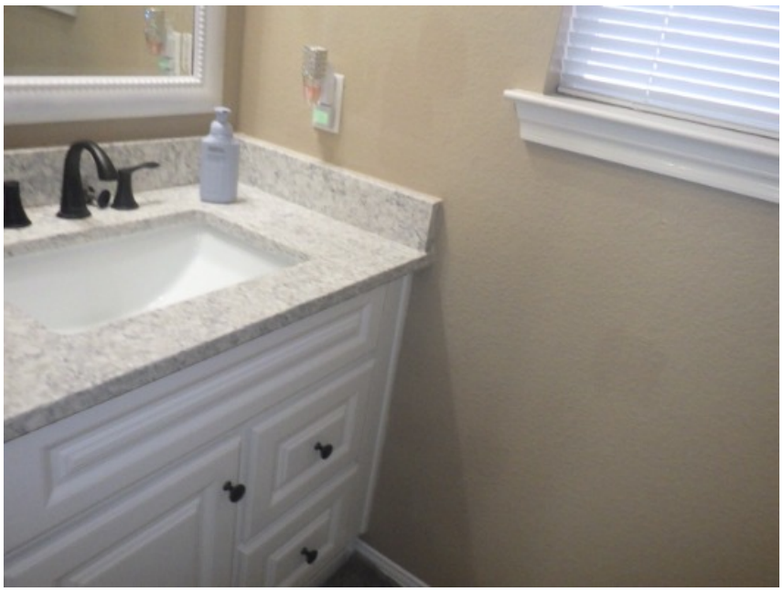


Level 1 - Utility Room



Unit Interior *(continued)*

Level 1 - Bath - Half



Level 1 - Kitchen



Level 1 - Dining Room



Unit Interior *(continued)*

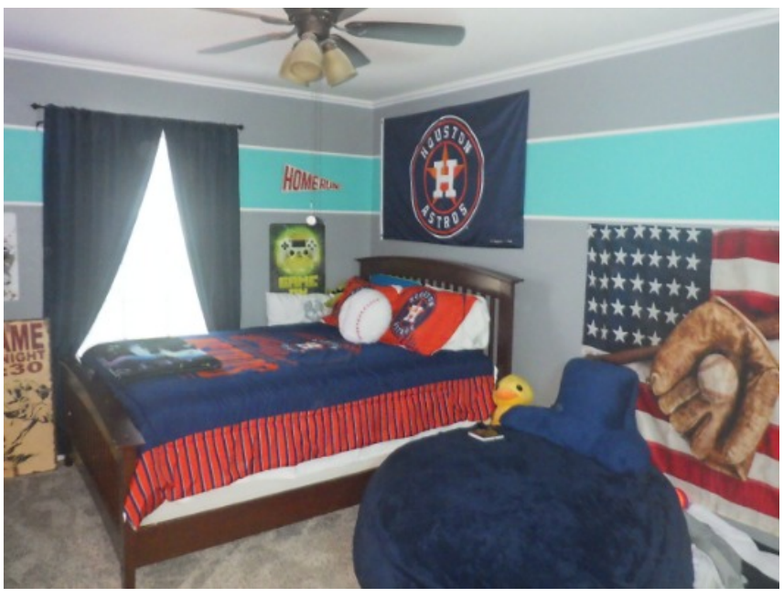
Level 1 - Breakfast Room



Level 2 - Bedroom



Level 2 - Bedroom

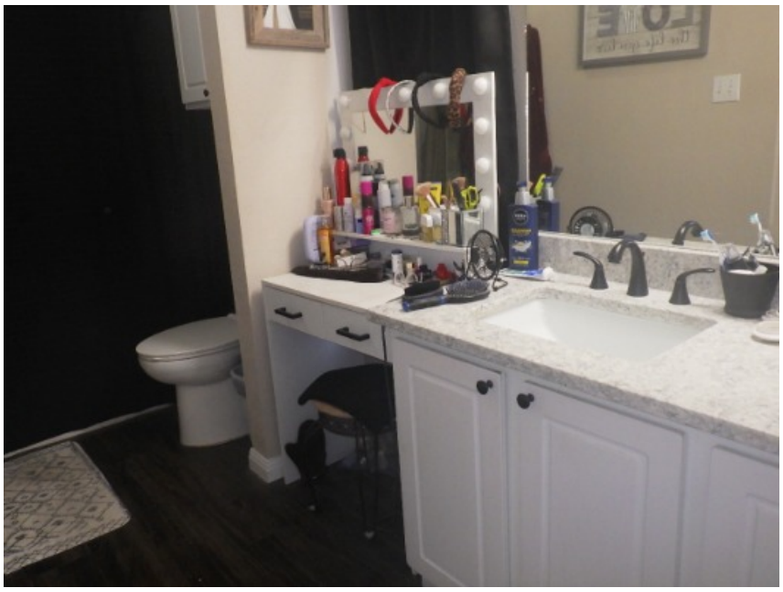


Unit Interior *(continued)*

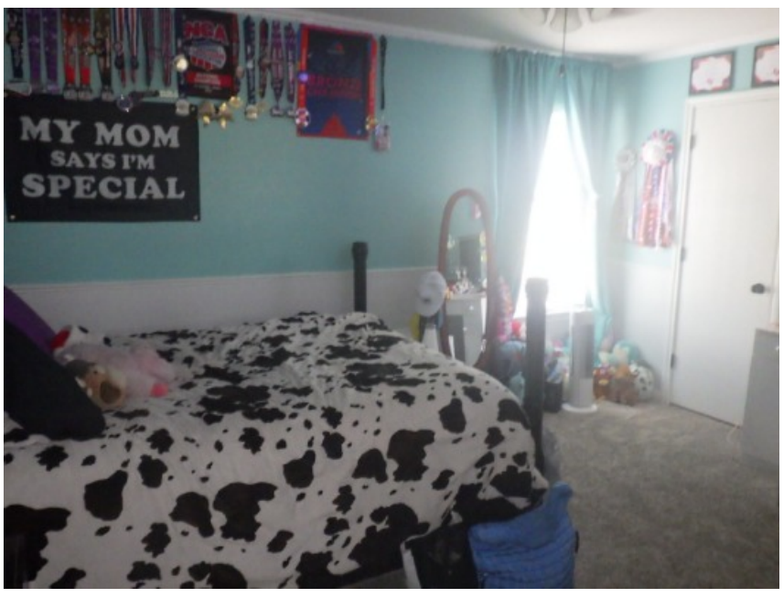
Level 2 - Bath - Full



Level 2 - Bath - Full

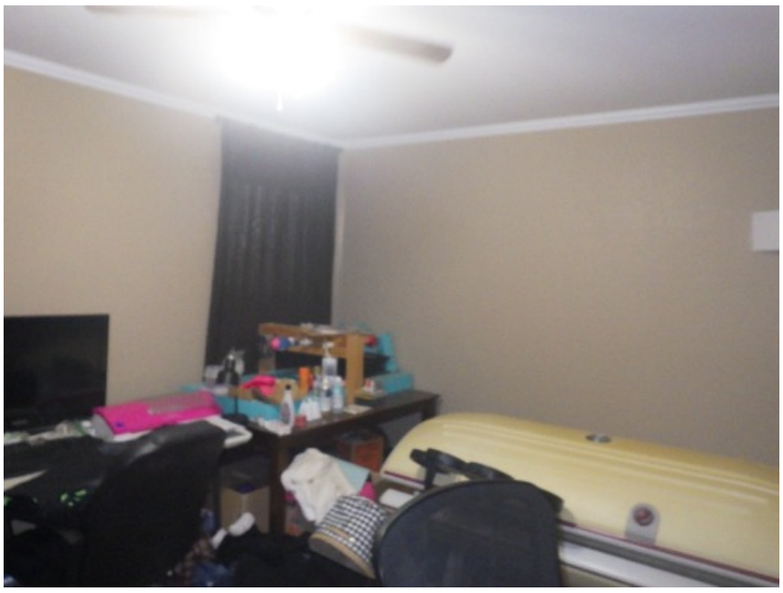


Level 2 - Bedroom



Unit Interior *(continued)*

Level 2 - Bedroom



Functional Obsolescence

Functional Issues None

Vehicle Storage

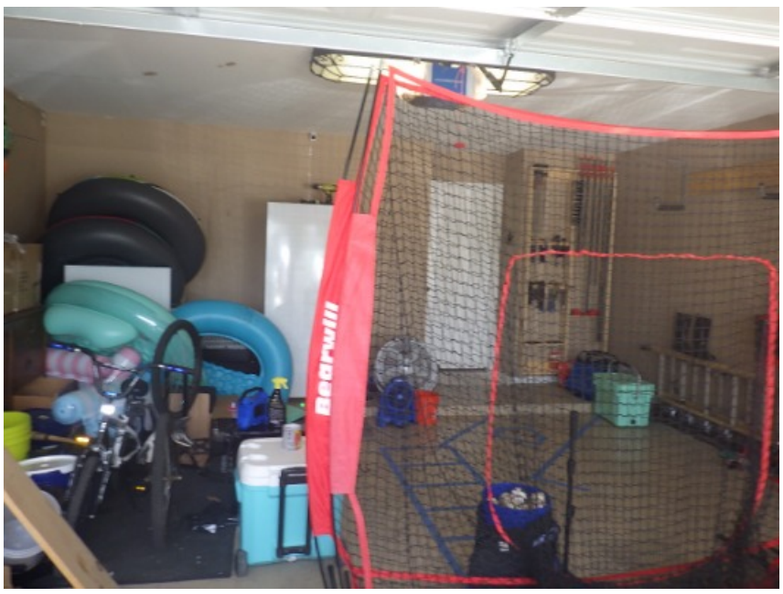
Storage	Number of Parking Spaces	Detail
Garage	2	Attached 405 Sq. Ft.
Driveway	2	Concrete

Apparent Defects, Damages, Deficiencies (Vehicle Storage)

None

Vehicle Storage Exhibits

Garage - 2 Car Garage



Vehicle Storage *(continued)*

Driveway - Subject Driveway



Subject Property Amenities

Amenity Category	Subject Property Amenity	Material	Detail
Outdoor Living	Patio	Concrete	500 Sq. Ft.
	Deck	Wood	596 Sq. Ft.

Apparent Defects, Damages, Deficiencies (Subject Property Amenities)

None

Subject Property Amenities Commentary

The subject has a detached uncovered deck at the rear of the house that was added 8+/- years ago.

Subject Property Amenities Exhibits

Patio - Rear Covered Patio



Subject Property Amenities *(continued)*

Deck - Deck



Deck



Patio - Covered Patio



Overall Quality and Condition

Overall Quality	Q4	Overall Condition	C3
Exterior Quality	Q4	Exterior Condition	C3
Interior Quality	Q4	Interior Condition	C3

Reconciliation of Overall Quality and Condition

The improvements have received good maintenance and have been well maintained and noted in C3 condition. The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Highest and Best Use

Is the present use of the subject property...

Legally Permissible	Yes	Financially Feasible	Yes
Physically Possible	Yes	Maximally Productive	Yes

	Yes	No
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	☑	☐

Highest and Best Use Commentary

Given present zoning and demand, highest and best use is limited to single unit and the present use is the most practical use. The subject as improved is legally permissible. The subject as improved is financially feasible. The subject as improved is physically feasible. The subject is at maximal productivity.

1. Legally Permissible: The intended use does comply with zoning regulations, environmental laws, and other legal restrictions. The subject's zoning was verified as RS and the subject is compliant.
2. Physically Possible: The subject property's size, shape, and topography allow for the intended use.
3. Financially Feasible: The subject use is financially viable, taking into account factors such as construction costs, operating expenses, and potential revenue.
4. Maximally Productive: The subject's use does result in the highest possible value for the property.

Based on current zoning and surrounding development the subject is legally permissible. The lot size, shape allow the present structure on the site and indicate good utilization of the improvements. Based on current market conditions, the existing structure, as a single-family residence is considered financially feasible and maximally productive.

Market

Market Area Boundary The boundaries are Hwy 195 (North), CR 186/ University Blvd. (South), County Line (East), I-35 (West). I-35 is easily accessible via Hwy 29.

Search Criteria Description The appraiser`s comparable search parameters began with an MLS search for two story design single family homes sold within the prior 3 months, located within 1 mile from the subject property, built between 1994 and 2014 and containing 1800 to 2700 sf of living area located on larger parcel sizes. Due to a lack of recent sale activity, the comparable search parameters were extended.
The appraiser's extended the comparable search for two story design single family homes sold within 12 months, located within 3 miles from the subject's, built between 1990 and 2018 and containing.

Search Result Metrics

Active Listings	32	Sales in Past 12 Months	51
Median Days on Market	35	Lowest Sale Price	$270,000
Lowest List Price	$319,900	Median Sale Price	$350,000
Median List Price	$361,245	Highest Sale Price	$599,900
Highest List Price	$799,900	Distressed Market Competition	No
Pending Sales	3	Graph	Price Trend
		Price Trend Source	ABORMLS

Price Trend Analysis Commentary After analysis of Market Condition, the appraiser feels the subject's market area is in a stable overall trend. The appraiser feels the subjects immediate area is stable. Marketing time for this market area is estimated at 0 to 180 days.

Housing Trends

Demand/Supply	In Balance	Marketing Time	3 to 6 months

Market *(continued)*

Market Commentary

Interest rates during the periods of 2019 through 2021 reached 40 year low with a range of 2.72% to 4.45% for 30 year conventional mortgage. Current interest rates have been slightly increasing since beginning of 2022 through early 2024 yet remain favorable, with many financing avenues available. As of September 2024, interest rates have begun to fall for the first time in four years. As of December 2024, there have been three rate drops. The Fed had been holding interest rates steady although began it's first rate cut as of September 2025, October 2025, December 2025 and again in April 2026.

Unemployment for the Austin/Round Rock area remains low and job growth in the region remains strong. As of April 2026 the Austin/Round Rock unemployment rate was 3.4% compare to 4.3% for the state of Texas, as per U.S. Bureau of Labor Statistics. Over the 10 years ended March 2023, nonfarm employment in the Austin-Round Rock, Texas, metropolitan area increased 49.9 percent, the highest percentage increase among the nation's 51 large metropolitan areas (those with a population of at least 1 million in the 2010 Census). As of April 2026, Austin is leading the nation in job growth, ranking #1 among the 50 largest U.S. metros in 2025, according to newly released data from the U.S. Bureau of Labor Statistics. The region added 27,200 jobs at a 2.0% growth rate — well ahead of other Texas metros including Dallas and Houston.

As per the FHFA HPI of Top 100 Metro Area - Federal Housing Finance Agency Housing Price Index: In the Austin- Round Rock- Georgetown-San Marcos house prices fell -6.9% over the past year (2025) and fell 3.8% over the first quarter of 2026 and ranked 100 out of 100 Top Metro Areas in the US. In the United States, house prices rose 1.7% over the past year and rose .5% over the first quarter of 2026.

Marketing time for this area is estimated at 0 to 180 days. List to sales ratio is 90-130%. The appraiser feels the subject's immediate area is stable. Ongoing new construction supports a the growth pattern of the overall market area. Existing housing resales coupled with new construction maintain continuous supply. This is based on figures reported by multiple list services and the appraiser's observations of this market.

Sale or Financing Concession Adjustments
Cash Transactions are typical for the subject's market area. No adjustments were warranted.
Sales concessions have been typical and widely accepted in the Austin/Round Rock Metropolitan area over the past 12 months. A 1-6% sales concessions appears common on most tract homes subdivisions in the Austin and Central Texas market area at the present time. Adjustments for concessions are based on market reaction to concessions. 3%sales concessions are acceptable in the Austin and Central Texas market area.

After analysis of Market Condition, the appraiser feels the subject's market area is in a stable overall trend. The appraiser feels the subjects immediate area is stable. Marketing time for this market area is estimated at 0 to 180 days.

Marketing time for comparable sales range from 3 to 145 DOM. Median marketing time for comparable sales over the prior 12 months range from 51-124 DOM.

The subject's market area (GTE) statistics show that average and median price fluxuated on a month to month basis however peaked in the second/third quarter of 2022 and in recent months have shown a slowing in growth. The Average sale price through 2025 was up 4% year over year. As of June 2026 (year to date) the average and median price have been flat to slightly down year over year.

Current list to sales ratio is 98%.

AVERAGE SALES PRICE FOR 2025 in the GTE MARKET AREA WAS $443,592 vs. 2024 $425,541 +4% Change
As of 07/02/2026 (looking back 12 months) $426,627
MEDIAN SALES PRICE FOR 2025 in the GTE MARKET AREA WAS $386,000 vs. 2024 $390,000 -1% Change
As of 07/02/2026 (looking back 12 months) $380,000

Austin Market Comparison Charts - Average and Median Sales Price 5 Year (through Dec 2025) were added to report.

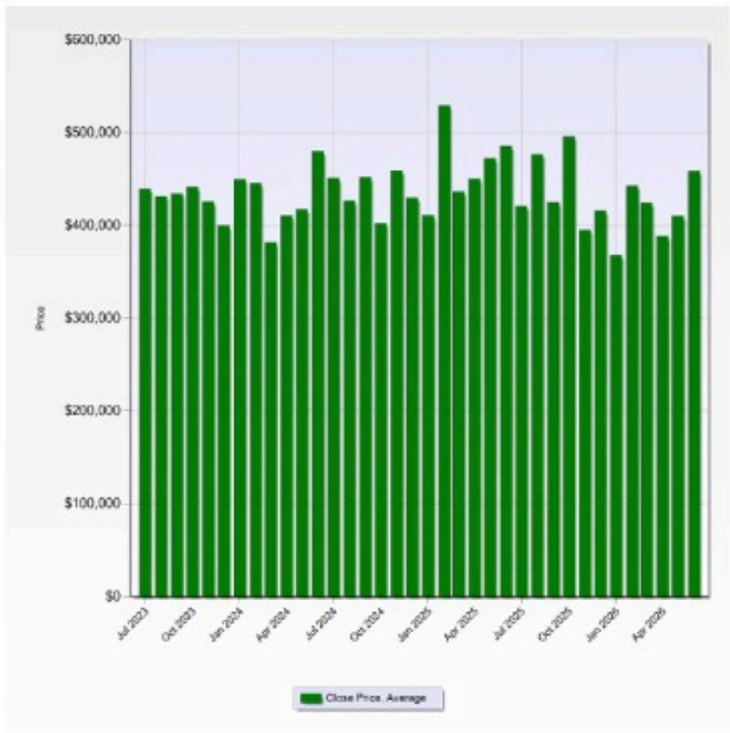
Average and Median Sales for GTE Market Area by Month for 36 months (through June 2026) were added to report.

Average and Median Sales for Market Area GTE by Year for 2015 through June 2026 were added to report.

Market *(continued)*

Market Exhibits

GTE Market Area - Average Sales Price by Month for 36 Month through June 2026

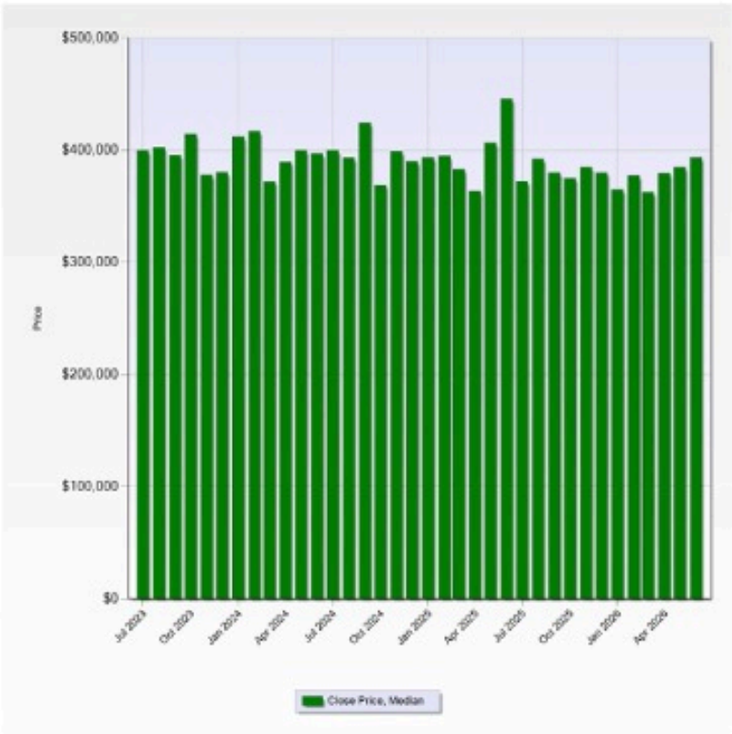


Close Price, Average

Month	*2023*	*2024*	*2025*	*2026*
Jan		$449,829	$411,041	$367,864
Feb		$445,389	$529,452	$443,157
Mar		$381,879	$436,401	$424,416
Apr		$410,767	$450,402	$388,716
May		$417,448	$472,702	$410,334
Jun		$480,213	$485,905	$459,225
Jul	$439,794	$451,457	$420,807	
Aug	$431,468	$426,628	$476,745	
Sep	$434,428	$451,995	$425,016	
Oct	$441,224	$402,382	$496,169	
Nov	$425,818	$459,387	$395,151	
Dec	$399,991	$429,803	$416,150	

Market *(continued)*

GTE Market Area - Median Sales Price by Month for 36 Month through June 2026

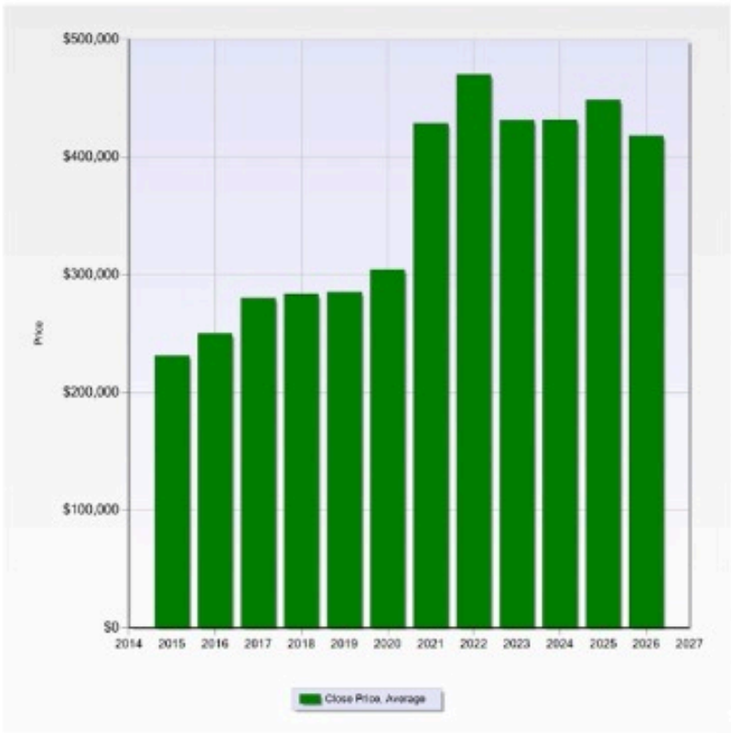


Close Price, Median

Month	*2023*	*2024*	*2025*	*2026*
Jan		$411,944	$393,495	$365,000
Feb		$416,993	$395,000	$377,450
Mar		$372,074	$383,000	$362,699
Apr		$389,571	$363,500	$379,589
May		$400,000	$406,500	$385,000
Jun		$396,917	$445,905	$393,450
Jul	$400,000	$399,900	$372,500	
Aug	$402,563	$393,250	$392,495	
Sep	$395,495	$424,222	$380,000	
Oct	$414,495	$369,000	$375,000	
Nov	$378,000	$399,000	$385,000	
Dec	$380,284	$390,000	$380,000	

Market *(continued)*

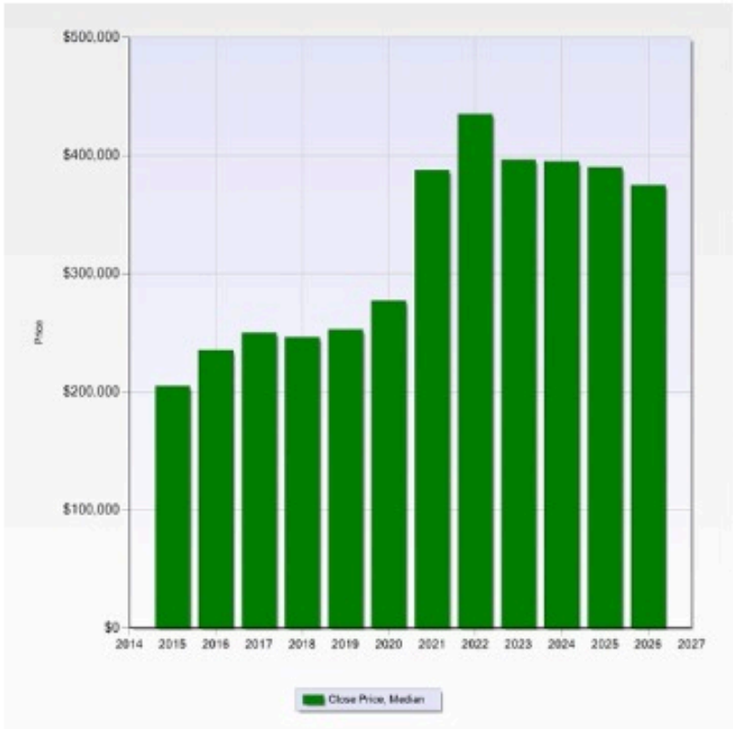
GTE Market Area - Average Sales Price by YEAR for 2015 through June 2026



Primary Year	*Close Price, Average*
2015	$231,355
2016	$250,269
2017	$279,971
2018	$283,467
2019	$285,352
2020	$304,570
2021	$428,620
2022	$470,027
2023	$431,364
2024	$431,805
2025	$448,405
2026	$417,905

Market *(continued)*

GTE Market Area - Median Sales Price by YEAR for 2015 through June 2026



Primary Year	Close Price, Median
2015	$205,000
2016	$235,274
2017	$250,000
2018	$245,950
2019	$252,500
2020	$277,088
2021	$387,933
2022	$435,000
2023	$396,440
2024	$395,000
2025	$390,000
2026	$375,000

Market *(continued)*

Austin Market Comparison Chart - Average Sales Price 5 Year (through Dec 2025)

Average Sales Price 2021 - 2025

MLS Area	2021	2022	2023	2024	2025	2021/2022	2022/2023	2023/2024	2024/2025	Avg % of Change for 2021 - 2025
10N	542,691	643,517	593,823	584,178	531,126	19%	-8%	-1%	-9%	0%
10S	497,938	558,628	503,750	482,539	477,068	12%	-10%	-4%	-1%	-1%
11	454,633	455,035	413,269	388,701	364,461	12%	-9%	-6%	-6%	-5%
1A	800,658	935,462	856,857	985,212	916,218	17%	-8%	13%	-5%	4%
1B	1,268,991	1,595,971	1,691,328	1,672,081	1,567,492	26%	6%	-1%	-6%	6%
1N	729,123	806,012	703,877	682,722	649,804	12%	-13%	-3%	-5%	-2%
2	643,515	746,036	768,908	790,326	749,407	19%	3%	0%	-5%	4%
2N	423,405	485,317	415,900	408,905	393,393	15%	-14%	-2%	-2%	-1%
3	603,555	668,867	637,347	598,573	600,570	11%	-5%	-6%	0%	0%
3E	382,549	467,608	446,406	434,266	428,083	22%	-5%	-3%	-11%	0%
4	759,583	845,244	904,282	891,404	881,748	24%	-4%	-1%	-1%	4%
5	669,033	764,503	687,955	670,840	687,932	14%	-10%	-2%	3%	1%
5E	361,291	410,092	351,214	322,601	310,229	14%	-14%	-8%	-4%	-3%
6	842,710	1,042,928	966,440	952,810	963,329	24%	-7%	-1%	1%	4%
7	1,008,962	1,232,931	1,305,806	1,274,417	1,357,486	23%	6%	-2%	7%	8%
8E	2,067,116	2,301,424	2,335,265	2,239,496	2,334,008	11%	1%	0%	-1%	2%
8W	1,434,665	1,753,152	1,636,637	1,563,201	1,730,069	17%	-7%	-4%	9%	4%
9	422,462	521,989	471,939	399,219	456,641	24%	-19%	-5%	4%	1%
BA	356,908	429,035	378,279	390,458	388,914	20%	-12%	3%	0%	3%
BL	656,547	646,495	628,042	656,613	664,258	-2%	-3%	5%	1%	0%
BT	339,212	379,090	354,398	330,602	377,133	12%	-6%	5%	3%	5%
BU	503,241	558,318	534,869	568,526	536,840	11%	-4%	6%	-6%	1%
BW	442,848	492,034	477,737	490,129	452,150	11%	-3%	-6%	0%	1%
CE	339,416	366,650	361,368	331,046	326,942	14%	-9%	0%	-6%	0%
CLN	490,494	576,038	524,851	526,845	503,354	17%	-9%	0%	-4%	1%
CLS	560,281	632,096	569,852	571,230	544,735	13%	-10%	0%	-5%	0%
CM	569,649	609,048	557,037	549,375	571,895	7%	-9%	-1%	4%	0%
DT	975,854	1,065,219	1,072,684	1,037,408	1,026,126	9%	1%	-4%	0%	1%
EL	308,871	391,400	336,448	337,445	326,445	27%	-14%	0%	-3%	2%
FC	281,417	390,782	409,498	345,681	322,632	39%	5%	-16%	-7%	5%
GP	875,530	959,271	916,881	592,692	1,309,274	10%	-4%	-35%	121%	23%
GTE	439,707	459,068	422,881	425,541	448,592	9%	-7%	1%	4%	2%
GTW	532,403	594,878	564,122	543,307	527,456	16%	-5%	-4%	-3%	1%
GU	360,455	379,869	355,895	358,139	366,143	5%	-7%	1%	2%	0%
GZ	249,185	296,189	250,432	326,540	277,522	20%	18%	-7%	-15%	4%
HD	869,352	953,730	824,520	809,943	806,653	10%	-14%	-2%	0%	-2%
HH	392,149	456,550	408,246	383,632	366,513	16%	-11%	-6%	-4%	-1%
HS	344,457	409,093	405,257	437,184	397,834	19%	-1%	8%	-9%	4%
HU	401,852	454,004	399,810	402,071	379,862	13%	-12%	1%	-6%	-1%
HW	646,838	770,816	687,026	709,658	700,255	19%	-11%	11%	-1%	3%
JA	273,681	341,097	306,359	296,246	285,884	25%	-10%	-3%	-3%	2%
KL	243,208	275,431	283,268	288,473	287,675	13%	3%	2%	0%	4%
LC	297,666	323,878	343,459	332,789	344,025	9%	6%	-3%	3%	4%
LH	507,821	622,242	583,202	579,289	582,459	23%	-6%	-1%	1%	4%
LL	861,579	833,523	906,921	862,295	930,013	-3%	9%	-5%	8%	2%
LN	654,209	707,585	635,171	633,523	654,967	15%	-10%	0%	3%	2%
LP	300,395	378,515	356,464	366,637	328,744	26%	-6%	3%	-10%	3%
LS	941,834	1,022,517	988,830	952,861	965,956	9%	-3%	-3%	1%	1%
LW	817,160	888,811	867,197	933,319	818,844	21%	-12%	7%	-12%	1%
MA	353,141	434,618	390,839	377,308	363,499	23%	-10%	-3%	-4%	1%
MC	282,736	276,511	267,648	284,297	293,712	-6%	-4%	6%	3%	3%
MT	271,063	357,325	294,370	286,837	302,051	32%	-18%	-3%	5%	4%
N	485,800	525,024	475,330	467,732	456,658	8%	-10%	-2%	-2%	-1%
NE	482,985	476,543	407,722	397,294	364,795	-1%	-14%	-3%	-8%	-2%
NW	607,048	663,233	598,130	578,796	588,341	9%	-10%	-3%	2%	-1%
PF	433,555	499,398	448,311	435,252	421,716	15%	-10%	-4%	-3%	0%
RA	438,896	352,585	376,684	389,913	400,312	-20%	7%	4%	3%	-3%
RN	1,060,632	1,194,094	1,016,955	1,132,260	1,110,756	13%	-15%	10%	-1%	2%
RRE	466,041	508,099	456,078	444,262	426,881	9%	-10%	-3%	-4%	-2%
RRW	608,786	684,408	639,256	621,845	613,979	12%	-7%	-3%	-1%	0%
SC	452,136	513,688	504,423	458,597	458,320	14%	-2%	-9%	0%	1%
SE	348,834	371,513	334,264	325,696	328,349	7%	-10%	-3%	1%	-1%
SH	559,138	606,827	576,822	545,971	449,515	9%	-5%	-5%	-18%	-5%
SS	132,033	197,580	162,500	239,258	133,125	50%	-18%	47%	-44%	9%
SV	351,276	425,126	399,605	388,979	383,789	21%	-6%	0%	-4%	3%
SWE	563,774	628,290	563,664	562,782	529,677	11%	-10%	0%	-6%	-1%
SWW	781,539	870,936	772,725	752,204	764,023	11%	-11%	-3%	2%	0%
TC	318,169	449,627	357,176	342,040	341,461	41%	-21%	-4%	0%	4%
UT	442,031	446,256	400,820	447,327	461,540	1%	-10%	12%	3%	1%
W	1,096,223	1,316,217	1,188,877	1,232,604	1,222,569	6%	7%	4%	-1%	4%
WE	311,834	377,624	263,802	406,035	369,180	21%	-30%	54%	-9%	9%
WW	458,223	584,764	514,810	513,915	645,056	28%	-12%	0%	26%	10%
All	556,643	613,049	564,198	558,782	562,280	10%	-8%	-1%	1%	0%

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Market *(continued)*

Austin Market Comparison Chart - Median Sales Price 5 Year (through Dec 2025)

2021 - 2025 Median Price Comparison

MLS Area	5 Year Median	2021	2022	2023	2024	2025	% Chg 2021/2022	% Chg 2022/2023	% Chg 2023/2024	% Chg 2024/2025	Average Median Change 2021 - 2025
10N	520,000	515,000	601,500	520,000	490,000	470,000	17%	-14%	-6%	-4%	-2%
10S	490,000	485,250	550,000	489,000	470,000	450,000	13%	-11%	-4%	-4%	-1%
11	400,000	400,000	456,000	402,500	379,600	348,500	14%	-12%	-6%	-8%	-3%
1A	800,000	725,500	753,785	800,000	920,000	827,500	4%	6%	15%	-10%	4%
1B	1,300,000	1,100,000	1,400,000	1,399,000	1,350,000	1,360,000	27%	0%	-4%	1%	6%
1N	650,000	651,500	737,500	630,000	615,000	605,000	13%	-15%	-2%	-2%	-1%
2	645,000	622,000	692,000	655,000	636,000	605,000	11%	-5%	-3%	-5%	0%
2N	420,000	417,375	465,000	400,000	410,000	405,000	11%	-14%	2%	-1%	0%
3	587,500	575,000	623,250	600,000	550,000	564,000	8%	-3%	-8%	3%	0%
3E	389,000	367,396	454,000	421,000	365,000	336,245	24%	-7%	-13%	-8%	-1%
4	780,000	721,000	849,500	825,000	801,250	790,000	18%	-3%	-3%	-1%	3%
5	630,000	600,000	699,765	649,000	605,000	625,000	17%	-7%	-7%	3%	1%
5E	337,124	335,000	390,500	320,000	298,000	280,000	17%	-18%	-7%	-6%	-4%
6	790,000	755,000	850,000	778,000	800,000	802,500	13%	-8%	3%	0%	2%
7	971,000	830,500	885,000	1,112,500	1,060,325	1,068,000	7%	26%	-5%	1%	7%
8E	1,808,700	1,725,000	1,900,000	1,700,000	1,850,000	1,900,000	10%	-11%	8%	4%	3%
8W	1,850,000	1,250,000	1,575,000	1,835,000	1,845,000	1,804,750	26%	-15%	1%	-8%	2%
9	400,000	394,000	476,300	385,000	362,500	360,000	21%	-19%	-6%	-1%	-1%
BA	358,650	332,731	392,975	350,000	356,500	362,000	18%	-11%	2%	2%	3%
BL	495,000	492,250	500,000	475,500	530,000	532,500	2%	-5%	11%	0%	2%
BT	310,000	285,000	320,000	309,450	320,000	305,000	12%	-3%	3%	-5%	2%
BU	868,000	850,000	880,000	873,699	871,000	855,000	9%	-2%	-1%	-4%	0%
BW	623,929	623,464	964,990	425,000	409,900	397,895	10%	-9%	-4%	-3%	-1%
CC	299,999	275,000	335,422	300,000	299,210	294,990	22%	-11%	0%	-1%	2%
CLN	461,800	435,234	509,999	455,891	458,495	435,000	17%	-11%	1%	-5%	1%
CLS	535,000	530,000	587,000	525,000	512,000	503,400	11%	-11%	-2%	-2%	-1%
CM	455,000	445,000	496,950	455,000	435,000	461,745	12%	-9%	-4%	6%	1%
DT	705,041	683,000	750,000	725,000	730,000	670,000	10%	-3%	1%	-8%	0%
EL	314,035	275,000	351,990	315,000	315,000	305,000	28%	-10%	0%	-3%	4%
FC	297,000	239,500	320,000	356,000	317,500	287,500	39%	11%	-11%	-9%	8%
GP	579,500	755,000	835,000	572,500	473,495	637,000	11%	-31%	-17%	35%	-1%
GTE	396,000	380,000	427,990	390,540	390,000	386,000	13%	-9%	0%	-1%	1%
GTW	490,000	458,800	530,000	499,998	484,867	470,000	16%	-6%	-3%	-3%	1%
GU	303,175	276,000	314,995	303,747	309,495	295,000	14%	-4%	2%	-5%	2%
GZ	265,000	227,700	254,500	278,500	286,000	278,500	12%	9%	3%	-3%	5%
HD	755,000	760,000	825,000	755,000	725,000	715,000	9%	-8%	-4%	-1%	-1%
HH	360,000	352,500	406,089	366,895	345,000	327,145	15%	-10%	-6%	-5%	-1%
HS	342,465	293,590	350,394	349,512	375,000	345,000	19%	0%	7%	-8%	5%
HU	387,799	385,000	430,000	376,995	380,000	355,000	12%	-12%	1%	-7%	-2%
HW	518,700	460,000	599,000	500,000	530,000	495,000	30%	-17%	6%	-7%	3%
JA	288,500	259,870	316,950	293,990	288,765	275,000	30%	-13%	-3%	-3%	3%
KL	255,000	215,000	240,800	255,000	269,507	273,515	12%	6%	6%	1%	6%
LC	290,000	246,500	290,000	312,225	300,000	302,500	18%	8%	-4%	1%	6%
LH	509,817	445,000	565,000	500,000	524,950	525,000	27%	-12%	5%	0%	5%
LL	576,000	570,400	576,000	600,000	570,000	582,500	1%	4%	-5%	2%	1%
LN	515,000	475,000	556,000	504,350	529,000	520,000	17%	-9%	5%	-2%	3%
LP	308,000	257,000	330,000	320,000	328,741	299,995	28%	-3%	3%	-9%	5%
LS	784,950	750,000	849,000	796,545	765,000	775,000	13%	-6%	-4%	1%	1%
LW	812,000	752,450	905,450	787,500	885,000	788,406	20%	-13%	12%	-10%	2%
MA	361,500	337,000	410,000	370,000	355,000	347,882	22%	-10%	-4%	-1%	1%
MC	235,000	210,000	243,500	220,000	239,230	268,500	15%	-9%	9%	12%	7%
MT	270,530	271,000	300,000	262,065	275,070	267,500	11%	-13%	5%	-3%	0%
N	470,000	475,000	520,000	461,000	450,000	435,000	9%	-11%	-2%	-3%	-2%
NE	412,500	404,934	467,900	401,000	390,000	361,515	16%	-14%	-3%	-7%	-2%
NW	531,750	530,000	585,000	514,300	495,000	505,000	10%	-12%	-4%	2%	-1%
PF	425,500	417,300	475,000	425,000	405,000	400,000	14%	-11%	-5%	-1%	-1%
RA	310,000	350,000	310,000	306,000	275,000	325,000	-11%	-1%	-10%	18%	-1%
RN	875,000	825,000	950,242	847,500	928,000	862,500	15%	-11%	9%	-7%	2%
RRE	420,000	425,000	472,880	419,995	399,900	380,000	11%	-11%	-5%	-5%	-2%
RRW	585,000	570,000	632,500	595,000	575,000	550,000	11%	-6%	-3%	-4%	-1%
SC	440,000	435,000	490,000	460,000	422,875	415,000	15%	-6%	-8%	-2%	0%
SE	325,990	320,501	365,843	325,363	317,890	325,565	14%	-11%	-2%	2%	1%
SH	588,000	595,000	554,597	513,468	491,111	426,995	13%	-8%	-4%	-13%	-3%
SS	156,000	156,000	190,500	170,000	187,000	148,750	27%	-34%	10%	-21%	0%
SV	335,000	310,000	381,990	328,000	334,950	329,000	23%	-34%	2%	-2%	2%
SWE	515,000	501,000	565,406	500,000	504,500	479,375	13%	-12%	1%	-5%	-1%
SWW	727,750	720,500	801,000	721,000	708,000	696,250	11%	-10%	-2%	-2%	-1%
TCT	320,000	301,000	354,087	325,000	315,000	316,841	18%	-8%	-3%	0%	2%
UT	339,900	335,000	350,000	342,750	340,000	321,000	4%	-2%	-1%	-6%	-1%
W	772,000	730,343	799,000	800,500	785,000	777,500	9%	0%	-2%	-1%	2%
WE	271,525	308,000	295,000	226,950	352,500	252,500	-4%	-23%	55%	-28%	0%
WW	440,000	360,000	551,000	444,500	467,000	317,500	53%	-19%	5%	11%	12%
All	450,000	448,318	495,000	444,050	432,900	425,000	10%	-10%	-3%	-2%	-1%

Some averages may not reflect the 5 year history if no data available.
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Project Information

Planned Unit Development (PUD) ☑ **Condominium** ☐ **Cooperative** ☐ **Condop** ☐

Project Information Data Source	MLS
	Property Owner
Mandatory Fees (HOA, PUD, or Co-op)	
Monthly Amount	$11
Common Amenities/ Services Included	Playground
	Recreation Area
Utilities Included	None

Project Information *(continued)*

Project Factors and Impact to Value/Marketability

Project Factor	Detail	Impact	Comment
Developer/Sponsor in Control	No		
Known Legal Actions	None	Neutral	No Known Legal Actions.
Unit Special Assessments	None		
Unit Tax Abatements or Exemptions	None		

Subject Listing Information

Current and/or relevant listings of the subject property (minimum 1 year look back)

Current or Relevant Listings	None
Data Source	MLS

Prior Sale and Transfer History

Subject Transfer History

Prior sales and/or transfers of the subject property (minimum 3 year look back)

Prior Sales or Transfers	None
Data Source	MLS
	Assessor Record

Analysis of Prior Sale and Transfer History of Subject Property My research did not reveal any prior sales or transfers of the subject property for the three years (36 months) prior to the effective date of this appraisal.

Comparable Transfer History

Prior sales and/or transfers of the comparable properties from the 'Sales Comparison Approach' section (minimum 1 year look back)

#	Transfer Terms	Date	Amount	Data Source
1	None			Assessor Record MLS
2	None			Assessor Record MLS
3	None			Assessor Record MLS
4	None			Assessor Record MLS
5	None			Assessor Record MLS
6	None			Assessor Record MLS
7	None			Assessor Record MLS
8	None			Assessor Record MLS

Analysis of Prior Sale and Transfer History of Comparable Sales My research did not reveal any prior sales or transfers of the comparable/listings sales for the year (12 months) prior to the date of sale of the comparable sale.

Sales Comparison Approach

	Subject Property	Comparable #1		Comparable #2		Comparable #3	
General Information							
Property Address	801 Dove Meadow Cove Georgetown, TX 78626-6364	412 Derby Ln Georgetown, TX 78626		405 Reinhardt Blvd Georgetown, TX 78626		2349 Caprock Pl Georgetown, TX 78626	
							
Data Source		MLS ABORMLS#4233884 | Assessor Record | Real Estate Agent		MLS ABORMLS#6696088 | Assessor Record | Real Estate Agent		MLS ABORMLS#8195826 | Assessor Record | Real Estate Agent	
Proximity to Subject		0.38 Miles SW		0.43 Miles SW		1.16 Miles NW	
List Price	—	$455,000		$389,900		$414,999	
Listing Status	—	Settled Sale		Settled Sale		Settled Sale	
Sale Price		$440,000		$385,000		$400,000	
Transfer Terms		Typically Motivated	$0	Typically Motivated	$0	Typically Motivated	$0
Financing Type		Conventional	$0	Conventional	$0	Conventional	$0
Sales Concessions	—	$4,000	$(4,000)	$10,000	$(10,000)	No	$0
Contract Date	—	04/25/2026	$0	03/01/2026	$0	02/11/2026	$0
Sale Date		06/08/2026	$0	04/13/2026	$0	03/13/2026	$0
Days on Market	—	39		145		124	
Sale to List Price Ratio		—		—		—	
Attached/Detached	Detached	Detached		Detached		Detached	
Property Rights Appraised	Fee Simple	Fee Simple	$0	Fee Simple	$0	Fee Simple	$0
Native American Lands	No	No	$0	No	$0	No	$0
All Rights Included	Yes	Yes	$0	Yes	$0	Yes	$0
Site							
Site Owned in Common	No	No	$0	No	$0	No	$0
Site Size	11,326 Sq. Ft.	9,069 Sq. Ft.	$5,600	10,685 Sq. Ft.	$0	6,599 Sq. Ft.	$11,800
Neighborhood Name	Meadows of Georgetown	Stonehedge	$0	Stonehedge	$0	Summer Crest	$0
Zoning Compliance	Legal	Legal	$0	Legal	$0	Legal	$0
Hazard Zone	No Hazard Zone Noted	No Hazard Zone Noted	$0	No Hazard Zone Noted	$0	No Hazard Zone Noted	$0
Primary Access	Public Street	Public Street	$0	Public Street	$0	Public Street	$0
Street Type | Surface	Cul-de-Sac | Asphalt	Local Road | Asphalt	$0	Local Road | Asphalt	$0	Local Road | Asphalt	$0
Property Restriction	—	—	$0	—	$0	—	$0
Easement	—	—	$0	—	$0	—	$0
Site Characteristics		None	$0	None	$0	None	$0
Site Influence (Location)	Residential | Green Space	Residential	$0	Residential	$0	Residential	$0
Apparent Environmental Conditions		None	$0	None	$0	None	$0
View | Range	Greenspace | Full Residential | Full	Residential | Full	$0	Residential | Full	$0	Residential | Full	$0
Dwelling(s)							
Year Built	2004	1994	$0	1994	$0	2005	$0
Gross Building Finished Area	2,255 Sq. Ft.	2,725 Sq. Ft.	$(46,100)	2,187 Sq. Ft.	$6,700	2,648 Sq. Ft.	$(38,500)
Construction Method	Site Built	Site Built	$0	Site Built	$0	Site Built	$0
Dwelling Style	Traditional	Traditional	$0	Traditional	$0	Traditional	$0
Functional Issues	None	None		None		None	
Disaster Mitigation	None	None	$0	None	$0	None	$0
Heating	Forced Warm Air | Electric	Forced Warm Air | Electric	$0	Forced Warm Air | Electric	$0	Forced Warm Air | Electric	$0
Cooling	Centralized	Centralized	$0	Centralized	$0	Centralized	$0

Sales Comparison Approach *(continued)*

	Subject Property	Comparable #1		Comparable #2		Comparable #3	
Property Address	801 Dove Meadow Cove Georgetown, TX 78626-6364	412 Derby Ln Georgetown, TX 78626		405 Reinhardt Blvd Georgetown, TX 78626		2349 Caprock Pl Georgetown, TX 78626	
Unit(s)							
Levels in Unit	2	2	$0	2	$0	2	$0
Bedrooms	4	4	$0	3	$0	4	$0
Baths - Full | Half	2 | 1	2 | 1	$0	2 | 1	$0	2 | 1	$0
Finished Area Above Grade	2,255 Sq. Ft.	2,725 Sq. Ft.	$0	2,187 Sq. Ft.	$0	2,648 Sq. Ft.	$0
Finished Area Above Grade (Nonstandard)		0 Sq. Ft.	$0	0 Sq. Ft.	$0	0 Sq. Ft.	
Unfinished Area Above Grade	0 Sq. Ft.	0 Sq. Ft.	$0	0 Sq. Ft.	$0	0 Sq. Ft.	$0
Finished Area Below Grade	0 Sq. Ft.	0 Sq. Ft.	$0	0 Sq. Ft.	$0	0 Sq. Ft.	$0
Finished Area Below Grade (Nonstandard)		0 Sq. Ft.	$0	0 Sq. Ft.	$0	0 Sq. Ft.	$0
Unfinished Area Below Grade	0 Sq. Ft.	0 Sq. Ft.	$0	0 Sq. Ft.	$0	0 Sq. Ft.	$0
Quality and Condition (Ratings: 1-6, 1 is highest)							
Exterior Quality and Condition							
Quality	**Q4**	**Q4**		**Q4**		**Q4**	
Exterior Walls and Trim	Brick | Engineered Wood	Brick | Engineered Wood		Brick | Engineered Wood		Stone | Engineered Wood	
Foundation	Slab	Slab		Slab		Slab	
Roof	Composition	Composition		Composition		Composition	
Condition	**C3**	**C3**		**C3**		**C3**	
Exterior Walls and Trim	Typical Wear and Tear	Typical Wear and Tear		Typical Wear and Tear		Typical Wear and Tear	
Foundation	Typical Wear and Tear	—		—		—	
Roof	Typical Wear and Tear	Typical Wear and Tear		Typical Wear and Tear		Typical Wear and Tear	
Windows	Typical Wear and Tear	Typical Wear and Tear		Typical Wear and Tear		Typical Wear and Tear	
Interior Quality and Condition							
Quality	**Q4**	**Q4**		**Q4**		**Q4**	
Kitchen	Good	Good		Good		Good	
Overall Bathrooms	Good	Good		Good		Good	
Overall Flooring	Good	Good		Good		Good	
Walls and Ceiling	Good	Good		Good		Good	
Condition	**C3**	**C3**		**C3**		**C3**	
Kitchen	Fully Updated	Fully Updated		Fully Updated		Fully Updated	
Overall Bathrooms	Fully Updated	Fully Updated		Moderately Updated		Not Updated	
Overall Flooring	Fully Updated	Fully Updated		Moderately Updated		Moderately Updated	
Walls and Ceiling	Good	Good		Good		Good	
Overall Quality and Condition (Ratings: 1-6, 1 is highest)							
Quality	**Q4**	**Q4**	**$0**	**Q4**	**$0**	**Q4**	**$0**
Condition	**C3**	**C3**	**$0**	**C3**	**$0**	**C3**	**$0**
Property Amenities							
Outdoor Living	Patio | Deck	Patio	$0	Patio	$0	Patio	$0
Vehicle Storage			**$0**		**$0**		**$0**
Type | Spaces | Detail	Garage | 2 | Attached 405 Sq. Ft. Driveway | 2 | Concrete	Garage | 2 | Attached 441 Sq. Ft. Driveway | 2 | Concrete		Garage | 2 | Attached 420 Sq. Ft. Driveway | 2 | Concrete		Garage | 2 | Attached 420 Sq. Ft. Driveway | 2 | Concrete	
Summary							
List Price	—	$455,000		$389,900		$414,999	
Sale Price		$440,000		$385,000		$400,000	
Net Adjustment Total		$(44,500)		$(3,300)		$(26,700)	
Price Per Finished Area Above Grade		$161		$176		$151	
Adjusted Price		$395,500		$381,700		$373,300	
Comparable Weight		Most		Most		Less	
Indicated Value by Sales Comparison Approach							
Indicated Value	$390,000						

Sales Comparison Approach *(continued)*

	Subject Property	Comparable #4		Comparable #5		Comparable #6	
General Information							
Property Address	801 Dove Meadow Cove Georgetown, TX 78626-6364	1502 Summercrest Blvd Georgetown, TX 78626		1423 Grande Mesa Dr Georgetown, TX 78626		257 Culebra Dr Georgetown, TX 78626	
							
Data Source		MLS ABORMLS#7877208 | Assessor Record | Real Estate Agent		MLS ABORMLS#8562017 | Assessor Record | Real Estate Agent		MLS ABORMLS#4008331 | Assessor Record | Real Estate Agent	
Proximity to Subject		1.15 Miles NW		2.97 Miles SW		2.79 Miles SW	
List Price	—	$399,900		$414,900		$435,000	
Listing Status	—	Settled Sale		Settled Sale		Settled Sale	
Sale Price		$405,000		$399,000		$425,000	
Transfer Terms		Typically Motivated	$0	Typically Motivated	$0	Typically Motivated	$0
Financing Type		FHA	$0	VA	$0	Conventional	$0
Sales Concessions	—	No	$0	$7,500	$(7,500)	$5,000	$(5,000)
Contract Date	—	02/12/2026	$0	11/07/2025	$0	07/25/2025	$0
Sale Date		03/11/2026	$0	12/04/2025	$(19,152)	08/21/2025	$(17,425)
Days on Market	—	3		15		50	
Sale to List Price Ratio		—		—		—	
Attached/Detached	Detached	Detached		Detached		Detached	
Property Rights Appraised	Fee Simple	Fee Simple	$0	Fee Simple	$0	Fee Simple	$0
Native American Lands	No	No	$0	No	$0	No	$0
All Rights Included	Yes	Yes	$0	Yes	$0	Yes	$0
Site							
Site Owned in Common	No	No	$0	No		No	$0
Site Size	11,326 Sq. Ft.	8,721 Sq. Ft.	$6,500	12,927 Sq. Ft.	$(4,000)	7,377 Sq. Ft.	$9,000
Neighborhood Name	Meadows of Georgetown	Summer Crest	$0	La Conterra	$0	La Conterra	$0
Zoning Compliance	Legal	Legal	$0	Legal	$0	Legal	$0
Hazard Zone	No Hazard Zone Noted	No Hazard Zone Noted	$0	No Hazard Zone Noted	$0	No Hazard Zone Noted	$0
Primary Access	Public Street	Public Street	$0	Public Street	$0	Public Street	$0
Street Type | Surface	Cul-de-Sac | Asphalt	Local Road | Asphalt	$0	Local Road | Asphalt	$0	Local Road | Asphalt	$0
Property Restriction	—		$0		$0		$0
Easement	—	—	$0	—	$0	—	$0
Site Characteristics		None	$0	None	$0	None	$0
Site Influence (Location)	Residential | Green Space	Residential	$0	Residential | Busy Roadway	$15,000	Residential | Green Space	$0
Apparent Environmental Conditions		None	$0	None	$0	None	$0
View | Range	Greenspace | Full Residential | Full	Residential | Full	$0	Residential | Full	$0	Residential | Full	$0
Dwelling(s)							
Year Built	2004	2006	$0	2012	$0	2016	$0
Gross Building Finished Area	2,255 Sq. Ft.	2,690 Sq. Ft.	$(42,600)	2,262 Sq. Ft.	$0	2,630 Sq. Ft.	$(36,800)
Construction Method	Site Built	Site Built	$0	Site Built	$0	Site Built	$0
Dwelling Style	Traditional	Traditional	$0	Traditional	$0	Traditional	$0
Functional Issues	None	None		None		None	
Disaster Mitigation	None	None	$0	None	$0	None	$0
Heating	Forced Warm Air | Electric	Forced Warm Air | Electric	$0	Forced Warm Air | Electric	$0	Forced Warm Air | Electric	$0
Cooling	Centralized	Centralized	$0	Centralized	$0	Centralized	$0

Sales Comparison Approach *(continued)*

	Subject Property	Comparable #4		Comparable #5		Comparable #6	
Property Address	801 Dove Meadow Cove Georgetown, TX 78626-6364	1502 Summercrest Blvd Georgetown, TX 78626		1423 Grande Mesa Dr Georgetown, TX 78626		257 Culebra Dr Georgetown, TX 78626	
Unit(s)							
Levels in Unit	2	2	$0	2	$0	2	$0
Bedrooms	4	4	$0	3	$0	5	$0
Baths - Full | Half	2 | 1	2 | 1	$0	2 | 1	$0	2 | 1	$0
Finished Area Above Grade	2,255 Sq. Ft.	2,690 Sq. Ft.	$0	2,262 Sq. Ft.	$0	2,630 Sq. Ft.	$0
Finished Area Above Grade (Nonstandard)		0 Sq. Ft.	$0	0 Sq. Ft.	$0	0 Sq. Ft.	$0
Unfinished Area Above Grade	0 Sq. Ft.	0 Sq. Ft.	$0	0 Sq. Ft.	$0	0 Sq. Ft.	$0
Finished Area Below Grade	0 Sq. Ft.	0 Sq. Ft.	$0	0 Sq. Ft.	$0	0 Sq. Ft.	$0
Finished Area Below Grade (Nonstandard)		0 Sq. Ft.	$0	0 Sq. Ft.	$0		$0
Unfinished Area Below Grade	0 Sq. Ft.	0 Sq. Ft.	$0	0 Sq. Ft.	$0	0 Sq. Ft.	$0
Quality and Condition (Ratings: 1-6, 1 is highest)							
Exterior Quality and Condition							
Quality	**Q4**	**Q4**		**Q4**		**Q4**	
Exterior Walls and Trim	Brick | Engineered Wood	Brick | Engineered Wood		Brick | Engineered Wood		Brick | Engineered Wood	
Foundation	Slab	Slab		Slab		Slab	
Roof	Composition	Composition		Composition		Composition	
Condition	**C3**	**C3**		**C3**		**C3**	
Exterior Walls and Trim	Typical Wear and Tear	Typical Wear and Tear		Typical Wear and Tear		Typical Wear and Tear	
Foundation	Typical Wear and Tear	—		—		—	
Roof	Typical Wear and Tear	Typical Wear and Tear		Typical Wear and Tear		Typical Wear and Tear	
Windows	Typical Wear and Tear	Typical Wear and Tear		Typical Wear and Tear		Typical Wear and Tear	
Interior Quality and Condition							
Quality	**Q4**	**Q4**		**Q4**		**Q4**	
Kitchen	Good	Good		Good		Good	
Overall Bathrooms	Good	Good		Good		Good	
Overall Flooring	Good	Good		Good		Good	
Walls and Ceiling	Good	Good		Good		Good	
Condition	**C3**	**C3**		**C3**		**C3**	
Kitchen	Fully Updated	Fully Updated		Not Updated		Not Updated	
Overall Bathrooms	Fully Updated	Not Updated		Not Updated		Not Updated	
Overall Flooring	Fully Updated	Moderately Updated		Not Updated		Not Updated	
Walls and Ceiling	Good	Good		Good		Good	
Overall Quality and Condition (Ratings: 1-6, 1 is highest)							
Quality	**Q4**	**Q4**	**$0**	**Q4**	**$0**	**Q4**	**$0**
Condition	**C3**	**C3**	**$0**	**C3**	**$0**	**C3**	**$0**
Property Amenities							
Outdoor Living	Patio | Deck	Patio	$0	Patio	$0	Patio	$0
Vehicle Storage			**$0**		**$0**		
Type | Spaces | Detail	Garage | 2 | Attached 405 Sq. Ft. Driveway | 2 | Concrete	Garage | 2 | Attached 420 Sq. Ft. Driveway | 2 | Concrete		Garage | 2 | Attached 400 Sq. Ft. Driveway | 2 | Concrete		Garage | 2 | Attached 462 Sq. Ft. Driveway | 2 | Concrete	
Summary							
List Price	—	$399,900		$414,900		$435,000	
Sale Price		$405,000		$399,000		$425,000	
Net Adjustment Total		$(36,100)		$(15,652)		$(50,225)	
Price Per Finished Area Above Grade		$150		$176		$161	
Adjusted Price		$368,900		$383,348		$374,775	
Comparable Weight		Less		Less		Less	
Indicated Value by Sales Comparison Approach							
Indicated Value	$390,000						

Sales Comparison Approach *(continued)*

	Subject Property	Comparable #7		Comparable #8	
General Information					
Property Address	801 Dove Meadow Cove Georgetown, TX 78626-6364	300 N Carriage Hills Dr Georgetown, TX 78626		402 Autumn Trl Georgetown, TX 78626	
Data Source		MLS ABORMLS#2122861 | Assessor Record		MLS ABORMLS#2752392 | Assessor Record	
Proximity to Subject		0.62 Miles NW		0.33 Miles SW	
List Price	—	$549,999		$375,000	
Listing Status	—	Active		Active	
Sale Price		—		—	
Transfer Terms		—	$0	—	$0
Financing Type		Conventional	$0	Conventional	$0
Sales Concessions	—	No	$0	No	$0
Contract Date	—	Unknown		Unknown	
Sale Date		—		—	
Days on Market	—	73		28	
Sale to List Price Ratio		98	$(11,000)	98	$(7,500)
Attached/Detached	Detached	Detached		Detached	
Property Rights Appraised	Fee Simple	Fee Simple	$0	Fee Simple	$0
Native American Lands	No	No	$0	No	$0
All Rights Included	Yes	Yes	$0	Yes	$0
Site					
Site Owned in Common	No	No	$0	No	$0
Site Size	11,326 Sq. Ft.	14,275 Sq. Ft.	$(7,400)	9,906 Sq. Ft.	$3,600
Neighborhood Name	Meadows of Georgetown	Stonehedge	$0	Stonehedge	$0
Zoning Compliance	Legal	Legal	$0	Legal	$0
Hazard Zone	No Hazard Zone Noted	No Hazard Zone Noted	$0	No Hazard Zone Noted	$0
Primary Access	Public Street	Public Street	$0	Public Street	$0
Street Type | Surface	Cul-de-Sac | Asphalt	Local Road | Asphalt	$0	Local Road | Asphalt	$0
Property Restriction	—		$0		$0
Easement	—	—	$0	—	$0
Site Characteristics		None	$0	None	$0
Site Influence (Location)	Residential | Green Space	Residential | Green Space	$0	Residential	$0
Apparent Environmental Conditions		None	$0	None	$0
View | Range	Greenspace | Full Residential | Full	Residential | Full	$0	Residential | Full	$0
Dwelling(s)					
Year Built	2004	1995	$0	1997	$0
Gross Building Finished Area	2,255 Sq. Ft.	2,498 Sq. Ft.	$(23,800)	2,069 Sq. Ft.	$18,200
Construction Method	Site Built	Site Built	$0	Site Built	$0
Dwelling Style	Traditional	Traditional	$0	Traditional	$0
Functional Issues	None	None		None	
Disaster Mitigation	None	None	$0	None	$0
Heating	Forced Warm Air | Electric	Forced Warm Air | Electric	$0	Forced Warm Air | Electric	$0
Cooling	Centralized	Centralized	$0	Centralized	$0

Sales Comparison Approach *(continued)*

	Subject Property	Comparable #7		Comparable #8	
Property Address	801 Dove Meadow Cove Georgetown, TX 78626-6364	300 N Carriage Hills Dr Georgetown, TX 78626		402 Autumn Trl Georgetown, TX 78626	
Unit(s)					
Levels in Unit	2	2	$0	2	$0
Bedrooms	4	4	$0	3	$0
Baths - Full | Half	2 | 1	2 | 1	$0	2 | 1	$0
Finished Area Above Grade	2,255 Sq. Ft.	2,498 Sq. Ft.	$0	2,069 Sq. Ft.	$0
Finished Area Above Grade (Nonstandard)		0 Sq. Ft.	$0	0 Sq. Ft.	$0
Unfinished Area Above Grade	0 Sq. Ft.	0 Sq. Ft.	$0	0 Sq. Ft.	$0
Finished Area Below Grade	0 Sq. Ft.	0 Sq. Ft.	$0	0 Sq. Ft.	$0
Finished Area Below Grade (Nonstandard)		0 Sq. Ft.	$0	0 Sq. Ft.	$0
Unfinished Area Below Grade	0 Sq. Ft.	0 Sq. Ft.	$0	0 Sq. Ft.	$0
Quality and Condition (Ratings: 1-6, 1 is highest)					
Exterior Quality and Condition					
Quality	**Q4**	**Q4**		**Q4**	
Exterior Walls and Trim	Brick | Engineered Wood	Brick | Stone | Engineered Wood		Brick | Engineered Wood	
Foundation	Slab	Slab		Slab	
Roof	Composition	Composition		Composition	
Condition	**C3**	**C3**		**C3**	
Exterior Walls and Trim	Typical Wear and Tear	Typical Wear and Tear		Typical Wear and Tear	
Foundation	Typical Wear and Tear	—		—	
Roof	Typical Wear and Tear	Typical Wear and Tear		Typical Wear and Tear	
Windows	Typical Wear and Tear	Typical Wear and Tear		Typical Wear and Tear	
Interior Quality and Condition					
Quality	**Q4**	**Q4**		**Q4**	
Kitchen	Good	Good		Good	
Overall Bathrooms	Good	Good		Good	
Overall Flooring	Good	Good		Good	
Walls and Ceiling	Good	Good		Good	
Condition	**C3**	**C3**		**C3**	
Kitchen	Fully Updated	Not Updated		Not Updated	
Overall Bathrooms	Fully Updated	Not Updated		Not Updated	
Overall Flooring	Fully Updated	Moderately Updated		Moderately Updated	
Walls and Ceiling	Good	Good		Good	
Overall Quality and Condition (Ratings: 1-6, 1 is highest)					
Quality	**Q4**	**Q4**	**$0**	**Q4**	**$0**
Condition	**C3**	**C3**	**$0**	**C3**	**$0**
Property Amenities					
Outdoor Living	Patio | Deck	Patio	$0	Patio	$0
Vehicle Storage			**$0**		**$0**
Type | Spaces | Detail	Garage | 2 | Attached 405 Sq. Ft. Driveway | 2 | Concrete	Garage | 2 | Attached 441 Sq. Ft. Driveway | 2 | Concrete		Garage | 2 | Attached 439 Sq. Ft. Driveway | 2 | Concrete	
Summary					
List Price	—	$549,999		$375,000	
Sale Price		—		—	
Net Adjustment Total		$(42,200)		$14,300	
Price Per Finished Area Above Grade		$0		$0	
Adjusted Price		$507,799		$389,300	
Comparable Weight		No Weight		No Weight	
Indicated Value by Sales Comparison Approach					
Indicated Value	$390,000				

Sales Comparison Approach *(continued)*

Reconciliation of Sales Comparison Approach

All sales are located in the same market area as the subject. All are considered similar to the subject in terms of age, size, quality, design, upgrades, lot size, bedroom/bath count, etc. Adjustments were necessary for differences in site size, view, gross living area and upgrade features. There is no market preference as a result of bedroom count or design difference as such no adjustments were deemed necessary. Adjustments for concessions are based on market reaction to concessions.

Sales/listings may have varied in site size from the subject and adjustments were made accordingly. Site size adjustments were made based on $2.5/sq.ft. (greater than 1,000sf difference). Adjustments were based on paired analysis and market reaction.

Sales/listings may have varied in age from the subject and adjustments were made accordingly. Age adjustments were made based on $500/year (greater than 15 years difference). Adjustments were based on paired analysis and market reaction.

Sales/listings varied in gross living area from the subject's gross living area and adjustments were made accordingly. Gross living area adjustments were made based on $98/sq.ft. (greater than 50 sq.ft. difference). Bathroom unit adjustments were made based on $10,000/unit difference. Adjustments were based on paired analysis and market reaction.

All comparable sales were considered in the determination of value, and all are recent closed transactions occurring on the open market and verified as at an Arms Length from Realtor/MLS. Sales 5 and 6 are slightly dated however deemed more comparable than other sale considered. Time adjustments were warranted for sales 5 and 6. The appraiser has made a thorough search for comparable sales which have closed within the prior 90 days of the effective date of the appraisal and was unable to find any additional comparables. Comparables 7 & 8 are active/pending listings taken from the subject's market area. Adjustments were made for differences in list price and sale price experienced in market area. List to sales ratio is 98%

The low to high range of adjusted sale price is $368,900 to $395,500 and is less than 20% of the Indicated Value by Sales Comparison Approach. The low to high range of unadjusted sale price is $385,000 to $440,000 and is less than 20% of the Indicated Value by Sales Comparison Approach however all comparable sales were deemed to be the best available due to low turnover.

Most weight was given to sales 1 due to it's similar distinct feature to the subject and date of sale.

Listing comps 7 & 8 provide additional support to final value and are not weighted. Marketing time for this area is estimated at 0 to 180 days. Marketing time for comparable sales range from 3 to 145 DOM.

Due to the subject's larger site size, view, age, gross living area and updated condition it was deemed necessary to expand the market radius beyond one (1) mile away from the subject. The fact that sales are located over one (1) mile from the subject does not adversely affect the analysis. The appraiser has made a thorough search of the subject's area expanding 12 months and 3 miles and was able to find best comparables that were similar in age, condition, and site size to the subject. After adjustments the comparable sales utilized in the analysis do accurately represent the subject’s market value. Sale 5 was added to bracket the subject's site size. Sale 6 was added to bracket the subject's rear view backing to greenspace.

Gross Living Area of sales 1, 3 and 4 are greater/less than 20% of the subject's GLA however were deemed more comparable than other sales considered.
Line Item adjustments for sales 1 and 4 are higher than normal due to their superior GLA and exceed 10% of market value and guideline however was more comparable than other sales considered as such was added to the analysis.

The appraiser`s comparable search parameters began with an MLS search for two story design single family homes sold within the prior 3 months, located within 1 mile from the subject property, built between 1994 and 2014 and containing 1800 to 2700 sf of living area located on larger parcel sizes. Due to a lack of recent sale activity, the comparable search parameters were extended.
The appraiser's extended the comparable search for two story design single family homes sold within 12 months, located within 3 miles from the subject's, built between 1990 and 2018 and containing 1700 sf to 2900 sf.

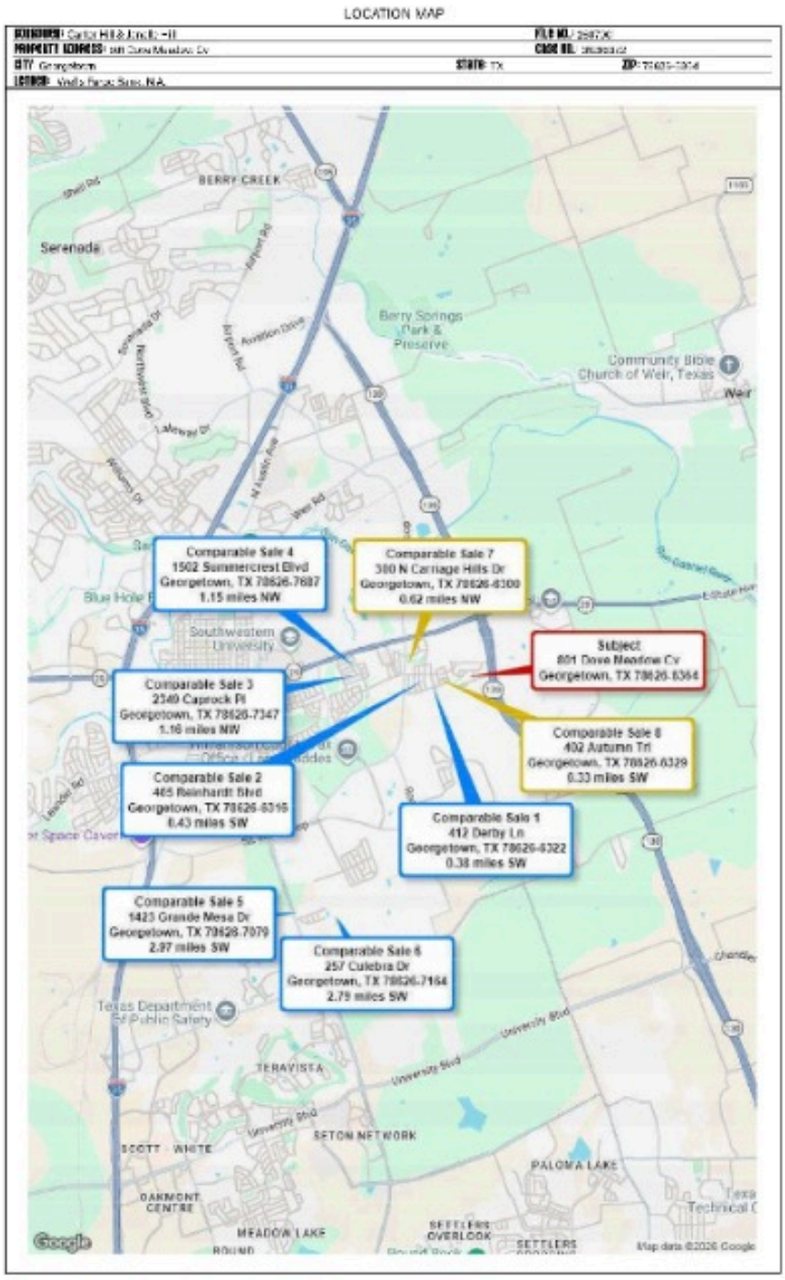
Based on data collected the subject and comparables appear to have a similar compliment of energy efficient items that are consistent with market expectations for the age, quality and price range. These items include, but are not limited to water heater, furnace, air conditioner, insulation, weather stripping, insulated doors and window, energy star appliances. No significant differences between the subject and comparables existed; therefore, no adjustments for energy efficient items were warranted.

Additional Properties Analyzed Not Used

#	Property Address	Sale Date	Status	Reason Not Used	Comment
1	50106 Ironhorse Trl, Unit ABORMLS #7932402 Georgetown, TX 78626	01/28/2026	Settled Sale	Condition Dated Sale	Inferior condition and backed to busy road.
2	2435 Candle Ridge Trl, ABORMLS #3167908 Georgetown, TX 78626	10/06/2026	Settled Sale	Condition Dated Sale	Inferior condition and date of sale.
3	403 Keenland Dr, ABORMLS #2679990 Georgetown, TX 78626	01/09/2026	Settled Sale	Condition Dated Sale	Inferior condition and date of sale.
4	411 Meadow Park Dr, ABORMLS #3233448 Georgetown, TX 78626	03/11/2026	Settled Sale	Condition	Inferior condition

Sales Comparison Approach *(continued)*

Sales Comparison Map



Sales Comparison Approach *(continued)*

Sales Comparison Approach Exhibits

Comparable #1
Comp 1



Sales Comparison Approach *(continued)*

Comparable #2
Comp 2



Sales Comparison Approach *(continued)*

Comparable #3
Comp 3



Sales Comparison Approach *(continued)*

Comparable #4
Comp 4



Sales Comparison Approach *(continued)*

Comparable #5
Comp 5



Sales Comparison Approach *(continued)*

Comparable #8
Comp 6



Reconciliation

Approaches to Value

	Sales Comparison Approach	Income Approach	Cost Approach
Indicated Value	$390,000	$0	$0
Reason for Exclusion		Not Necessary for Credible Results	Not Necessary for Credible Results

Appraisal Summary

Opinion of Market Value	$390,000	**Reasonable Exposure Time**	90 days
Market Value Condition	As Is	**Effective Date of Appraisal**	07/02/2026

Reconciliation *(continued)*

Reconciliation of Market Value

Sales Comparison Analysis offers the most reliable indication of value as it reflects the actions of buyers and sellers in the market place. The Income Approach (GRM) was not completed in this analysis as it provides a less reliable indication of value due to limited rental data. The market is primarily owner occupied. The Cost approach lends support as the upper range of value however provides a less reliable indication of value in older homes due to accuracy of depreciation as such not included in the analysis.

Market value (as defined by Fannie Mae Single Selling Guide: published 04/02/2020; page 529) is the most probable price that 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:
A). Buyer and seller are typically motivated;
B). Both parties are well informed and each acting in their own best interest;
C). A reasonable time is allowed for exposure in the open market;
D). Payment is made in terms of cash or cash equivalency
E). The price represents the normal consideration for the property.

Apparent Defects, Damages, Deficiencies

None

Supplemental Information

Supplemental Information Exhibits

Appraiser License

KEVIN ANTHONY BRUECHERT
14900 AVERY RANCH BLVD # C100
AUSTIN, TX 78717

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Licensed Residential Real Estate Appraiser

Appraiser: KEVIN ANTHONY BRUECHERT

License #: 1336453-LR **License Expires: 06/30/2027**

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:
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

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 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 Intended Use, Intended User, and the certifications are also not permitted. However, additional Intended Use, Intended User, and 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 assignment is based on the applicable assignment elements, including: the client and any other intended users, the intended use, the definition of market value that follows, the effective date, the subject property and its relevant characteristics, and the applicable assignment conditions. The appraiser must, at a minimum: (1) obtain and review adequate and reliable information for the subject property; (2) research, verify, and analyze adequate and reliable data for the subject market area including data for each comparable property reported; and (3) report his or her analyses, opinions, and conclusions in this appraisal report.

Additional Scope of Work

Additional Scope of Work cannot be contrary to the original Scope of Work.

The appraisal analysis consisted of gathering and collecting current data from various information sources. The neighborhood analysis was based upon an inspection of the subject neighborhood, review of Travis/Williamson County plat, flood, topographical, and area maps, and a review of recent sales activity and current listings within the subject's market area. The site analysis was based on information obtained from the client, the Travis/Williamson County Tax records, and a physical inspection of the subject property. Highest and Best use was determined using the following considerations: 1). Legally permissible use, 2). Physically possible use, 3). Financially feasible use, and 4). Maximum productive use. All comparable sales data was obtained from the Austin MLS, the County Travis/Williamson tax records, local builders, and real estate agents familiar with the subject area. The sales price, financing concessions, and physical characteristics of the comparable sales used were verified by previously mentioned data sources. Further, the appraiser has physically inspected all of the comparable sales utilized in the analysis. The sales data was organized, analyzed, and adjusted for dissimilar characteristics and then recorded into a final estimate of value. In arriving at the estimated market value for the subject property, the appraiser have analyzed, as applicable, past sales and current offerings of available properties in the subject's area and also areas which are felt to be similar to the subject's. In addition, consultation with builders, brokers, and investors active in the subject area further support the estimated market value for the subject property.

Intended Use

The intended use of the opinions and conclusions contained in this appraisal report is for the intended user to evaluate the property that is the subject of this appraisal for a mortgage finance transaction or related activities.

Additional Intended Use

Additional Intended Use cannot be contrary to the original Intended Use.

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Intended User

The intended user of this report is the lender/client.

Definition of Market Value

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale with the buyer and seller each acting prudently and 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 costs that are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable because 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 assumes that the title is good and marketable unless he or she becomes aware of information to the contrary.

If the appraiser has included a sketch or floor plan in this appraisal report, it shows the approximate dimensions and is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

The appraiser has relied on data provided by third parties in this appraisal report. Such data may include, but is not limited to, floor plans, flood maps, multiple listing real estate services, tax assessment records, public land records, satellite imagery, virtual street views, property data services, surveys, engineering reports, and property data aggregations. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser assumes there are no material omissions in the data relied upon and makes no guarantees, express or implied, regarding their accuracy. If the source date is prior to the effective date of the appraisal, the appraiser assumes the property characteristics and supporting information have not changed in the interim.

The appraiser will not be required to 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.

The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) that the appraiser became aware of during the development of 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 assumes 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.

Certifications

Appraiser Certifications

The Appraiser certifies and agrees that:

1. I have no present or prospective interest in the property that is the subject of this report, or relationship with the present or prospective owners or occupants of the subject property, or other parties involved in this transaction.

2. I performed this assignment without bias with respect to the parties involved in this transaction, the property that is the subject of this report, or the demographics of the area where the property is located.

3. I am aware of and have complied with all applicable laws and regulations including antidiscrimination laws, rules, and requirements that apply to the appraiser and to the assignment.

4. I did not base any part of my appraisal on the actual or perceived race, color, religion, sex (including sexual orientation or gender identity), age (other than as applicable for legally age-restricted communities), marital status, disability, familial status, or national origin of the present or prospective owners or occupants of either the subject property or properties in the area of the subject property or on any other basis prohibited by the Fair Housing Act or the Equal Credit Opportunity Act, or any other basis prohibited by law.

5. I stated in this appraisal report my own personal, unbiased, and professional analyses, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

6. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

7. I meet the credential requirements for this assignment as of the date of this appraisal report and have knowledge and experience in appraising this type of property in this market area.

8. 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.

9. 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.

10. I personally performed an onsite inspection of the interior and exterior areas of the subject property. I reported the readily observable condition of the improvements in factual, specific terms. I identified and reported any known physical deficiencies that could affect the soundness or structural integrity of the property.

11. 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 transmitted.

12. Using information available in the normal course of business, 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.

13. Using information available in the normal course of business, 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.

14. I based my valuation on the available properties that are most similar to the subject property.

15. 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.

16. I have identified the differences between the subject and comparable properties, analyzed the market reaction to those differences, and reflected those differences in the analysis.

17. To the extent possible, 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.

18. I have taken into consideration the factors that have an impact on value with respect to the subject property, and its location, including its proximity 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.) that I became aware of during the development of 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.

19. 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.

20. 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 analyses 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).

21. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. No one provided significant real property appraisal assistance.

22. 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.

Certifications *(continued)*

23. 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.

24. I am aware that any disclosure or distribution of this appraisal report or any of its contents by me or by 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.

25. 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. Any of the foregoing persons or entities who receive this appraisal report may choose to store, copy, reproduce, analyze, use and distribute the data in the appraisal report for internal or external purposes without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. 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). A person or entity who receives a copy of an appraisal report does not become an intended user, unless the appraiser identifies such person as an intended user. The appraiser and supervisory appraiser (if applicable) shall have no liability for any use of this appraisal report not related to the mortgage finance transaction and related activities for which this appraisal report was prepared.

26. 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 choose to rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties. A person or entity who receives a copy of an appraisal report does not become an intended user, unless the appraiser identifies such person as an intended user. The appraiser and supervisory appraiser (if applicable) shall have no liability for any use of this appraisal report not related to the mortgage finance transaction and related activities for which this appraisal report was prepared.

27. If this 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 report containing a copy or representation of my signature, I agree that my electronic signature has the same force and effect as my manual handwritten signature, and that the report is enforceable and valid as a paper version of this report would be if delivered containing my manual handwritten signature.

28. 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.

29. I have not performed any service regarding the subject property within the three years preceding the agreement to perform this assignment.

Additional Appraiser Certifications

Additional Appraiser Certifications cannot be contrary to the original Appraiser Certifications.

1. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, which include the Uniform Standards of Professional Appraisal Practice (USPAP)

2. and the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) of 1989, as amended, 12 U.S. C. 3331 et seq., and any implementing regulations.

3. “The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification."

Signature

Appraiser



07/06/2026

Kevin Anthony Bruechert — Date of Signature and Report

Level	Licensed Residential Appraiser
ID	1336453-LR
State	TX
Expires	06/30/2027