Bluebonnet Appraisal & Advisory Service, Inc.

# Uniform Residential Appraisal Report

File No. 16178304

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

## SUBJECT

Property Address 11438 Still Hollow Dr | City Frisco | State TX | Zip Code 75035-8625

Borrower Iqra Sikandar | Owner of Public Record Dobre Manuela A & Marian Dobre | County Collin

Legal Description Lot 33B, Block A, The Lakes of Preston Vineyards Villages Phase One

Assessor's Parcel # R-4254-00A-033B-1 | Tax Year 2023 | R.E. Taxes $ 7,246

Neighborhood Name The Lakes Of Preston Vineyards Villages | Map Reference Google Maps | Census Tract 0305.10

Occupant [ ] Owner [ ] Tenant [X] Vacant | Special Assessments $ 0 | [X] PUD | HOA $ 700 [X] per year [ ] per month

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

Assignment Type [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)

Lender/Client Citibank, N.A. | Address 1000 Technology Drive, O'Fallon, MO 63368

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [X] Yes [ ] No

Report data source(s) used, offering price(s), and date(s). DOM 27;The property is currently listed as NTREIS# 20592894 for $505,000, which is reduced from $525,000. The property was listed on 04/25/2004 and has a cumulative days on market of 27 per MLS records.

## CONTRACT

I [X] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Arms length sale;Arms length sale;I did review a copy of the provided sales contract and addendum. According to the provided contract the subject is currently pending for $495,000. The contract appears typical and the transaction arms length. No personal property is given consideration in this report.

Contract Price $ 495,000 | Date of Contract 05/22/2024 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) Tax Records

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [X] No

If Yes, report the total dollar amount and describe the items to be paid. $0;;No financial assistance provided.

## NEIGHBORHOOD

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

| Neighborhood Characteristics | | One-Unit Housing Trends | | One-Unit Housing | | Present Land Use % | |
|---|---|---|---|---|---|---|---|
| Location | [ ] Urban [X] Suburban [ ] Rural | Property Values | [ ] Increasing [X] Stable [ ] Declining | PRICE | AGE | One-Unit | 70 % |
| Built-Up | [X] Over 75% [ ] 25-75% [ ] Under 25% | Demand/Supply | [ ] Shortage [X] In Balance [ ] Over Supply | $(000) | (yrs) | 2-4 Unit | 2 % |
| Growth | [ ] Rapid [X] Stable [ ] Slow | Marketing Time | [X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths | 422 Low | 4 | Multi-Family | 3 % |
| Neighborhood Boundaries | The subject neighborhood is bounded by Main St to the north, Custer Rd to the east, SH 121 to the south and Preston Rd to the west. | | | 725 High | 33 | Commercial | 10 % |
| | | | | 527 Pred. | 26 | Other Vacant | 15 % |

Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) Typical financing in the area is available through third party conventional, VA, or FHA loans. Sales activity has been consistent and supply levels of homes for sale are considered to be in balance. Marketing time for properties similar to the subject that are professionally marketed is approximately 0-90 days. Average days on market per NTREIS records is 10.

## SITE

Dimensions 38.14' x 115' | Area 4386 sf | Shape Rectangular | View N;Res;

Specific Zoning Classification 2F | Zoning Description Two Family Residential (Duplex) District - 4,000 square foot lot minimum

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. See Attached Addendum

| Utilities | Public | Other (describe) | | Public | Other (describe) | Off-site Improvements? Type | Public | Private |
|---|---|---|---|---|---|---|---|---|
| Electricity | [X] | [ ] | Water | [X] | [ ] | Street Concrete | [X] | [ ] |
| Gas | [X] | [ ] | Sanitary Sewer | [X] | [ ] | Alley Concrete | [X] | [ ] |

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 48085C0245K | FEMA Map Date 06/07/2017

Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. See Attached Addendum

## IMPROVEMENTS

| GENERAL DESCRIPTION | FOUNDATION | EXTERIOR DESCRIPTION materials/condition | INTERIOR materials/condition |
|---|---|---|---|
| Units [X] One [ ] One with Accessory Unit | [X] Concrete Slab [ ] Crawl Space | Foundation Walls Slab/Average | Floors Vinyl/Tl/Avg |
| # of Stories 2 | [ ] Full Basement [ ] Partial Basement | Exterior Walls Brick/Average | Walls Paint/Average |
| Type [ ] Det. [ ] Att. [X] S-Det./End Unit | Basement Area 0 sq. ft. | Roof Surface Comp/Average | Trim/Finish Paint/Average |
| [X] Existing [ ] Proposed [ ] Under Const. | Basement Finish 0 % | Gutters & Downspouts Alum/Average | Bath Floor Tile/Average |
| Design (Style) Semi Detached SF | [ ] Outside Entry/Exit [ ] Sump Pump | Window Type Insulated/Average | Bath Wainscot Tile/Average |
| Year Built 2001 | Evidence of [ ] Infestation | Storm Sash/Insulated Yes/Average | Car Storage [ ] None |
| Effective Age (Yrs) 10 | [ ] Dampness [ ] Settlement | Screens Yes/Average | [X] Driveway # of Cars 2 |
| Attic [ ] None | Heating [X] FWA [ ] HWBB [ ] Radiant | Amenities [ ] WoodStove(s) # 0 | Driveway Surface Concrete |
| [X] Drop Stair [ ] Stairs | [ ] Other Fuel Gas | [X] Fireplace(s) # 1 [X] Fence Wood | [X] Garage # of Cars 2 |
| [ ] Floor [ ] Scuttle | Cooling [X] Central Air Conditioning | [X] Patio/Deck Open [X] Porch Cov | [ ] Carport # of Cars 0 |
| [ ] Finished [ ] Heated | [ ] Individual [ ] Other | [ ] Pool None [ ] Other None | [ ] Att. [ ] Det. [X] Built-in |

Appliances [P] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [ ] Washer/Dryer [ ] Other (describe)

Finished area above grade contains: 8 Rooms | 4 Bedrooms | 3.0 Bath(s) | 2,441 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). See Attached Addendum

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;The property is in average condition with updated features. Features include, but may not be limited to, updated vinyl plank flooring throughout, slab stone counter-tops, fireplace and open patio. NTREIS records indicate the property features fresh interior paint, a new roof and new furnace. This appraiser does make the extraordinary assumption that the information regarding the updates in NTREIS records is true and accurate. The use of this extraordinary assumption may affect assignment results.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe. See Attached Addendum

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe. The subject meets the principle of conformity and is similar to surrounding homes in the market.

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There are 17 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 450,000 to $ 665,000 .

There are 80 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 422,000 to $ 725,000 .

SALES COMPARISON APPROACH

| FEATURE | SUBJECT | COMPARABLE SALE NO. 1 | | COMPARABLE SALE NO. 2 | | COMPARABLE SALE NO. 3 | |
|---|---|---|---|---|---|---|---|
| Address | 11438 Still Hollow Dr<br>Frisco, TX 75035-8625 | 11343 Still Hollow Dr<br>Frisco, TX 75035-8624 | | 11256 Newgate Dr<br>Frisco, TX 75035-8958 | | 11226 Fountainbridge Dr<br>Frisco, TX 75035-8647 | |
| Proximity to Subject | | 0.06 miles SW | | 0.34 miles NW | | 0.15 miles NW | |
| Sale Price | $ 495,000 | | $ 459,000 | | $ 490,000 | | $ 447,000 |
| Sale Price/Gross Liv. Area | $ 202.79 sq. ft. | $ 216.00 sq. ft. | | $ 227.06 sq. ft. | | $ 216.67 sq. ft. | |
| Data Source(s) | | Ntreis#20386961;DOM 5 | | Ntreis#20528642;DOM 5 | | Ntreis#20423756;DOM 22 | |
| Verification Source(s) | | Tax Assessor Records | | Tax Assessor Records | | Tax Assessor Records | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sale or Financing Concessions | | ArmLth<br>Conv;0 | | ArmLth<br>Conv;1500 | -1,500 | ArmLth<br>Cash;3000 | -3,000 |
| Date of Sale/Time | | s09/23;c08/23 | | s03/24;c02/24 | | s10/23;c09/23 | |
| Location | N;Res; | N;Res; | | N;Res; | | N;Res; | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| Site | 4386 sf | 4356 sf | 0 | 4205 sf | 0 | 4792 sf | 0 |
| View | N;Res; | N;Res; | | N;Res; | | N;Res; | |
| Design (Style) | SD2;SF | SD2;SF | | SD2;SF | | SD2;SF | |
| Quality of Construction | Q3 | Q3 | | Q3 | | Q3 | |
| Actual Age | 23 | 24 | 0 | 21 | 0 | 22 | 0 |
| Condition | C3 | C3 | | C3 | | C3 | |
| Above Grade Room Count (Total / Bdrms. / Baths) | 8 / 4 / 3.0 | 7 / 3 / 2.1 | +10,000<br>+5,000 | 7 / 4 / 3.0 | 0 | 7 / 3 / 2.1 | +10,000<br>+5,000 |
| Gross Living Area 75 | 2,441 sq. ft. | 2,125 sq. ft. | 23,700 | 2,158 sq. ft. | 21,200 | 2,063 sq. ft. | 28,400 |
| Basement & Finished Rooms Below Grade | 0sf | 0sf | | 0sf | | 0sf | |
| Functional Utility | Average | Average | | Average | | Average | |
| Heating/Cooling | Fwa/Cac | Fwa/Cac | | Fwa/Cac | | Fwa/Cac | |
| Energy Efficient Items | None | None | | None | | None | |
| Garage/Carport | 2gbi2dw | 2gbi2dw | | 2gbi2dw | | 2gbi2dw | |
| Porch/Patio/Deck | Porch/Patio | Porch/Arbor/Patio | -2,000 | Porch/Patio | | Porch/Patio | |
| Pool/Spa | None | None | | None | | None | |
| Fireplace | 1 Fireplace | 1 Fireplace | | 1 Fireplace | | 1 Fireplace | |
| | | | | | | | |
| Net Adjustment (Total) | | [X] + [ ] - | $ 36,700 | [X] + [ ] - | $ 19,700 | [X] + [ ] - | $ 40,400 |
| Adjusted Sale Price of Comparables | | Net Adj. 8.0%<br>Gross Adj. 8.9% | $ 495,700 | Net Adj. 4.0%<br>Gross Adj. 4.6% | $ 509,700 | Net Adj. 9.0%<br>Gross Adj. 10.4% | $ 487,400 |

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain The appraiser did research the sale / transfer history of the subject property through local MLS and tax records for 3 years prior to the effective date of this appraisal. The appraiser did research the sale / transfer history of the comparable sales through local tax / MLS records for 12 months prior to the effective date of this appraisal.

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) Ntreis / Realist / Tax

My research [ ] did [X] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) Ntreis / Realist / Tax

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

| ITEM | SUBJECT | COMPARABLE SALE NO. 1 | COMPARABLE SALE NO. 2 | COMPARABLE SALE NO. 3 |
|---|---|---|---|---|
| Date of Prior Sale/Transfer | | | | |
| Price of Prior Sale/Transfer | | | | |
| Data Source(s) | Ntreis / Realist / Tax | Ntreis / Realist / Tax | Ntreis / Realist / Tax | Ntreis / Realist / Tax |
| Effective Date of Data Source(s) | 06/07/2024 | 06/07/2024 | 06/07/2024 | 06/07/2024 |

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property is being appraised to estimate market value. No sales activity was noted for the subject property through local tax, Realist and Ntreis MLS records, within 3 years of the effective date of this appraisal. No sales activity was noted for the comparables through local tax, Realist and Ntreis MLS records within 12 months of the effective date of this appraisal.

Summary of Sales Comparison Approach. Please see the attached Addendum.

Indicated Value by Sales Comparison Approach $ 496,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 496,000 Cost Approach (if developed) $ 496,400 Income Approach (if developed) $

The Sales Comparison approach to value is given consideration within this report. The Cost Approach is preformed; however, the Cost Approach is given little to no weight due to the level of variables. The Income Approach is not considered to be appropriate as the subject market is primarily owner occupied. Rental data is retained in the work file. The appraiser analyzed sales data within the market to estimate an exposure time at 0-90 days.

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 496,000 as of 06/07/2024 , which is the date of inspection and the effective date of this appraisal.

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## ADDITIONAL COMMENTS

See Attached Addendum

## COST APPROACH

### COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The site value estimate for the property is derived from current land sales within the market area, current tax data, and from the appraisers general knowledge of the subject immediate market area. Land sale data is retained in the work file.

| | | |
|---|---|---|
| ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW | OPINION OF SITE VALUE | = $ 122,800 |
| Source of cost data BlueBook AppraiserBASE | Dwelling 2,441 Sq. Ft. @ $ 159.00 | = $ 388,119 |
| Quality rating from cost service Builder Effective date of cost data 06/10/2024 | Sq. Ft. @ $ | = $ |
| Comments on Cost Approach (gross living area calculations, depreciation, etc.) | Por/Pat/Fen | 15,000 |
| See attached floor plan for square footage. The BlueBook AppraiserBASE / | Garage/Carport 406 Sq. Ft. @ $ 59.00 | = $ 23,954 |
| Appraisers General Knowledge was utilized in estimating replacement cost | Total Estimate of Cost-New | = $ 427,073 |
| new for the subject property. No functional or external inadequacies were | Less 75 Physical / Functional / External | |
| noted. Physical depreciation was estimated by the age/life method. Land to | Depreciation $55,519 | = $ ( 55,519) |
| improvement ratio is typical for area. The Cost Approach is not intended for | Depreciated Cost of Improvements | = $ 371,554 |
| insurance valuation purposes and should not be utilized for any other | "As-is" Value of Site Improvements | = $ 2,000 |
| purpose other that within the context of this appraisal report. | | |
| Estimated Remaining Economic Life (HUD and VA only) 65 Years | INDICATED VALUE BY COST APPROACH | = $ 496,400 |

## INCOME

### INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

Summary of Income Approach (including support for market rent and GRM)

## PUD INFORMATION

### PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☒ No Unit type(s) ☐ Detached ☒ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of an existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source(s)

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

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 intended use, intended user, 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 the certifications are also not permitted. However, additional 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 appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

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

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. 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 prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. 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, unless otherwise indicated in this report.

6. 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, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. 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.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. 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.

11. I have knowledge and experience in appraising this type of property in this market area.

12. 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.

13. 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.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property 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.) observed during the inspection of the subject property or that I became aware of during the research involved in performing 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.

15. 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.

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

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, 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 or on any other basis prohibited by law.

18. 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 analysis 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).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. 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.

20. 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.

21. 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; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such 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).

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22. I am aware that any disclosure or distribution of this appraisal report by me or 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.

23. 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 rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. 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.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature 
Name Carrie C. Emminger, SRA
Company Name Bluebonnet Appraisal & Advisory Service, Inc.
Company Address 1174 Arbuckle Dr
Frisco, TX 75033
Telephone Number 972-712-0900
Email Address bbonnet@airmail.net
Date of Signature and Report 06/10/2024
Effective Date of Appraisal 06/07/2024
State Certification # 1329599
or State License #
or Other (describe) State #
State TX
Expiration Date of Certification or License 08/31/2024

ADDRESS OF PROPERTY APPRAISED
11438 Still Hollow Dr
Frisco, TX 75035-8625

APPRAISED VALUE OF SUBJECT PROPERTY $ 496,000

LENDER/CLIENT
Name Servicelink
Company Name Citibank, N.A.
Company Address 1000 Technology Drive
O'Fallon, MO 63368
Email Address

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

SUBJECT PROPERTY
☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection
☐ Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES
☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection

# Uniform Residential Appraisal Report

File No. 16178304

SALES COMPARISON APPROACH

| FEATURE | SUBJECT | COMPARABLE SALE NO. 4 | | COMPARABLE SALE NO. 5 | | COMPARABLE SALE NO. 6 | |
|---|---|---|---|---|---|---|---|
| Address | 11438 Still Hollow Dr<br>Frisco, TX 75035-8625 | 6894 Richmond Dr<br>Frisco, TX 75035-3797 | | 11161 Lockshire Dr<br>Frisco, TX 75035-3767 | | 8825 Whitehead St<br>Mckinney, TX 75070-2138 | |
| Proximity to Subject | | 0.10 miles SE | | 0.33 miles SW | | 2.90 miles NE | |
| Sale Price | $ 495,000 | | $ 510,000 | | $ 505,000 | | $ 497,000 |
| Sale Price/Gross Liv. Area | $ 202.79 sq. ft. | $ 210.40 sq. ft. | | $ 196.57 sq. ft. | | $ 211.67 sq. ft. | |
| Data Source(s) | | Ntreis#20485635;DOM 22 | | Ntreis#20363039;DOM 33 | | Ntreis#20342887;DOM 6 | |
| Verification Source(s) | | Tax Assessor Records | | Tax Assessor Records | | Tax Assessor Records | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sale or Financing Concessions | | ArmLth<br>Conv;0 | | ArmLth<br>Conv;0 | | ArmLth<br>Conv;0 | |
| Date of Sale/Time | | s01/24;c12/23 | | s07/23;c06/23 | | s06/23;c06/23 | |
| Location | N;Res; | N;Res; | | N;Res; | | N;Res; | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| Site | 4386 sf | 6098 sf | 0 | 6970 sf | 0 | 2178 sf | 0 |
| View | N;Res; | N;Res; | | N;Res; | | N;Res; | |
| Design (Style) | SD2;SF | DT2;Neo Eclectic | -5,000 | DT2;Neo Eclectic | -5,000 | SD2;SF | |
| Quality of Construction | Q3 | Q3 | | Q3 | | Q3 | |
| Actual Age | 23 | 24 | 0 | 25 | 0 | 12 | 0 |
| Condition | C3 | C3 | | C3 | | C3 | |
| Above Grade Room Count (Total / Bdrms. / Baths) | 8 / 4 / 3.0 | 9 / 4 / 2.1 | +5,000 | 8 / 4 / 2.1 | +5,000 | 8 / 3 / 3.0 | +10,000 |
| Gross Living Area 75 | 2,441 sq. ft. | 2,424 sq. ft. | 0 | 2,569 sq. ft. | -9,600 | 2,348 sq. ft. | 0 |
| Basement & Finished Rooms Below Grade | 0sf | 0sf | | 0sf | | 0sf | |
| Functional Utility | Average | Average | | Average | | Average | |
| Heating/Cooling | Fwa/Cac | Fwa/Cac | | Fwa/Cac | | Fwa/Cac | |
| Energy Efficient Items | None | None | | None | | None | |
| Garage/Carport | 2gbi2dw | 2ga2dw | 0 | 2ga2dw | 0 | 2gbi2dw | |
| Porch/Patio/Deck | Porch/Patio | Porch/Patio | | Porch/Patio | | Porch/Patio | |
| Pool/Spa | None | None | | None | | None | |
| Fireplace | 1 Fireplace | 1 Fireplace | | 1 Fireplace | | 1 Fireplace | |
| | | | | | | | |
| Net Adjustment (Total) | | [X] + [ ] - | $ 0 | [ ] + [X] - | $ 9,600 | [X] + [ ] - | $ 10,000 |
| Adjusted Sale Price of Comparables | | Net Adj. 0.0%<br>Gross Adj. 2.0% | $ 510,000 | Net Adj. -1.9%<br>Gross Adj. 3.9% | $ 495,400 | Net Adj. 2.0%<br>Gross Adj. 2.0% | $ 507,000 |

| ITEM | SUBJECT | COMPARABLE SALE NO. 4 | COMPARABLE SALE NO. 5 | COMPARABLE SALE NO. 6 |
|---|---|---|---|---|
| Date of Prior Sale/Transfer | | | | |
| Price of Prior Sale/Transfer | | | | |
| Data Source(s) | Ntreis / Realist / Tax | Ntreis / Realist / Tax | Ntreis / Realist / Tax | Ntreis / Realist / Tax |
| Effective Date of Data Source(s) | 06/07/2024 | 06/07/2024 | 06/07/2024 | 06/07/2024 |

Summary of Sales Comparison Approach: See Summary of Sales Comparison and Value Conclusion.

# Uniform Residential Appraisal Report

File No. 16178304

| FEATURE | SUBJECT | COMPARABLE SALE NO. 7 | | COMPARABLE SALE NO. 8 | | COMPARABLE SALE NO. 9 | |
|---|---|---|---|---|---|---|---|
| 11438 Still Hollow Dr<br>Address Frisco, TX 75035-8625 | | 11065 Chanay Dr<br>Frisco, Tx 75035 | | | | | |
| Proximity to Subject | | 0.27 miles SW | | | | | |
| Sale Price | $ 495,000 | | $ 450,000 | | $ | | $ |
| Sale Price/Gross Liv. Area | $ 202.79 sq. ft. | $ 224.55 sq. ft. | | $ sq. ft. | | $ sq. ft. | |
| Data Source(s) | | Ntreis#20555700;DOM 94 | | | | | |
| Verification Source(s) | | Tax Assessor Records | | | | | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sale or Financing Concessions | | Listing | | | | | |
| Date of Sale/Time | | Active | 0 | | | | |
| Location | N;Res; | N;Res; | | | | | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | | | | |
| Site | 4386 sf | 4225 sf | 0 | | | | |
| View | N;Res; | N;Res; | | | | | |
| Design (Style) | SD2;SF | SD2;SF | | | | | |
| Quality of Construction | Q3 | Q3 | | | | | |
| Actual Age | 23 | 24 | 0 | | | | |
| Condition | C3 | C3 | | | | | |
| Above Grade Room Count | Total 8 / Bdrms. 4 / Baths 3.0 | Total 7 / Bdrms. 3 / Baths 2.1 | +10,000<br>+5,000 | Total / Bdrms. / Baths | | Total / Bdrms. / Baths | |
| Gross Living Area 75 | 2,441 sq. ft. | 2,004 sq. ft. | 32,800 | sq. ft. | | sq. ft. | |
| Basement & Finished Rooms Below Grade | 0sf | 0sf | | | | | |
| Functional Utility | Average | Average | | | | | |
| Heating/Cooling | Fwa/Cac | Fwa/Cac | | | | | |
| Energy Efficient Items | None | None | | | | | |
| Garage/Carport | 2gbi2dw | 2gbi2dw | | | | | |
| Porch/Patio/Deck | Porch/Patio | Porch/Arbor/Patio | -2,000 | | | | |
| Pool/Spa | None | None | | | | | |
| Fireplace | 1 Fireplace | 1 Fireplace | | | | | |
| | | | | | | | |
| Net Adjustment (Total) | | [X] + [ ] - $ | 45,800 | [ ] + [ ] - $ | | [ ] + [ ] - $ | |
| Adjusted Sale Price of Comparables | | Net Adj. 10.2%<br>Gross Adj. 11.1% $ | 495,800 | Net Adj. %<br>Gross Adj. % $ | | Net Adj. %<br>Gross Adj. % $ | |

SALES COMPARISON APPROACH

| ITEM | SUBJECT | COMPARABLE SALE NO. 7 | COMPARABLE SALE NO. 8 | COMPARABLE SALE NO. 9 |
|---|---|---|---|---|
| Date of Prior Sale/Transfer | | | | |
| Price of Prior Sale/Transfer | | | | |
| Data Source(s) | Ntreis / Realist / Tax | Ntreis / Realist / Tax | | |
| Effective Date of Data Source(s) | 06/07/2024 | 06/07/2024 | | |

Summary of Sales Comparison Approach: See Summary of Sales Comparison and Value Conclusion.

# Uniform Appraisal Dataset Definitions

File No. 16178304

## Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3 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.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

## Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.
Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.
An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or expansion.
A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

## Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

# Uniform Appraisal Dataset Definitions

File No. 16178304

## Abbreviations Used in Data Standardization Text

| Abbrev. | Full Name | Appropriate Fields |
|---|---|---|
| ac | Acres | Area, Site |
| AdjPrk | Adjacent to Park | Location |
| AdjPwr | Adjacent to Power Lines | Location |
| A | Adverse | Location & View |
| ArmLth | Arms Length Sale | Sale or Financing Concessions |
| AT | Attached Structure | Design(Style) |
| ba | Bathroom(s) | Basement & Finished Rooms Below Grade |
| br | Bedroom | Basement & Finished Rooms Below Grade |
| B | Beneficial | Location & View |
| BsyRd | Busy Road | Location |
| cp | Carport | Garage/Carport |
| Cash | Cash | Sale or Financing Concessions |
| CtySky | City View Skyline View | View |
| CtyStr | City Street View | View |
| Comm | Commercial Influence | Location |
| c | Contracted Date | Date of Sale/Time |
| Conv | Conventional | Sale or Financing Concessions |
| cv | Covered | Garage/Carport |
| CrtOrd | Court Ordered Sale | Sale or Financing Concessions |
| DOM | Days On Market | Data Sources |
| DT | Detached Structure | Design(Style) |
| dw | Driveway | Garage/Carport |
| Estate | Estate Sale | Sale or Financing Concessions |
| e | Expiration Date | Date of Sale/Time |
| FHA | Federal Housing Authority | Sale or Financing Concessions |
| g | Garage | Garage/Carport |
| ga | Garage - Attached | Garage/Carport |
| gbi | Garage - Built-in | Garage/Carport |
| gd | Garage - Detached | Garage/Carport |
| GR | Garden Structure | Design(Style) |
| GlfCse | Golf Course | Location |
| Glfvw | Golf Course View | View |
| HR | High Rise Structure | Design(Style) |
| Ind | Industrial | Location & View |
| in | Interior Only Stairs | Basement & Finished Rooms Below Grade |
| Lndfl | Landfill | Location |
| LtdSght | Limited Sight | View |
| Listing | Listing | Sale or Financing Concessions |
| MR | Mid-Rise Structure | Design(Style) |
| Mtn | Mountain View | View |
| N | Neutral | Location & View |
| NonArm | Non-Arms Length Sale | Sale or Financing Concessions |
| op | Open | Garage/Carport |
| o | Other | Basement & Finished Rooms Below Grade |
| O | Other | Design(Style) |
| Prk | Park View | View |
| Pstrl | Pastoral View | View |
| PwrLn | Power Lines | View |
| PubTrn | Public Transportation | Location |
| rr | Recreational (Rec) Room | Basement & Finished Rooms Below Grade |
| Relo | Relocation Sale | Sale or Financing Concessions |
| REO | REO Sale | Sale or Financing Concessions |
| Res | Residential | Location & View |
| RT | Row or Townhouse | Design(Style) |
| RH | Rural Housing - USDA | Sale or Financing Concessions |
| SD | Semi-detached Structure | Design(Style) |
| s | Settlement Date | Date of Sale/Time |
| Short | Short Sale | Sale or Financing Concessions |
| sf | Square Feet | Area, Site, Basement |
| sqm | Square Meters | Area, Site, Basement |
| Unk | Unknown | Date of Sale/Time |
| VA | Veterans Administration | Sale or Financing Concessions |
| wo | Walk Out Basement | Basement & Finished Rooms Below Grade |
| wu | Walk Up Basement | Basement & Finished Rooms Below Grade |
| WtrFr | Water Frontage | Location |
| Wtr | Water View | View |
| w | Withdrawn Date | Date of Sale/Time |
| Woods | Woods View | View |

## Other Appraiser-Defined Abbreviations

| Abbrev. | Full Name | Appropriate Fields | Abbrev. | Full Name | Appropriate Fields |
|---|---|---|---|---|---|

# ADDENDUM

| | | |
|---|---|---|
| Borrower: Iqra Sikandar | File No.: 16178304 | |
| Property Address: 11438 Still Hollow Dr | Case No.: | |
| City: Frisco | State: TX | Zip: 75035-8625 |
| Lender: Citibank, N.A. | | |

**Neighborhood Description**
The subject property is located in the city of Frisco approximately 30-35 miles north of the Dallas Central Business district. The subject property is within a mile of heavily travelled thoroughfares, employment, shopping and support facilities. The subject and surrounding properties are served by local police and fire protections. Access to employment, shopping, and support facilities is considered good via SH 289 / Preston Rd, SH 121 and the Dallas North Tollway. The property is located in the Frisco ISD.

The neighborhood boundaries extend outside of the subjects immediate sub-market and encompass complimentary land uses. The One Unit Housing data includes homes noted within the 1004 MC only. The Present Lane Use is estimated by the appraiser.

**Highest and Best Use**
The highest and best use of the subject property is as improved, the present use. The property type is most predominant in the market and the subject conforms to the surrounding properties. The use is legally permissible and the site accommodates the dwelling.

"The existing improvements are legally permitted, physically possible, financially feasible and maximum productive and resulted in a conclusion that the current use of the subject property is the highest and best use."

**Site Comments**
Typical utility easements observed do not adversely affect the use or value of the site. A survey and title policy are recommended for a final determination of hazards, easements, and encroachments.

The appraiser noted no visible signs of oil or gas exploration, active drilling or mining or equipment on the subject site or within 300 feet of the subject property.

**Additional Features**
The appraiser did measure the subject property for the purposes of this appraisal report, based on the American National Standards Institute Square Footage-Method ANSI Z765-2021. The information presented in this report is this appraisers professional opinion. Subsequent measurements of the subject may yield a variance in overall square footage. The measurements are provided are for the purposes of this appraisal report only.

The subject is considered to have standard energy efficient items.

**Physical Deficiencies or Adverse Conditions**
The appraiser is not a home inspector and has not been provided with a copy of a current home inspection report. The appraiser cannot comment on items of necessary repair which are not readily visible upon the appraisal inspection. The appraiser does make an extraordinary assumption that there are no physical deficiencies or adverse condition that affect the livability, soundness or structural integrity of the subject property.

The appraiser has preformed a site visit of the property. This should not be confused with an inspection by a qualified home inspector. The appraiser is not a home inspector and did not act as a home inspector at the time of the appraisal inspection. Please see the attached addendum for detail.

The subject utilities were on and in working order at the time of the appraisal inspection.

**Comments on Sales Comparison**
I have used data taken from NTREIS MLS and I do make the extraordinary assumption that the information gleaned from this source is true and accurate. Please see the Extra Comments section of this report for further information regarding the use of an extraordinary assumption.

The digital photographs of the subject were taken at the time of the appraisal inspection and have not been altered or enhanced in any way. The subject is considered to be in average condition with some updated features. All comparables are in relatively similar condition to the subject. No adjustment for age is made as none is warranted via the paired sale analysis.

No adjustment for site size / surplus land is made as none is warranted via the paired sale analysis.

The property is a half-duplex home. Sales 1-3 and Comparable 7 have a similar design / style. Sales 4 and 5 are detached single-family homes and receive an adjustment for design / style. The adjustments are market extracted, using the paired sale analysis, and are reasonable. Sale 6 is a semi-attached townhome unit. No adjustment for design / style is made to Sale 6 as none is warranted via the paired sale analysis.

Adjustments for GLA are made at $75 per square foot as supported by the paired sale analysis.

Additional adjustments for the contributory value of bedroom count, bath count and arbor amenities are also market extracted, using the paired sale analysis, and are reasonable.

Comparable 7 is a listing. No adjustment for status is made as the current median list to sales price ratio is 100%.

Sale 6 is located over 1 mile from the subject and is used due to the lower turnover of semi-attached properties in the subjects immediate market area. No adjustment for location is made as none is warranted via the paired sale analysis.

The opinion of market value is less than the predominant for the market area. The predominant represents the measure of central tendency with some sales selling below and some above the predominant value and includes single-family detached, townhome and half-duplex properties as outlined in the Market Conditions section of this report. Marketability is not effected as demonstrated by the closed sales utilized within this report.

The opinion of market value is reasonable and is well supported by the sales used in this report. All sales are given consideration in the final opinion of market value with most weight given to Sale 1 as it has relatively low net and gross adjustments and is located in the subject community. Secondary weight is given to Sale 2 as it has lower net and gross adjustments. Tertiary weight is given to Sale 3 and quaternary weight is given to Sales 4-6 as they are of a different design / style and / or located outside of the immediate market. Special consideration is given to Comparable 7 based on the principle of substitution.

List Price - Sale Price

Sale 1 - $459,900 - $459,000
Sale 2 - $475,000 - $490,000
Sale 3 - $445,000 - $447,000
Sale 4 - $520,000 - $510,000
Sale 5 - $510,000 - $505,000
Sale 6 - $489,000 - $497,000

Search Criteria and Results

The comparable selection was taken from properties which are located within the subjects immediate market area, are within 20% of the subjects overall GLA per

| | | |
|---|---|---|
| Borrower: Iqra Sikandar | File No.: 16178304 | |
| Property Address: 11438 Still Hollow Dr | Case No.: | |
| City: Frisco | State: TX | Zip: 75035-8625 |
| Lender: Citibank, N.A. | | |

this appraisers professional opinion by measurement, are of a similar style and quality of construction, and which closed within the past 1 year. The appraiser then choose the most appropriate comparables and drove by the ones deemed most similar to the subject property. The appraiser then utilized the chosen comparables within this appraisal report. The comparables utilized within this report are believed to be the most similar to the subject property. Please see the Extra Map page 3 for a list of the most similar comparables. Please see the Market Conditions section of this report for detail.

PUD Comments.

The subject is located within a community with mandatory HOA dues which are approximately $700 per year according to MLS records. The subject is located within the community of The Lakes of Preston Vineyards Villages and all properties within the sub-market are fee simple. Communities with HOA dues are the norm for the market area with all surrounding communities being similar planned developments with similar dues. MLS records indicate that the HOA dues include any management expenses relating to common areas which include shared green spaces.

PUD Comments: The subject is located within a Planned Unit Development. The appraiser has not been provided with a copy of the Deed Restrictions for the subject community, however, it is assumed that the marketability of the subject would not be negatively impacted from the covenants within the community as all homes within the development are under the same covenants and no marketability issues are noted for the subject sub-market, within MLS records.

E & O - A copy of the appraisers current E & O policy is on file with the lender.

ServiceLink Valuation Solutions, LLC's, (ServiceLink's) TX AMC Registration Number - TX2000020

Fee Disclosure - $325

**Additional Comments**
Clarification of Intended Use and Intended User:

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 a 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.

Certification

I certify that, to the best of my knowledge and belief:

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.

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.

I have no bias with respect to the property that is the subject of this report or to 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.

I have made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the person signing this certification.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I Carrie C. Emminger have completed the continuing education program for Designated Members of the Appraisal Institute.

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.

Extraordinary Assumptions - The appraiser has made use of an extraordinary assumption within this appraisal report. The use of this extraordinary assumption may have affected the assignment results.

The appraiser notes that the terms Neighborhood and Market Area are deemed to be interchangeable within this appraisal report.

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.

Bluebonnet Appraisal & Advisory Service, Inc.

# USPAP ADDENDUM

File No. 16178304

Borrower: Iqra Sikandar
Property Address: 11438 Still Hollow Dr
City: Frisco County: Collin State: TX Zip Code: 75035-8625
Lender: Citibank, N.A.

## APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- [X] Appraisal Report — A written report prepared under Standards Rule 2-2(a).
- [ ] Restricted Appraisal Report — A written report prepared under Standards Rule 2-2(b).

## Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-90 days.

The appraiser has reviewed statistical data / recent sales within the subjects market area and estimates a reasonable exposure time for the subject property is 0-90 days.

## Additional Certifications

- [X] 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 performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

I have preformed 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.

## Additional Comments

Clarification of Intended Use and Intended User:

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 a 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.

APPRAISER:

Signature: 
Name: Carrie C. Emminger, SRA
Date Signed: 06/10/2024
State Certification #: 1329599
or State License #:
or Other (describe): State #:
State: TX
Expiration Date of Certification or License: 08/31/2024
Effective Date of Appraisal: June 7, 2024

SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser inspection of Subject Property:
[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

Bluebonnet Appraisal & Advisory Service, Inc.

# Market Conditions Addendum to the Appraisal Report

File No. 16178304

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 11438 Still Hollow Dr City Frisco State TX Zip Code 75035-8625

Borrower Iqra Sikandar

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

## MARKET RESEARCH & ANALYSIS

| Inventory Analysis | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend | | |
|---|---|---|---|---|---|---|
| Total # of Comparable Sales (Settled) | 40 | 21 | 19 | ☐ Increasing | ☒ Stable | ☐ Declining |
| Absorption Rate (Total Sales/Months) | 6.67 | 7.00 | 6.33 | ☐ Increasing | ☒ Stable | ☐ Declining |
| Total # of Comparable Active Listings | 8 | 3 | 17 | ☐ Declining | ☒ Stable | ☐ Increasing |
| Months of Housing Supply (Total Listings/Ab.Rate) | 1.20 | 0.43 | 2.68 | ☐ Declining | ☒ Stable | ☐ Increasing |
| **Median Sale & List Price, DOM, Sale/List %** | **Prior 7-12 Months** | **Prior 4-6 Months** | **Current - 3 Months** | **Overall Trend** | | |
| Median Comparable Sale Price | 521,000 | 509,000 | 550,000 | ☐ Increasing | ☒ Stable | ☐ Declining |
| Median Comparable Sales Days on Market | 16 | 22 | 5 | ☐ Declining | ☒ Stable | ☐ Increasing |
| Median Comparable List Price | 510,000 | 568,000 | 535,000 | ☐ Increasing | ☒ Stable | ☐ Declining |
| Median Comparable Listings Days on Market | 54 | 5 | 21 | ☐ Declining | ☒ Stable | ☐ Increasing |
| Median Sale Price as % of List Price | 98.96% | 98.83% | 100.00% | ☐ Increasing | ☒ Stable | ☐ Declining |
| Seller-(developer, builder, etc.)paid financial assistance prevalent? ☒ Yes ☐ No | | | | ☐ Declining | ☒ Stable | ☐ Increasing |

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

NTREIS indicates there were 80 closed sales during the past 12 months and 35 of those sales contained seller concessions which is 44% of the total transactions in this market area. Prior Months 7-12: 40 Sales; 17 with concessions; 43% of sales for this period. 4-6: 21 Sales; 9 with concessions; 43% of sales for this period. 0-3: 19 Sales; 9 with concessions; 47% of sales for this period. The concessions ranged between $4 and $20,000. The median concession amount is $3,000.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. NTREIS was the data source used to complete the Market Conditions Addendum. 6/7/2024

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The appraiser researched all single-family-detached, townhome, and half-duplex sales / listing that are located within a 1 mile radius of the subject, are within 20% of the subject GLA per measurement and which closed within 12 months of the effective date of this report. NTREIS records indicate the median sales price is relatively stable at this time. Sales of single-family and townhome units are included due to the limited availability of half-duplex sales. Please see the attached search and results addendum for detail.

## CONDO / CO-OP PROJECTS

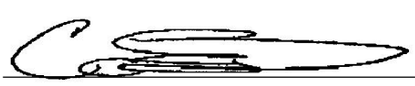
If the subject is a unit in a condominium or cooperative project , complete the following: Project Name:

| Subject Project Data | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend | | |
|---|---|---|---|---|---|---|
| Total # of Comparable Sales (Settled) | | | | ☐ Increasing | ☐ Stable | ☐ Declining |
| Absorption Rate (Total Sales/Months) | | | | ☐ Increasing | ☐ Stable | ☐ Declining |
| Total # of Active Comparable Listings | | | | ☐ Declining | ☐ Stable | ☐ Increasing |
| Months of Unit Supply (Total Listings/Ab. Rate) | | | | ☐ Declining | ☐ Stable | ☐ Increasing |

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

## APPRAISER

| APPRAISER | SUPERVISORY APPRAISER (ONLY IF REQUIRED) |
|---|---|
| Signature  | Signature |
| Name Carrie C. Emminger, SRA | Name |
| Company Name Bluebonnet Appraisal & Advisory Service, Inc. | Company Name |
| Company Address 1174 Arbuckle Dr Frisco, TX 75033 | Company Address |
| State License/Certification # 1329599 State TX | State License/Certification # State |
| Email Address bbonnet@airmail.net | Email Address |

DataMaster Market Graph Addendum

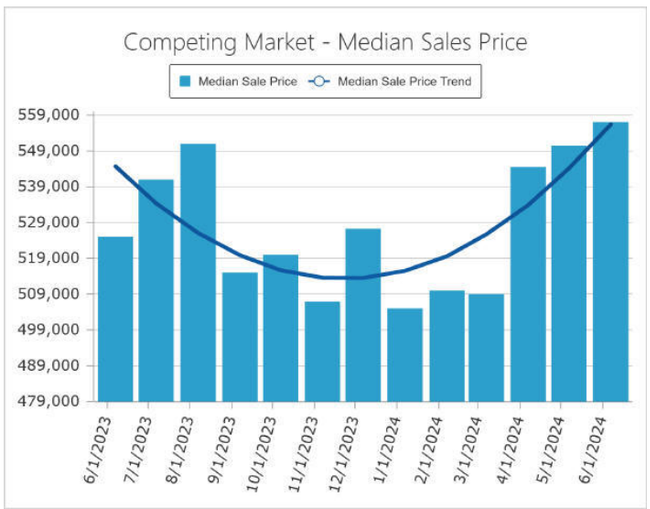
| | | | |
|---|---|---|---|
| Borrower: Iqra Sikandar | | File No.: 16178304 | |
| Property Address: 11438 Still Hollow Dr | | Case No.: | |
| City: Frisco | State: TX | Zip: 75035-8625 | |
| Lender: Citibank, N.A. | | | |



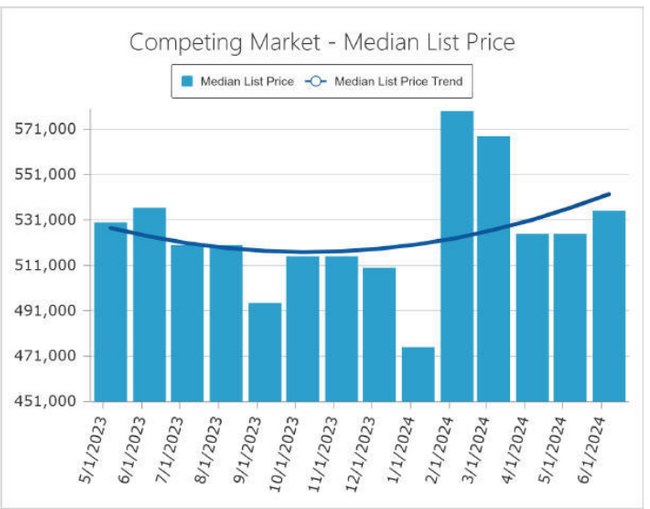

Competing Market - Total Sales




Competing Market - Total Sales and Listings




Competing Market - Median Sales Price




Competing Market - Median List Price

# SUBJECT PROPERTY PHOTO ADDENDUM

| | | | |
|---|---|---|---|
| Borrower: Iqra Sikandar | | File No.: 16178304 | |
| Property Address: 11438 Still Hollow Dr | | Case No.: | |
| City: Frisco | State: TX | Zip: 75035-8625 | |
| Lender: Citibank, N.A. | | | |




FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: June 7, 2024
Appraised Value: $ 496,000




REAR VIEW OF
SUBJECT PROPERTY




STREET SCENE

# INTERIOR PHOTOS

| | | |
|---|---|---|
| Borrower: Iqra Sikandar | | File No.: 16178304 |
| Property Address: 11438 Still Hollow Dr | | Case No.: |
| City: Frisco | State: TX | Zip: 75035-8625 |
| Lender: Citibank, N.A. | | |




Kitchen

Comment:




Living Area

Description:

Comment:




Bathroom

Description:

Comment:

# BATHROOM PHOTOS

| | | |
|---|---|---|
| Borrower: Iqra Sikandar | | File No.: 16178304 |
| Property Address: 11438 Still Hollow Dr | | Case No.: |
| City: Frisco | State: TX | Zip: 75035-8625 |
| Lender: Citibank, N.A. | | |




Bathroom

Comment:




Bathroom

Comment:

Comment:

# BEDROOM PHOTOS

| | | |
|---|---|---|
| Borrower: Iqra Sikandar | | File No.: 16178304 |
| Property Address: 11438 Still Hollow Dr | | Case No.: |
| City: Frisco | State: TX | Zip: 75035-8625 |
| Lender: Citibank, N.A. | | |



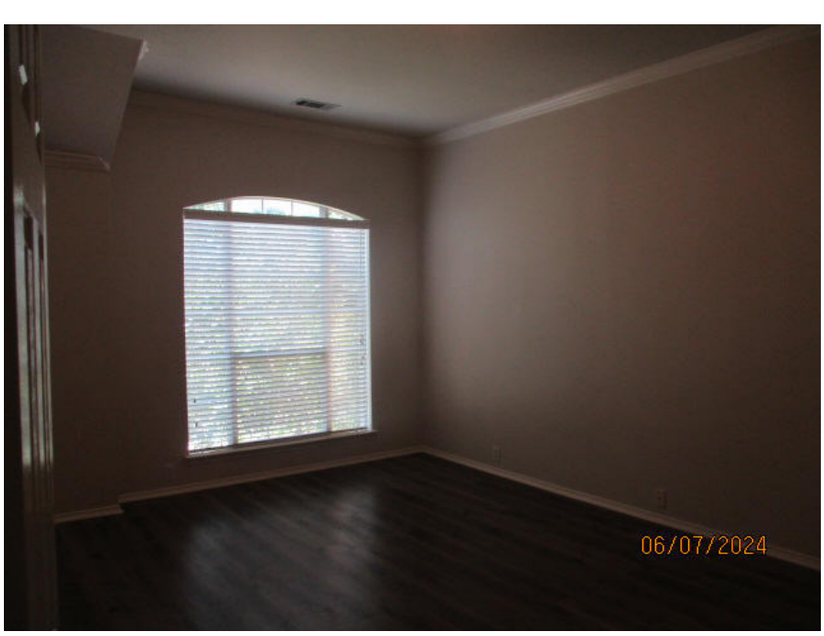

Bedroom

Comment:




Bedroom

Comment:




Bedroom

Comment:

# BEDROOM PHOTOS

| | | |
|---|---|---|
| Borrower: Iqra Sikandar | | File No.: 16178304 |
| Property Address: 11438 Still Hollow Dr | | Case No.: |
| City: Frisco | State: TX | Zip: 75035-8625 |
| Lender: Citibank, N.A. | | |




Bedroom

Comment:
Fench doors - This could be used as a study.

Comment:

Comment:

| | | | |
|---|---|---|---|
| Borrower: Iqra Sikandar | | File No.: 16178304 | |
| Property Address: 11438 Still Hollow Dr | | Case No.: | |
| City: Frisco | State: TX | Zip: 75035-8625 | |
| Lender: Citibank, N.A. | | | |




Utility




Game Room




Breakfast

| | | |
|---|---|---|
| Borrower: Iqra Sikandar | | File No.: 16178304 |
| Property Address: 11438 Still Hollow Dr | | Case No.: |
| City: Frisco | State: TX | Zip: 75035-8625 |
| Lender: Citibank, N.A. | | |




Dining

# COMPARABLE PROPERTY PHOTO ADDENDUM

| | | |
|---|---|---|
| Borrower: Iqra Sikandar | | File No.: 16178304 |
| Property Address: 11438 Still Hollow Dr | | Case No.: |
| City: Frisco | State: TX | Zip: 75035-8625 |
| Lender: Citibank, N.A. | | |




## COMPARABLE SALE #1

11343 Still Hollow Dr
Frisco, TX 75035-8624
Sale Date: s09/23;c08/23
Sale Price: $ 459,000




## COMPARABLE SALE #2

11256 Newgate Dr
Frisco, TX 75035-8958
Sale Date: s03/24;c02/24
Sale Price: $ 490,000




## COMPARABLE SALE #3

11226 Fountainbridge Dr
Frisco, TX 75035-8647
Sale Date: s10/23;c09/23
Sale Price: $ 447,000

# COMPARABLE PROPERTY PHOTO ADDENDUM

| | | |
|---|---|---|
| Borrower: Iqra Sikandar | | File No.: 16178304 |
| Property Address: 11438 Still Hollow Dr | | Case No.: |
| City: Frisco | State: TX | Zip: 75035-8625 |
| Lender: Citibank, N.A. | | |



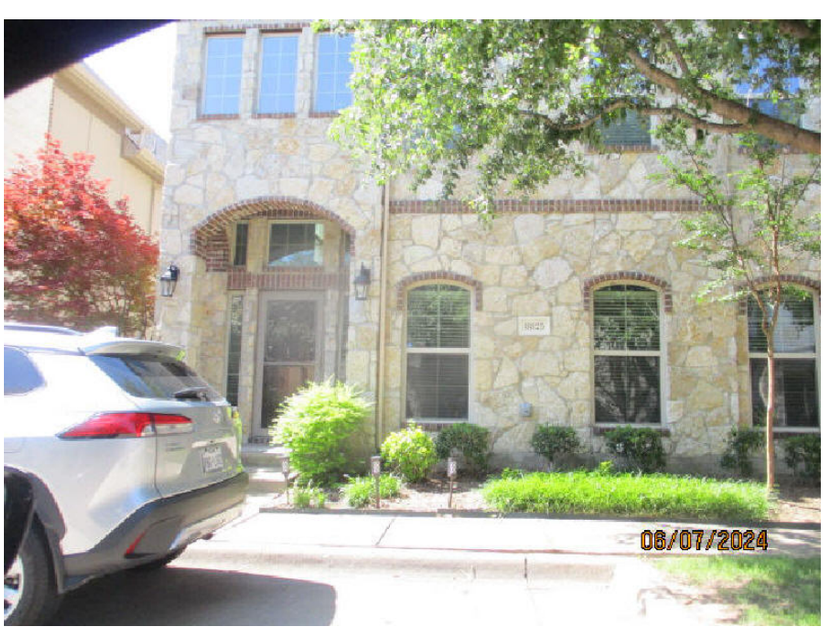

## COMPARABLE SALE #4

6894 Richmond Dr
Frisco, TX 75035-3797
Sale Date: s01/24;c12/23
Sale Price: $ 510,000




## COMPARABLE SALE #5

11161 Lockshire Dr
Frisco, TX 75035-3767
Sale Date: s07/23;c06/23
Sale Price: $ 505,000




## COMPARABLE SALE #6

8825 Whitehead St
Mckinney, TX 75070-2138
Sale Date: s06/23;c06/23
Sale Price: $ 497,000

# COMPARABLE PROPERTY PHOTO ADDENDUM

| | | | |
|---|---|---|---|
| Borrower: Iqra Sikandar | | File No.: 16178304 | |
| Property Address: 11438 Still Hollow Dr | | Case No.: | |
| City: Frisco | State: TX | Zip: 75035-8625 | |
| Lender: Citibank, N.A. | | | |




COMPARABLE SALE #7

11065 Chanay Dr
Frisco, Tx 75035
Sale Date: Active
Sale Price: $ 450,000

COMPARABLE SALE #8

Sale Date:
Sale Price: $

COMPARABLE SALE #9

Sale Date:
Sale Price: $

| | | | |
|---|---|---|---|
| Borrower: Iqra Sikandar | | File No.: 16178304 | |
| Property Address: 11438 Still Hollow Dr | | Case No.: | |
| City: Frisco | State: TX | Zip: 75035-8625 | |
| Lender: Citibank, N.A. | | | |




Street




Address




Side

| | | | |
|---|---|---|---|
| Borrower: Iqra Sikandar | | File No.: 16178304 | |
| Property Address: 11438 Still Hollow Dr | | Case No.: | |
| City: Frisco | State: TX | Zip: 75035-8625 | |
| Lender: Citibank, N.A. | | | |




Garage



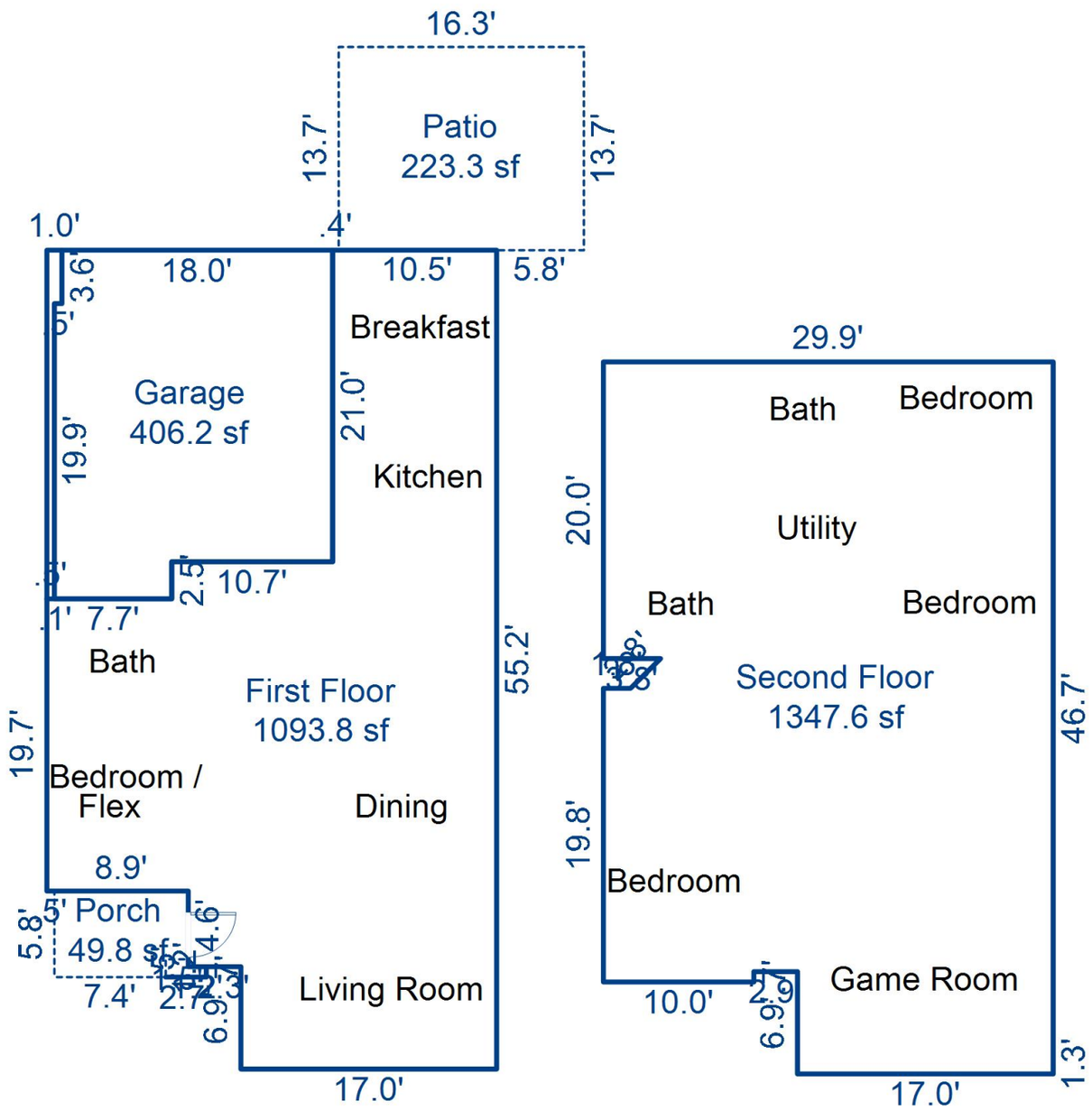

Interior Garage




hot water heater

FLOORPLAN SKETCH

| | | | |
|---|---|---|---|
| Borrower: Iqra Sikandar | | File No.: 16178304 | |
| Property Address: 11438 Still Hollow Dr | | Case No.: | |
| City: Frisco | State: TX | Zip: 75035-8625 | |
| Lender: Citibank, N.A. | | | |




Sketch by Apex Sketch

**AREA CALCULATIONS SUMMARY**

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|---|---|---|---|---|---|
| GLA1 | First Floor | 1.0 | 1093.8 | 170.2 | 1093.8 |
| GLA2 | Second Floor | 1.0 | 1347.6 | 163.6 | 1347.6 |
| GAR | Garage | 1.0 | 406.2 | 84.0 | 406.2 |
| P/P | Porch | 1.0 | 49.8 | 29.4 | |
| | Patio | 1.0 | 223.3 | 60.0 | 273.1 |
| | Net LIVABLE | | | (rounded) | 2,441 |

**AREA CALCULATIONS BREAKDOWN**

| Name | Base | x | Height | x | Width | = | Area |
|---|---|---|---|---|---|---|---|
| First Floor | | | 55.2 | x | 10.9 | = | 601.7 |
| | | | 1.2 | x | 0.5 | = | 0.6 |
| | | | 8.4 | x | 0.5 | = | 4.2 |
| | | | 26.8 | x | 9.6 | = | 257.3 |
| | | | 6.9 | x | 6.1 | = | 42.1 |
| | | | 22.2 | x | 1.1 | = | 24.4 |
| | | | 19.7 | x | 7.8 | = | 153.7 |
| | | | 19.7 | x | 0.5 | = | 9.9 |
| Second Floor | | | 26.1 | x | 20.0 | = | 522.0 |
| | | | 26.1 | x | 21.1 | = | 550.7 |
| | | | 6.2 | x | 0.7 | = | 4.3 |
| | 0.5 | x | 2.8 | x | 1.4 | = | 2.0 |
| | | | 19.8 | x | 3.8 | = | 75.2 |
| | | | 20.0 | x | 3.8 | = | 76.0 |
| | | | 17.0 | x | 6.9 | = | 117.3 |
| 15 total items | | | | | (rounded) | | 2,441 |

© Starcap Marketing, LLC. dba Apex Software

# DIMENSION LIST ADDENDUM

Borrower: Iqra Sikandar | File No.: 16178304
Property Address: 11438 Still Hollow Dr | Case No.:
City: Frisco | State: TX | Zip: 75035-8625
Lender: Citibank, N.A.

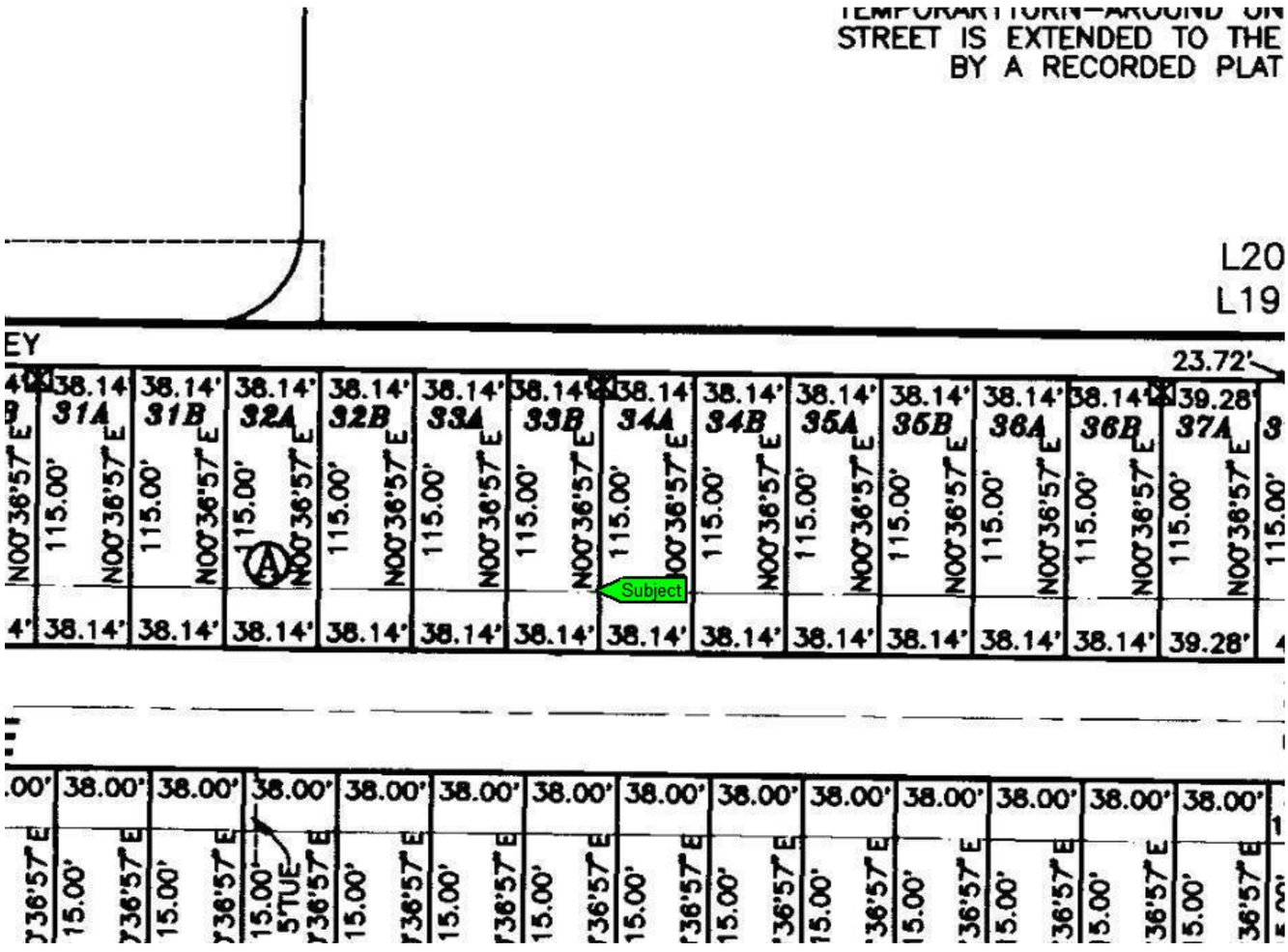
| GROSS BUILDING AREA (GBA) | 2,441 |
|---|---|
| GROSS LIVING AREA (GLA) | 2,441 |

| Area(s) | Area | % of GLA | % of GBA |
|---|---|---|---|
| Living | 2,441 | | 100.00 |
| Level 1 | 1,094 | 44.82 | 44.82 |
| Level 2 | 1,348 | 55.22 | 55.22 |
| Level 3 | | | |
| Other | | | |
| GBA | | | |
| Basement ☐ | | | |
| Garage ☐ | 406 | | |
| Other ☐ | 273 | | |

| Area Measurements | | | | | | | Area Type | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Measurements | | | Factor | | Total | | Level 1 | Level 2 | Level 3 | Other | Bsmt. | Garage |
| 19.90 | x 7.70 | x 1.00 | = | 153.23 | | | | | | | | X |
| 19.90 | x 0.10 | x 1.00 | = | 1.99 | | | | | | | | X |
| 17.40 | x 10.70 | x 1.00 | = | 186.18 | | | | | | | | X |
| 18.00 | x 3.60 | x 1.00 | = | 64.80 | | | | | | | | X |
| 55.20 | x 10.90 | x 1.00 | = | 601.68 | | | X | | | | | |
| 1.20 | x 0.50 | x 1.00 | = | 0.60 | | | X | | | | | |
| 8.40 | x 0.50 | x 1.00 | = | 4.20 | | | X | | | | | |
| 26.80 | x 9.60 | x 1.00 | = | 257.28 | | | X | | | | | |
| 6.90 | x 6.10 | x 1.00 | = | 42.09 | | | X | | | | | |
| 22.20 | x 1.10 | x 1.00 | = | 24.42 | | | X | | | | | |
| 19.70 | x 7.80 | x 1.00 | = | 153.66 | | | X | | | | | |
| 19.70 | x 0.50 | x 1.00 | = | 9.85 | | | X | | | | | |
| 26.10 | x 20.00 | x 1.00 | = | 522.00 | | | | X | | | | |
| 26.10 | x 21.10 | x 1.00 | = | 550.71 | | | | X | | | | |
| 6.20 | x 0.70 | x 1.00 | = | 4.34 | | | | X | | | | |
| 2.83 | x 1.41 | x 2.00 | = | 2.00 | | | | X | | | | |
| 19.80 | x 3.80 | x 1.00 | = | 75.24 | | | | X | | | | |
| 20.00 | x 3.80 | x 1.00 | = | 76.00 | | | | X | | | | |
| 17.00 | x 6.90 | x 1.00 | = | 117.30 | | | | X | | | | |

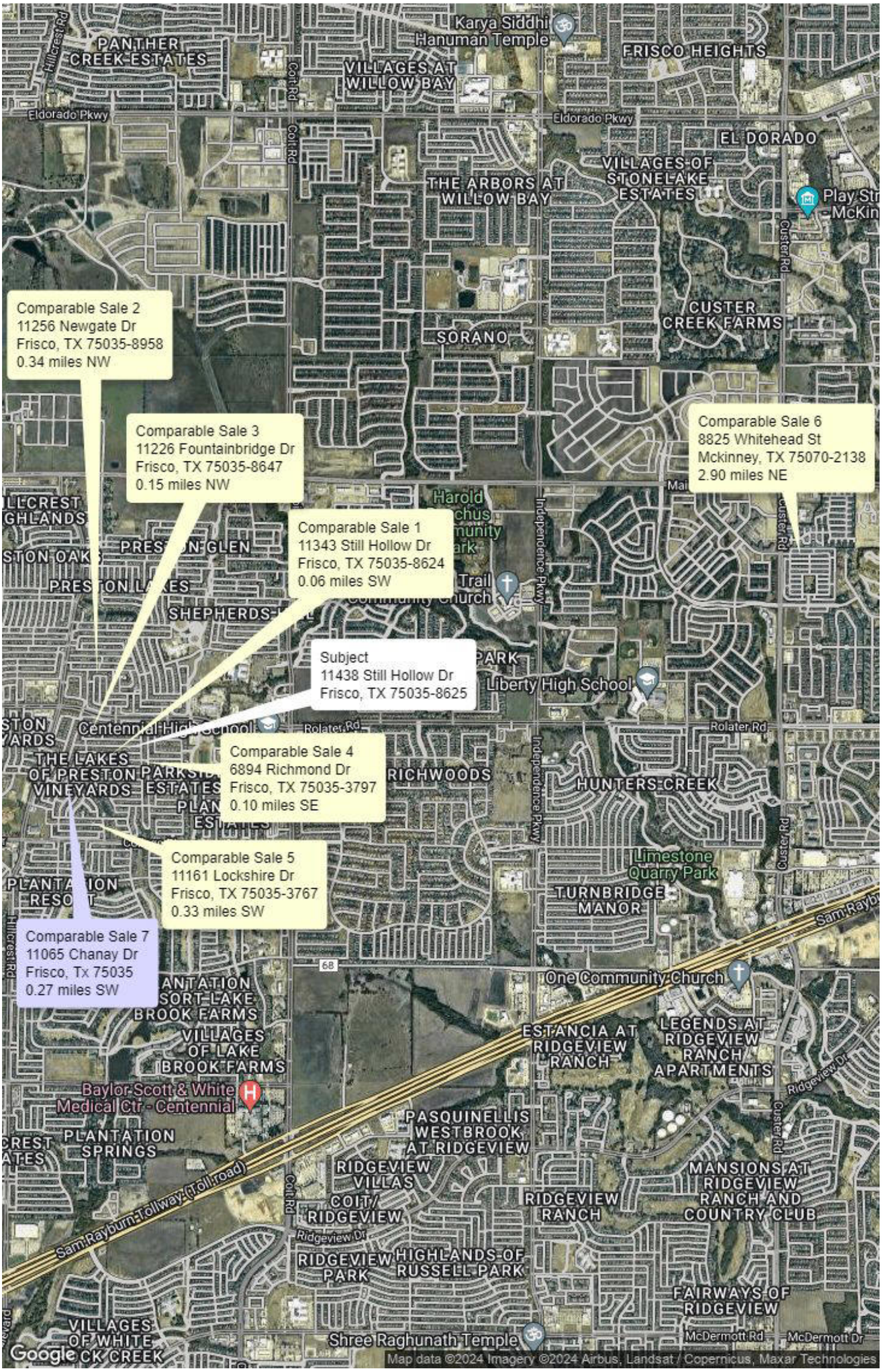
PLAT MAP

| | | |
|---|---|---|
| Borrower: Iqra Sikandar | File No.: 16178304 | |
| Property Address: 11438 Still Hollow Dr | Case No.: | |
| City: Frisco | State: TX | Zip: 75035-8625 |
| Lender: Citibank, N.A. | | |



# LOCATION MAP

| | | | |
|---|---|---|---|
| Borrower: Iqra Sikandar | | File No.: 16178304 | |
| Property Address: 11438 Still Hollow Dr | | Case No.: | |
| City: Frisco | State: TX | Zip: 75035-8625 | |
| Lender: Citibank, N.A. | | | |



Flood Map

| | | |
|---|---|---|
| Borrower: Iqra Sikandar | File No.: 16178304 | |
| Property Address: 11438 Still Hollow Dr | Case No.: | |
| City: Frisco | State: TX | Zip: 75035-8625 |
| Lender: Citibank, N.A. | | |




## FLOOD INFORMATION

**Community:** CITY OF FRISCO

Property is NOT in a FEMA Special Flood Hazard Area

**Map Number:** 48085C0245K

**Panel:** 48085C0245

**Zone:** X

**Map Date:** 06-07-2017

**FIPS:** 48085

**Source:** FEMA DFIRM

## LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

**Road View:**

= Forest = Water

## Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

Borrower: Iqra Sikandar | File No.: 16178304
Property Address: 11438 Still Hollow Dr | Case No.:
City: Frisco | State: TX | Zip: 75035-8625
Lender: Citibank, N.A.

## Market Analysis

### Mls Status: Active (14)

| | Beds | Baths | Bath Full | Baths Half | SqFt Total | Lot Size Area | Current Price | Pr$/SqFt | ClsPr/LstPr | ClsPr/OLP | DOM | Year Built |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Min | 3 | 2 | 2 | | 2,025 | .000 | $479,000 | $186.50 | - | - | 1 | 1993 |
| Max | 5 | 4 | 3 | 1 | 2,815 | 7,219.000 | $649,900 | $288.89 | - | - | 95 | 2008 |
| Avg | 4 | 3 | 2 | 1 | 2,383 | 915.264 | $556,064 | $235.39 | - | - | 27 | 1997 |
| Median | 4 | 3 | 2 | 1 | 2,321 | .165 | $549,000 | $233.99 | - | - | 21 | 1995 |

### Mls Status: Active Option Contract (3)

| | Beds | Baths | Bath Full | Baths Half | SqFt Total | Lot Size Area | Current Price | Pr$/SqFt | ClsPr/LstPr | ClsPr/OLP | DOM | Year Built |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Min | 4 | 2 | 2 | | 2,273 | .140 | $499,000 | $219.53 | - | - | 16 | 1995 |
| Max | 4 | 3 | 2 | 1 | 2,721 | .320 | $665,000 | $244.40 | - | - | 32 | 1997 |
| Avg | 4 | 3 | 2 | 1 | 2,462 | .213 | $566,333 | $229.23 | - | - | 22 | 1996 |
| Median | 4 | 3 | 2 | 1 | 2,391 | .180 | $535,000 | $223.76 | - | - | 18 | 1995 |

### Mls Status: Pending (2)

| | Beds | Baths | Bath Full | Baths Half | SqFt Total | Lot Size Area | Current Price | Pr$/SqFt | ClsPr/LstPr | ClsPr/OLP | DOM | Year Built |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Min | 3 | 2 | 2 | | 2,004 | .150 | $450,000 | $224.55 | - | - | 5 | 1992 |
| Max | 3 | 2 | 2 | | 2,098 | .170 | $515,000 | $245.47 | - | - | 51 | 2003 |
| Avg | 3 | 2 | 2 | | 2,051 | .160 | $482,500 | $235.01 | - | - | 28 | 1998 |
| Median | 3 | 2 | 2 | | 2,051 | .160 | $482,500 | $235.01 | - | - | 28 | 1997 |

### Mls Status: Closed (81)

| | Beds | Baths | Bath Full | Baths Half | SqFt Total | Lot Size Area | Current Price | Pr$/SqFt | ClsPr/LstPr | ClsPr/OLP | DOM | Year Built |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Min | 3 | 2 | 2 | | 1,957 | .090 | $422,000 | $170.19 | 92.03% | 78.55% | | 1991 |
| Max | 5 | 5 | 4 | 1 | 2,912 | 10,500.000 | $725,000 | $271.46 | 107.51% | 107.51% | 121 | 2020 |
| Avg | 4 | 3 | 2 | | 2,409 | 282.916 | $528,593 | $221.02 | 99.10% | 97.73% | 22 | 1998 |
| Median | 4 | 3 | 2 | | 2,414 | .160 | $522,000 | $220.42 | 99.06% | 98.91% | 10 | 1998 |

### Mls Status: All (100)

| | Beds | Baths | Bath Full | Baths Half | SqFt Total | Lot Size Area | Current Price | Pr$/SqFt | ClsPr/LstPr | ClsPr/OLP | DOM | Year Built |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Min | 3 | 2 | 2 | | 1,957 | .000 | $422,000 | $170.19 | 92.03% | 78.55% | | 1991 |
| Max | 5 | 5 | 4 | 1 | 2,912 | 10,500.000 | $725,000 | $288.89 | 107.51% | 107.51% | 121 | 2020 |
| Avg | 4 | 3 | 2 | 1 | 2,399 | 357.308 | $532,650 | $223.56 | 99.10% | 97.73% | 23 | 1998 |
| Median | 4 | 3 | 2 | | 2,393 | .165 | $526,250 | $222.14 | 99.06% | 98.91% | 11 | 1998 |

Back Print

Criteria: Property Type is 'Residential'
Property Type is 'Residential'
Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract'
Mls Status is 'Pending'
Status Contractual Search Date is 06/10/2024 to 03/12/2024
Mls Status is 'Closed'
Status Contractual Search Date is 06/07/2023 to 06/07/2024
Property Sub Type is one of 'Single Family Residence', 'Townhouse'
Housing Type is 'Single Detached'
Latitude, Longitude is within 1.00 mi of 11438 Still Hollow Dr, Frisco, TX 75035, USA
State Or Province is one of 'Louisiana', 'Texas'
Special Listing Conditions is not 'Builder'
SqFt is 1953 to 2929

Search Time: *1.81s*

Search Results - Attached Half-Duplex

Borrower: Iqra Sikandar | File No.: 16178304

Property Address: 11438 Still Hollow Dr | Case No.:

City: Frisco | State: TX | Zip: 75035-8625

Lender: Citibank, N.A.

| Distance | # | MLS # | Flag | PType | Status | Address | Subdivision | SqFt | Beds | TotBth | GAR/CP/TCP | Acres | Pool | Price |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0.2 mi | 1 | 20638653 | N | RESI | Active | 7373 Saddlehorn Drive | Preston Vineyards North | 2,134 | 3 | 3 | 2/0/2 | 0.100 | No | $400,000 |
| 0.1 mi | 2 | 20588689 | | RESI | Active | 11577 Fountainbridge Drive | Lakes Of Preston Vineyards \ | 2,063 | 3 | 3 | 2/2/2 | 0.110 | No | $449,900 |
| 0.3 mi | 3 | 20555700 | | RESI | Active | 11065 Chanay Drive | Lakes of Preston Vineyards \ | 2,004 | 3 | 3 | 2/0/2 | 0.097 | No | $450,000 |
| 0.0 mi | 4 | 20624768 | | RESI | Active | 11451 Fountainbridge Drive | Lakes Of Preston Vineyards \ | 2,004 | 4 | 3 | 2/0/2 | 0.090 | No | $459,900 |
| 0.1 mi | 5 | 20588770 | | RESI | Pending | 6942 Richmond Drive | Lakes Of Preston Vineyards \ | 2,095 | 3 | 3 | 2/0/2 | 0.100 | No | $415,000 |
| 0.0 mi | 6 | 20592894 | | RESI | Pending | 11438 Still Hollow Drive | Lakes Of Preston Vineyards \ | 2,374 | 4 | 3 | 2/0/2 | 0.100 | No | $505,000 |
| 0.1 mi | 7 | 20421483 | | RESI | Closed | 11333 Chaucer Drive | Lakes Of Preston Vineyards \ | 2,063 | 3 | 3 | 2/0/2 | 0.090 | No | $395,000 |
| 0.2 mi | 8 | 20423756 | | RESI | Closed | 11226 Fountainbridge Drive | Lakes Of Preston Vineyards \ | 2,063 | 3 | 3 | 2/0/2 | 0.110 | No | $447,000 |
| 0.1 mi | 9 | 20386961 | | RESI | Closed | 11343 Still Hollow Drive | Lakes Of Preston Vineyards \ | 2,125 | 3 | 3 | 2/0/2 | 0.100 | No | $459,000 |
| 0.3 mi | 10 | 20528642 | | RESI | Closed | 11256 Newgate Drive | Preston Vineyards North | 2,158 | 4 | 3 | 2/0/2 | 0.097 | No | $490,000 |

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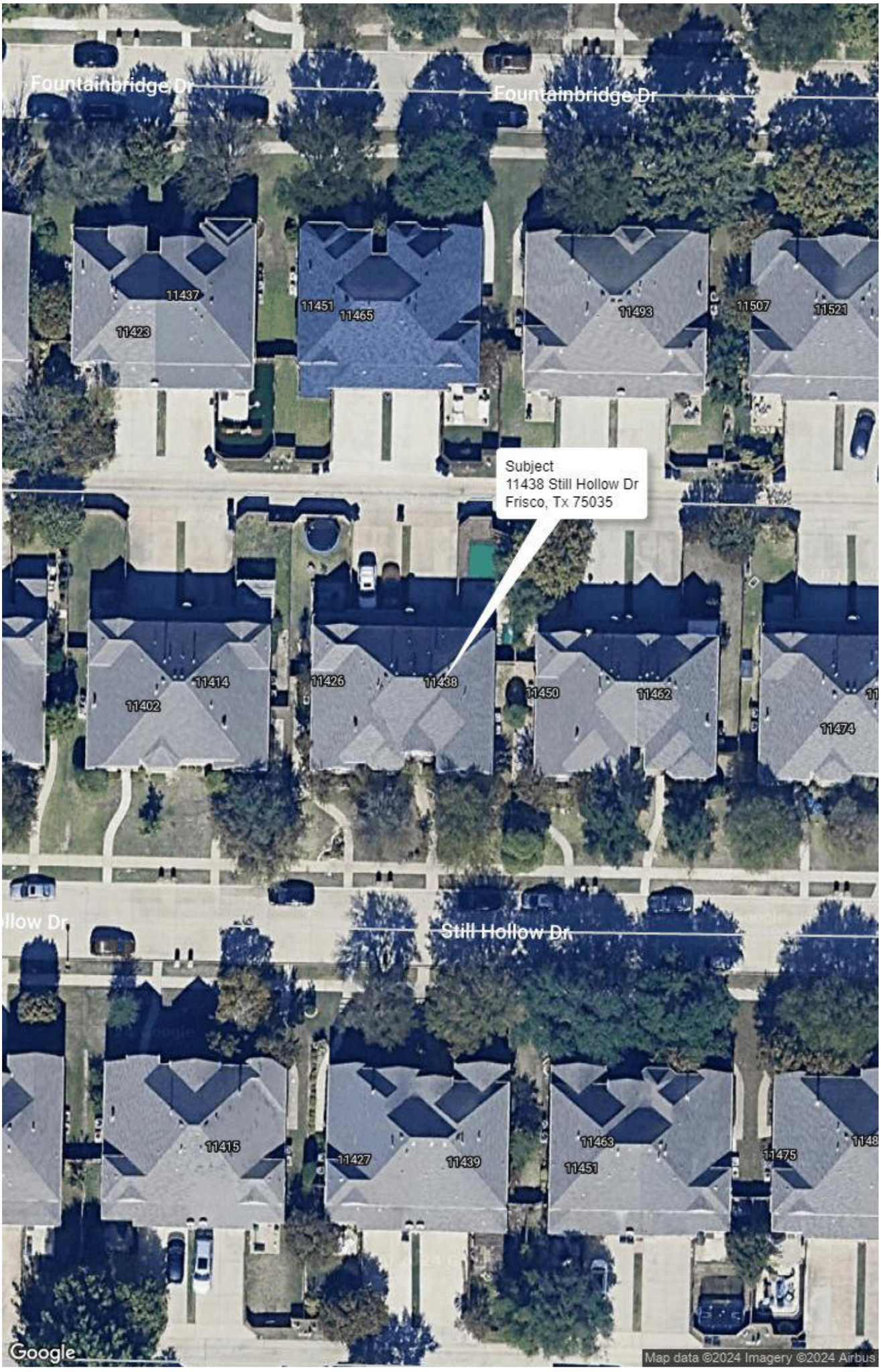
Zoning Map

| | | |
|---|---|---|
| Borrower: Iqra Sikandar | | File No.: 16178304 |
| Property Address: 11438 Still Hollow Dr | | Case No.: |
| City: Frisco | State: TX | Zip: 75035-8625 |
| Lender: Citibank, N.A. | | |



Aerial Map

| | | |
|---|---|---|
| Borrower: Iqra Sikandar | | File No.: 16178304 |
| Property Address: 11438 Still Hollow Dr | | Case No.: |
| City: Frisco | State: TX | Zip: 75035-8625 |
| Lender: Citibank, N.A. | | |



| | | | |
|---|---|---|---|
| Borrower: Iqra Sikandar | | File No.: 16178304 | |
| Property Address: 11438 Still Hollow Dr | | Case No.: | |
| City: Frisco | State: TX | Zip: 75035-8625 | |
| Lender: Citibank, N.A. | | | |

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

# Certified Residential Real Estate Appraiser

Appraiser: **Carrie Conrad Emminger**

License #: **TX 1329599 R** License Expires: **08/31/2024**

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**
**Commissioner**