

Restricted
DESKTOP APPRAISAL

Loan # N/A
File # 14R11044
Russell

Single Unit Residential Form

Restricted Use Appraisal Report

No Hit - Check Reason Below
 2-4 Units Commercial Acreage (5+) Mobile/Mfg. Home Vacant Land Other _____
 Insufficient/inadequate subject data information insufficient/inadequate closed comparable sales inventory

SUBJECT and CLIENT INFORMATION

Property Address 1501 University Avenue Unit # _____ City Huntsville State TX Zip Code 77340
 County Walker R.E. Taxes \$ 1,700.08 Owner RUSSELL, George H. & Suzanne B.
 Legal Description HUNTSVILLE TOWNSITE, BLOCK 33, LOT 4 Tax ID #/APN# 4700-033-0-00400
 Property Rights Appraised Fee Simple Leasehold
 Property Type SFR/PUD Condo Attached Detached
 Assignment Type Loan Service/Default Other Asset valuation
 Lender/Client George Russell

HIGHEST and BEST USE

Is the Highest and Best Use of the subject property as improved (based on the improvements description provided by the various data sources available) the present use? Yes No
 If no, describe. The relevant legal, physical, and economic factors were analyzed to the extent necessary and resulted in a conclusion that the current use of the subject property as single family residential is the highest and best use.

MARKET AREA ANALYSIS

One Unit Housing Trends			One Unit Housing		
			PRICE \$(000)		AGE (yrs)
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<u>15</u>	Low	<u>0</u>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<u>242</u>	High	<u>100</u>
Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<u>118</u>	Pred.	<u>40</u>

Market Comments: The current market in the Huntsville area is considered stable with supply/demand generally in balance. Various types of financing are available at acceptable rates. Seller concessions of up to 3% are typical in all but the upper market segments. The estimated marketing time is not expected to exceed six months at the value estimate provided.

SALES COMPARISON ANALYSIS

Property Features	Subject	Comparable #1	Comparable #2	Comparable #3
Address	1501 University Avenue Huntsville	2015 Avenue P Huntsville	2115 Avenue O Huntsville	1912 Avenue P Huntsville
Proximity		0.65 Miles SW	0.65 Miles SW	0.55 Miles SW
Data Sources	Walker CAD	MLS, CAD	MLS, CAD	MLS, CAD
MLS# / DOM		4316481 / 7	47932341 / 119	9490684 / 108
List Price	\$	\$ 139,900	\$ 152,900	\$ 139,500
Sale Price	\$	\$ 139,900	\$ 146,000	\$ 135,500
Sale Date		08/22/2013	07/14/2014	09/13/2013
Sale Price/Gross Liv. Area	\$ 0.00 /sq.ft.	\$ 84.79 /sq.ft.	\$ 63.62 /sq.ft.	\$ 72.54 /sq.ft.
Location	Huntsville	Huntsville	Huntsville	Huntsville
View	Residential	Residential	Residential	Residential
Site Area	11,200 SF	12,500 SF	13,939 SF	14,230 SF
Actual Age (years)	114+/-	59+/-	54+/-	67+/-
Condition	Average	Good	Good	Good
Above Grade	Total Bdrms FB / HB	Total Bdrms FB / HB	Total Bdrms FB / HB	Total Bdrms FB / HB
Room Count	7 3 2 / 0	7 3 2 / 0	7 3 2 / 0	7 3 2 / 0
Gross Living Area (GLA)	1,570 sq.ft.	1,650 sq.ft.	2,295 sq.ft.	1,868 sq.ft.
Basement	None	None	None	None
Garage / Carport	None	2 Car Garage	1 Car Garage	None
Pool	None	None	None	None
Other	719 SF Guest House	None	None	None
Overall Comparison to the Subject Property		<input type="checkbox"/> Superior <input type="checkbox"/> Similar <input checked="" type="checkbox"/> Inferior	<input checked="" type="checkbox"/> Superior <input type="checkbox"/> Similar <input type="checkbox"/> Inferior	<input checked="" type="checkbox"/> Superior <input type="checkbox"/> Similar <input type="checkbox"/> Inferior

LISTING and TRANSFER HISTORY

The Appraiser has researched and analyzed the listing history of the subject property for the last 12 months.
 Subject Property Currently Listed Listed in the past 12 months Not Listed in past 12 months
Listing History List Date List Price Days on Market (DOM)
 _____ \$ _____
 _____ \$ _____
 The Appraiser has researched and analyzed a 3 year transfer history of the subject property/1 year history for the comparables.
Transfer History Subject Comp. 1 Comp. 2 Comp. 3
 Date / Amount N/A \$ _____ N/A \$ _____ N/A \$ _____ N/A \$ _____
 _____ \$ _____ _____ \$ _____ _____ \$ _____ _____ \$ _____
 (Use the Summary section below if additional room is needed.)

SUMMARY

COMMENTS (Including reconciliation of sales comparison data and comments on listing and transfer history(s).)
No listing was noted for the subject in the past 12 months. No prior sales/transfers were noted for the subject in the past 36 months. The sales presented reflect the most recent, similar, and proximate data currently available. Sales 1 and 3 are given the most weight due to dwelling size, Sale 2 is given secondary consideration. No superior sales were found following a thorough search of local data sources.

 Opinion of Market Value \$ 125,000 as of 12/15/2014

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SALES COMPARISON ANALYSIS												
Property Features	Subject			Comparable #4			Comparable #5			Comparable #6		
Address	1501 University Avenue Huntsville			1527 22nd Street Huntsville								
Proximity				0.75 Miles SW								
Data Sources	Walker CAD			MLS, CAD								
MLS# / DOM				29454914 54								
List Price	\$			\$ 139,900			\$			\$		
Sale Price	\$			\$ N/A			\$			\$		
Sale Date				N/A - Active Listing								
Sale Price/Gross Liv. Area	\$ 0.00 /sq.ft.			\$ 0.00 /sq.ft.			\$ /sq.ft.			\$ /sq.ft.		
Location	Huntsville			Huntsville								
View	Residential			Residential								
Site Area	11,200 SF			11,800 SF								
Actual Age (years)	114+/-			67+/-								
Condition	Average			Average								
Above Grade	Total	Bd rms	FB / HB	Total	Bd rms	FB / HB	Total	Bd rms	FB / HB	Total	Bd rms	FB / HB
Room Count	7	3	2 0	7	3	2 0						
Gross Living Area (GLA)	1,570 sq.ft.			1,621 sq.ft.			sq.ft.			sq.ft.		
Basement	None			None								
Garage / Carport	None			2 Car Garage								
Pool	None			None								
Other	719 SF Guest House			Storage Bldg								
Overall Comparison to the Subject Property				<input checked="" type="checkbox"/> Superior <input type="checkbox"/> Similar <input type="checkbox"/> Inferior			<input type="checkbox"/> Superior <input type="checkbox"/> Similar <input type="checkbox"/> Inferior			<input type="checkbox"/> Superior <input type="checkbox"/> Similar <input type="checkbox"/> Inferior		

TRANSFER HISTORY				
The Appraiser has researched and analyzed a 3 year transfer history of the subject property/1 year history for the comparables.				
Transfer History	Subject	Comp. 4	Comp. 5	Comp. 6
Date / Amount	N/A \$ _____	N/A \$ _____	\$ _____	\$ _____
	\$ _____	\$ _____	\$ _____	\$ _____

This form is designed to report an appraisal of a one-unit residential property. This form is not to be used when appraising the following types of properties: 2-4 residential units, commercial properties, manufactured/mobile homes, co-operative units, vacant land, properties with more than 5 acres, and properties with other than a Fee Simple or Leasehold interest. This report form can only be completed when Multiple Listing Service (MLS) data is used as the primary data source for the sales comparables.

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, statement of assumptions and limiting conditions, and certifications are not permitted without express authorization by the client. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Additional certifications that do not constitute material alterations to this appraisal report are permitted.

PURPOSE:

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based on a sales comparison analysis solely for the use by the lender/client identified in the report.

INTENDED USE:

The intended use of this appraisal report is for internal asset evaluation by the lender/client. This report is not intended for any other use.

INTENDED USER:

The intended user of this appraisal report is limited solely to the identified lender/client. This is a Restricted Use Appraisal Report and the appraiser's opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's workfile.

DEFINITION OF MARKET VALUE:

Market value means 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 and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (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.

Source of Definition: 12 C.F.R., part 34, subpart C-Appraisals, 34.42 Definitions (F)

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SCOPE OF WORK:

The scope of work for the appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the cited definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) identify the characteristics of the subject property that are relevant to the purpose and intended use of the appraisal, (2) research, verify, and analyze data from reliable public and/or private sources (3) use Multiple Listing Service (MLS) to identify comparable sales used to value the subject property, (4) include a minimum of 3 closed comparable sales and at least 1 comparable active listing or pending sale, (5) report his or her analysis, opinions, and conclusions in this appraisal report.

Unless otherwise noted, the appraiser has not physically inspected the subject property. In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that his or her appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use. The appraiser was able to obtain sufficient information about the subject's physical characteristics (such as room count, gross living area (GLA), site size, etc.) from his or her own research using public and private data sources deemed reliable to develop a credible opinion of value. These sources include, but are not limited to, tax and assessment records, Multiple Listing Service(s) (MLS), aerial mapping programs, prior appraisal files, etc.

EXTRAORDINARY ASSUMPTIONS:

At the client's request, and unless otherwise noted in the report, the following Extraordinary Assumptions have been made:(1) The subject is considered to be in average overall condition, and (2) There are no adverse environmental conditions (hazardous wastes, toxic substances, etc.) in, on or in the immediate vicinity of the subject property, and (3) The subject's projected use is not intended to change, and (4) There are no significant discrepancies between the subject's public record information or other data source(s) and the existing site or improvements. **The use of any Extraordinary Assumptions might have affected the assignment results.**

APPRAISER'S CERTIFICATION

The appraiser certifies and agrees that to the best of his or her knowledge and belief:

1. The facts and data reported by the appraiser and used in the appraisal process are true and correct.
2. The analyses, opinions, and conclusions in this report are limited only by the assumptions and limiting conditions stated in this report and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.
3. I have no (or the specified) present or prospective interest in the real property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
4. I have no bias with respect to the real property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the clause 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.
7. My analyses, opinions, and conclusions were developed and this report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
8. I, nor anyone else that signed this certification, did not inspect the interior or exterior of the subject real property of the report unless otherwise noted.
9. No one provided significant real property appraisal assistance to the person signing this report unless otherwise noted. Any individuals who provided significant real property appraisal assistance are identified in this report along with a description of the assistance provided.
10. I have have not performed other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions and to such other specific and limiting conditions as set forth in the report.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the real property that is the subject of this or the title thereto, nor does the appraiser render any opinions as to the title, which is assumed to be good and marketable. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser is not required to give testimony or appear in court because of having provided the report, unless arrangements have been previously made thereof.
3. The appraiser has noted in the appraisal report any adverse conditions observed during the analysis of the subject real property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the real property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the real property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, expressed or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the real property.
4. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
5. Disclosure of the contents of the appraisal report is governed by the Uniform Standards of Professional Appraisal Practice (USPAP).
6. Neither all, nor any part of the content of the report, or copy thereof (including the conclusions of the appraisal, the identity of the appraiser, professional designations, reference to professional appraisal organizations, or the firm with which the appraiser is connected) shall be used for any purposes by anyone but the lender/client specified in the report.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change.

APPRAISER

Signature: Malcolm W. Willey
 Name: Malcolm W. Willey
 Company Name: Alliance Realty Advisors
 Company Address: 3828 W. Davis, Suite 314
Conroe TX 77304
 Date of Signature and Report: 12/26/2014
 State Certification #: 1329116-G
 or State License #: _____
 State: TX
 Expiration Date of Certification or License: 12/31/2015

ADDRESS OF PROPERTY APPRAISED

1501 University Avenue
Huntsville TX 77340

APPRAISED VALUE OF SUBJECT PROPERTY \$ 125,000
 EFFECTIVE DATE OF APPRAISAL 12/15/2014

CLIENT

Name: George Russell
 Company Address: 1401 19th Street
Huntsville TX 77340

LOCATION MAP

Borrower: N/A

File No.: 14R11044

Property Address: 1501 University Avenue

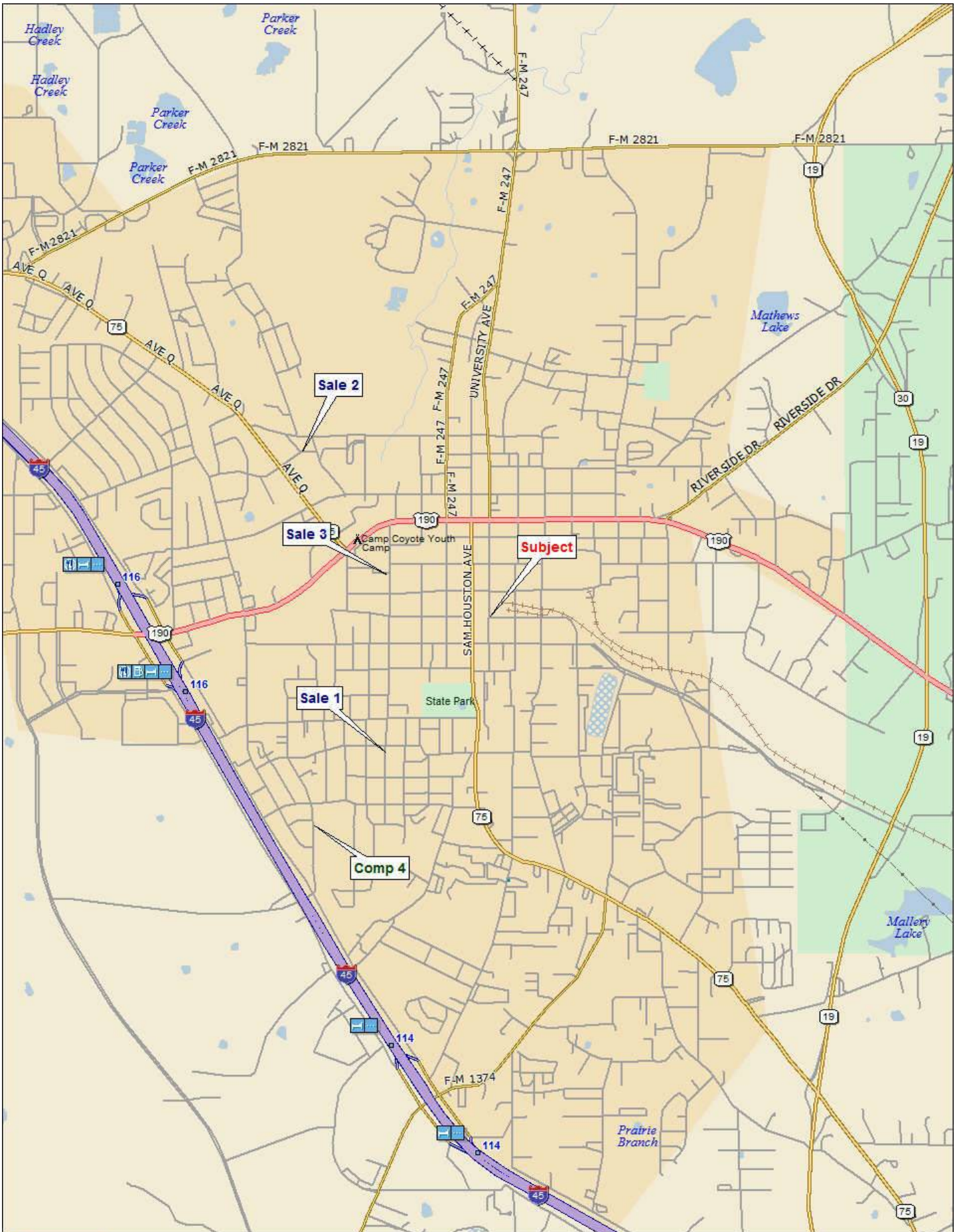
Case No.: Russell

City: Huntsville

State: TX

Zip: 77340

Lender: George Russell



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Data Zoom 12-7

Appraiser Certification

Borrower: N/A	File No.: 14R11044	
Property Address: 1501 University Avenue	Case No.: Russell	
City: Huntsville	State: TX	Zip: 77340
Lender: George Russell		

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified General Real Estate Appraiser

Number: **TX 1329116 G**
Issued: **09/19/2013** Expires: **12/31/2015**
Appraiser: **MALCOLM WAYNE WILLEY**



Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

Subject CAD Record

Borrower: N/A	File No.: 14R11044
Property Address: 1501 University Avenue	Case No.: Russell
City: Huntsville	State: TX
Lender: George Russell	Zip: 77340

Property Details	
Account	
Property ID:	29970
Legal Description:	HUNTSVILLE TOWNSITE, BLOCK33, LOT 4
Geographic ID:	4700-033-0-00400
Agent Code:	
Type:	Real
Location	
Address:	UNIVERSITY AVENUE HUNTSVILLE, TX 77340
Map ID:	36
Owner	
Owner ID:	176400
Name:	RUSSELL GEORGE H & SUZANNE B
Mailing Address:	1401 19TH ST HUNTSVILLE, TX 77340
% Ownership:	100.0%
Exemptions:	No Exemptions

Property Values	
Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$53,070
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$16,800
Agricultural Market Valuation:	\$0
Market Value:	\$69,870
Ag Use Value:	\$0
Appraised Value:	\$69,870
HS Cap:	\$0
Assessed Value:	\$69,870

DISCLAIMER: The Appraisal District makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. Original records may differ from the information on this site and verification of information on source documents is recommended. Information relating to the current year should be considered a 'work in progress'. Prior year data is informational only and does not necessarily replicate the values certified to the tax office.

Subject CAD Record

Borrower: N/A	File No.: 14R11044
Property Address: 1501 University Avenue	Case No.: Russell
City: Huntsville	State: TX
Lender: George Russell	Zip: 77340

Property Taxing Jurisdiction						
Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	WALKER CO APPRAISAL DISTRICT	0.000000	\$69,870	\$69,870	\$0.00	
HC	Huntsville City	0.410600	\$69,870	\$69,870	\$286.89	
HI	Huntsville ISD	1.210000	\$69,870	\$69,870	\$845.43	
WC	Walker County	0.658900	\$69,870	\$69,870	\$460.37	
WH	Walker County Hospital District	0.153700	\$69,870	\$69,870	\$107.39	
Total Tax Rate: 2.433200 Estimated Taxes With Exemptions: \$1,700.08 Estimated Taxes Without Exemptions: \$1,700.08						

Property Improvement - Building				
Type: Residential State Code: A1 Living Area: 2,288.90sqft Value: \$53,070				
Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	RF2		1,569.50
D2	DECK 2	RF2		774.00
CP2	COVERED PORCH 2	RF2		180.00
CP1	COVERED PORCH 1	RF2		194.00
MA	MAIN AREA	RF2		719.40

Property Land							
Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
HS	HOMESITE	0.26	11,200.00	140.00	80.00	\$16,800	\$0

Property Roll Value History							
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed	
2015	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2014	\$53,070	\$16,800	\$0	\$69,870	\$0	\$69,870	
2013	\$52,350	\$16,800	\$0	\$69,150	\$0	\$69,150	
2012	\$52,350	\$16,800	\$0	\$69,150	\$0	\$69,150	
2011	\$49,730	\$16,800	\$0	\$66,530	\$0	\$66,530	
2010	\$52,110	\$16,800	\$0	\$68,910	\$0	\$68,910	
2009	\$52,110	\$16,800	\$0	\$68,910	\$0	\$68,910	
2008	\$52,110	\$14,000	\$0	\$66,110	\$0	\$66,110	
2007	\$45,940	\$16,800	\$0	\$62,740	\$0	\$62,740	

Property Deed History							
Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/3/1995	OT	Other		RUSSELL GEORGE H & SUZANNE B	265	341	