

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 7, 2015

**Applicant:** Murray Thomas Flanagan, owner

**Property:** 1027 Key St, lot 14, block 130, North Norhill Subdivision. The property includes a historic 912 square foot, one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

**Significance:** Contributing garage constructed circa 1930, located in the Norhill Historic District.

**Proposal:** Demolition – Demolish a damaged one-story garage at the rear of the lot.  
See enclosed application materials and detailed project description on p. 4-10 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -





PROPERTY LOCATION  
NORHILL HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park



**CURRENT PHOTO**



**EAST SIDE ELEVATION**

**EXISTING**



East side of garage proposed for demolition.  
View looking North.

Page 3 of 34

**WEST SIDE ELEVATION**

EXISTING



DRAFT

**NORTH (REAR) ELEVATION**

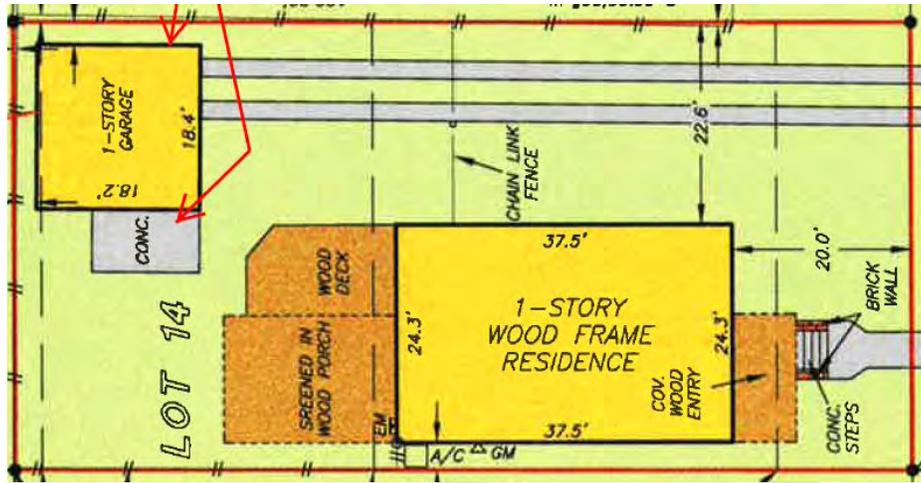
EXISTING



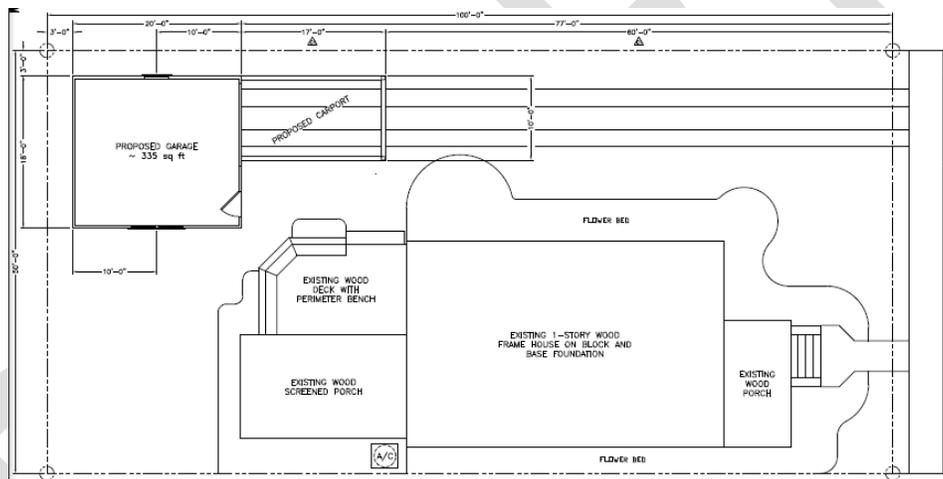


SITE PLAN

EXISTING



PROPOSED



**PUBLIC NOTICE SIGN**



DRAFT

## WRITTEN DESCRIPTION PROVIDED BY OWNER

### Description of Proposed Demolition

Propose to demolish detached garage at 1027 Key Street:

The current garage as it exists today is roughly an 18' x 18' wood frame construction with slab on grade foundation that Norhill Neighborhood Association has initially advised (Note 1) to be partially contributing to the historical character of the neighborhood. The existing structure appears to be stable at the moment, but is considered by the owner to be in a state of disrepair beyond sensible recovery for the following reasons:

1. It appears that the subgrade was not prepared adequately, as the West side of the foundation has subsided with the Western edge of the foundation at an elevation slightly below grade. During intense rains, this portion of the garage takes on water and the wood siding and framing in this area are in various states of decay as a result.
2. The slab on grade foundation was not designed (or constructed) adequately and has cracked into 5 major sections (inadequate subgrade preparation is likely contributing).
3. The design of the structure is primitive, lacking bracing and adequate header/beam designs, all contributing to the lean of the structure and various visual indications of deflection.
4. The structure and siding has suffered from termite damage.
5. Portions of the structure and siding are in various states of decay.
6. Although labeled as a garage, limited by size, the structure is not large enough to serve as a garage with the size of today's cars.
7. The current structure is also limited due to the fact that it is only possible to open 1 of the 4 gate doors. The other 3 doors have been secured into the framing to stabilize the front of the garage.

Note 1: Described as *initially advised* because only phone conversations have occurred to date, official response from NNA has not been received at this point.

### Plans to Reuse, Recycle or Salvage Materials

Pending certificate of appropriateness, the garage is to be dismantled piece by piece to recover as much salvageable material as possible. Siding that can be salvaged will be used on the rear and East side of the new structure. (Note that salvaged siding will only be used on the rear and East side if there is enough material to complete a side, i.e. old and new materials will not be mixed.) Structural members that can be salvaged will be used wherever possible. Remaining salvageable materials will be transported to the North Main Reuse Warehouse (9003 North Main).

**ATTACHMENT A**  
PROPERTY APPRAISAL

DRAFT

HILL & ASSOCIATES  
4309 SIENNA PARKWAY #600  
MISSOURI CITY, TX 77459  
281.778.1145

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May 24, 2012

ENVOY MORTGAGE LTD  
5100 WESTHEIMER RD #320  
Houston, TX  
77056

Property - 1027 KEY ST  
HOUSTON, TX 77009  
Borrower - FLANAGAN, MURRAY T  
File No. - 1205K26  
Case No. -

Dear : LENDER/ASSIGNS

In accordance with your request, I have prepared an appraisal of the real property located at 1027 KEY ST, HOUSTON, TX.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the Summary Report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 05/18/2012 is :

\$305,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

HILL & ASSOCIATES

  
\_\_\_\_\_  
JACOB CASANOVA  
TX Certification #1338514

Uniform Residential Appraisal Report

File # 1205K26

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.

Property Address **1027 KEY ST** City **HOUSTON** State **TX** Zip Code **77009**  
 Borrower **FLANAGAN, MURRAY T** Owner of Public Record **WRIGHT PHILIP B** County **HARRIS**  
 Legal Description **LT 14 BLK 130 NORTH NORHILL**  
 Assessor's Parcel # **062-109-000-0014-001** Tax Year **2012** R.E. Taxes \$ **4,095**  
 Neighborhood Name **THE HEIGHTS** Map Reference **453X** Census Tract **5114**  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ **0**  PUD HOA \$ **0**  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe)  
 Lender/Client **ENVOY MORTGAGE LTD** Address **5100 WESTHEIMER RD #320, Houston, TX 77056**  
 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 the appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). **DOM 10;SEE ADDITIONAL COMMENTS**

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. **Arms length sale;THE SALES CONTRACT WAS ANALYZED AND APPEARS TO BE A TYPICAL/STANDARD CONTRACT FOR THE MARKET.**  
 Contract Price \$ **315,000** Date of Contract **04/30/2012** Is the property seller the owner of public record?  Yes  No Data Source(s) **CONTRACT/TAX**  
 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  No  
 If Yes, report the total dollar amount and describe the items to be paid: **\$0;;NO FINANCIAL ASSISTANCE IS NOTED IN THE SALES CONTRACT PROVIDED TO THE APPRAISER.**

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

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Percent Land Use %		
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	<b>65 %</b>	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	<b>10 %</b>	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	<b>86</b>	Low	Multi-Family	<b>5 %</b>	
Neighborhood Boundaries	<b>*** See Additional Comments ***</b>							<b>1,115</b>	High	<b>112</b>	Commercial	<b>10 %</b>
								<b>335</b>	Pred.	<b>84</b>	Other	<b>10 %</b>
Neighborhood Description	<b>*** See Additional Comments ***</b>											
Market Conditions (including support for the above conclusions)	<b>*** See Additional Comments ***</b>											

Dimensions **NOT PROVIDED** Area **5000 sf** Shape **RECTANGULAR** View **N;Res;**  
 Specific Zoning Classification **DEED RESTRICTED TO SFR** Zoning Description **NO ZONING**  
 Zoning Compliance  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?  Yes  No If No, describe  
**\*\*\* See Additional Comments \*\*\***  

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	<b>ASPHALT</b>	<input checked="" type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<b>CONCRETE</b>	<input checked="" type="checkbox"/>

 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **X** FEMA Map No. **48201C0670L** FEMA Map Date **06/18/2007**  
 Are the utilities and off-site improvements typical for the market area?  Yes  No. If No, describe  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe  
**\*\*\* See Additional Comments \*\*\***

General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	<b>PIER&amp;BM/AVG</b>	Floors	<b>WOOD/TILE/GD</b>		
# of Stories <b>1.00</b>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	<b>WOOD/GD</b>	Walls	<b>SHEETROCK/GD</b>		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area <b>0</b> sq. ft.	Roof Surface	<b>COMP/GD</b>	Trim/Finish	<b>WOOD/GD</b>		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>0 %</b>	Gutters & Downspouts	<b>NONE</b>	Bath Floor	<b>TILE/GD</b>		
Design (Style) <b>BUNGALOW</b>	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	<b>ALUM/GD</b>	Bath Wainscot	<b>TILE/GD</b>		
Year Built <b>1930</b>	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	<b>NONE</b>	Car Storage	<input type="checkbox"/> None		
Effective Age (Yrs) <b>15</b>	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	<b>MESH/GD</b>	<input checked="" type="checkbox"/> Driveway # of Cars <b>2</b>			
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s)# <b>0</b>	Driveway Surface	<b>CONCRETE</b>		
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel <b>GAS</b>	<input type="checkbox"/> Fireplace(s)# <b>0</b>	<input checked="" type="checkbox"/> Fence <b>CONC</b>	<input checked="" type="checkbox"/> Garage # of Cars <b>2</b>			
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck <b>WD</b>	<input checked="" type="checkbox"/> Porch <b>CONC</b>	Carport # of Cars <b>0</b>			
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	Pool <b>NONE</b>	<input type="checkbox"/> Other <b>NONE</b>	Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in			
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)							

Finished area above grade contains: **5** Rooms **2** Bedrooms **1.0** Bath(s) **916** Square Feet of Gross Living Area Above Grade  
 Additional features (special energy efficient items, etc.) **\*\*\* See Additional Comments \*\*\***  
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **C3;Kitchen-updated-one to five years ago;Bathrooms-updated-one to five years ago;THE SUBJECT IS AN EXISTING DWELLING IN GOOD CONDITION. NO APPARENT PHYSICAL, FUNCTIONAL, OR EXTERNAL INADEQUACIES ARE NOTED. NO APPARENT ADVERSE INFLUENCES WERE NOTED. THE PROPERTY HAS BEEN WELL MAINTAINED. UPON INSPECTION, THE SUBJECT'S UTILITIES WERE ON, AND APPEAR TO BE FULLY FUNCTIONAL.**  
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe  
**NO APPARENT ADVERSE ENVIRONMENTAL CONDITIONS WERE NOTED. THE APPRAISER IS NOT AN ENVIRONMENTAL EXPERT. SEE STATEMENT OF LIMITING CONDITIONS.**  
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe  
**THE SUBJECT CONFORMS TO THE NEIGHBORHOOD IN TERMS OF STYLE, GLA, AND QUALITY. IT SHOULD BE NOTED, THERE ARE LIMITED "MODERN" STYLED HOMES IN THE MARKET AREA.**

Uniform Residential Appraisal Report

File # 1205K26

There are **11** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **229,000** to \$ **350,000**  
 There are **87** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **122,000** to \$ **385,000**

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
1027 KEY ST Address	HOUSTON, TX 77009	217 TEETSHORN ST HOUSTON, TX 77009			1002 ALGREGG ST HOUSTON, TX 77009			947 REDAN ST HOUSTON, TX 77009		
Proximity to Subject		0.82 miles SE			0.36 miles N			0.15 miles SE		
Sale Price	\$ 315,000	\$ 300,000			\$ 300,000			\$ 319,000		
Sale Price/Gross Liv. Area	\$ 343.89 sq. ft.	\$ 292.40 sq. ft.			\$ 277.26 sq. ft.			\$ 297.30 sq. ft.		
Data Source(s)		HAR MLS#66393430;DOM 12			HAR MLS#32310994;DOM 163			HAR MLS#28883307;DOM 2		
Verification Source(s)		HCAD			HCAD			HCAD		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	
Sale or Financing		ArmLth		ArmLth		ArmLth		ArmLth		
Concessions		Conv;0		0 Conv;0		Conv;0		Conv;0	0	
Date of Sale/Time		s03/12;c02/12		s04/12;c03/12		s05/12;c04/12		s05/12;c04/12		
Location	N;Res;	N;Res;		N;Res;		N;Res;		N;Res;		
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE		FEE SIMPLE		
Site	5000 sf	4419 sf		5200 sf	0	6250 sf	0	6250 sf	-15,000	
View	N;Res;	N;Res;		N;Res;		N;Res;		N;Res;		
Design (Style)	BUNGALOW	BUNGALOW		BUNGALOW		BUNGALOW		BUNGALOW		
Quality of Construction	Q3	Q3		Q3		Q4		Q4	+10,000	
Actual Age	82	72	0	92	0	87	0	87	0	
Condition	C3	C3		C3		C3		C3		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Room Count	5 2 1.0	5 2 1.0		5 2 1.0		5 2 1.0		5 2 1.0		
Gross Living Area	916 sq. ft.	1,026 sq. ft.	-5,500	1,082 sq. ft.	-8,300	1,073 sq. ft.	-7,850	1,073 sq. ft.	-7,850	
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf		0sf		
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE		AVERAGE		
Heating/Cooling	CENTRAL	CENTRAL		CENTRAL		CENTRAL		CENTRAL		
Energy Efficient Items	INSULATION	INSULATION		INSULATION		INSULATION		INSULATION		
Garage/Carport	2 CAR GAR	NONE	+5,000	1 CAR GAR	+2,500	2 CAR GAR		2 CAR GAR		
Porch/Patio/Deck	PORCH/PATIO*	PORCH/PATIO*		PORCH/PATIO	+5,000	PORCH/PATIO	+5,000	PORCH/PATIO	+5,000	
FIREPLACE	NONE	NONE		WB-1	-500	WB-1	-500	WB-1	-500	
FENCE/POOL	FENCE/NONE	FENCE/NONE		FENCE/NONE		FENCE/NONE		FENCE/NONE		
GARAGE APT.	NONE	NONE		NONE		GARAGE APT	-5,000	GARAGE APT	-5,000	
Net Adjustment (Total)			\$ -500		\$ -1,300		\$ -13,350		\$ -13,350	
Adjusted Sale Price of Comparables		Net Adj. 0.17 % Gross Adj. 3.50 %	\$ 299,500	Net Adj. 0.43 % Gross Adj. 5.43 %	\$ 298,700	Net Adj. 4.18 % Gross Adj. 13.59 %	\$ 305,700	Net Adj. 4.18 % Gross Adj. 13.59 %	\$ 305,700	

SALES COMPARISON APPROACH

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain **THE SALES HISTORY OF THE SUBJECT AND COMPARABLES WERE RESEARCHED PER TAX AND MLS RECORDS.**

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.  
 Data Source(s) **MLS/TAX RECORDS**

My research  did  did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.  
 Data Source(s) **MLS/TAX RECORDS**

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

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	HAR MLS/TAX	HAR MLS/TAX	HAR MLS/TAX	HAR MLS/TAX
Effective Date of Data Source(s)	05/15/2012	05/15/2012	05/15/2012	05/15/2012

Analysis of prior sale or transfer history of the subject property and comparable sales **THE SUBJECT HAS NOT SOLD IN THE PAST 36 MONTHS PER TAX RECORDS / MLS. THE COMPS HAVE NOT PREVIOUSLY SOLD IN THE PAST 12 MONTHS PER MLS / TAX RECORDS.**

Summary of Sales Comparison Approach **\*\*\* See Additional Comments \*\*\***

Indicated Value by Sales Comparison Approach \$ **305,000**  
 Indicated Value by: Sales Comparison Approach \$ **305,000** Cost Approach (if developed) \$ **308,648** Income Approach (if developed) \$ **0**

**THE SALES COMPARISON APPROACH IS GIVEN THE MOST WEIGHT IN THE FINAL VALUE ESTIMATE. THE COST APPROACH SUPPORTS THE MARKET APPROACH, AND THE INCOME APPROACH IS NOT UTILIZED AS THE SUBJECT IS OWNER OCCUPIED. RENTAL DATA FOR THE SUBJECT NEIGHBORHOOD IS ALSO LIMITED.**

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: **REASONABLE EXPOSURE TIME IS +/-120 DAYS. THE SUBJECT IS APPRAISED "AS IS" IN OVERALL GOOD CONDITION.**  
 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 **\$ 305,000**, as of **05/18/2012**, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

File # 1205K26

ADDITIONAL COMMENTS

**DEFINITION OF INSPECTION:**

THE TERM "INSPECTION", AS USED IN THIS REPORT, IS NOT THE SAME LEVEL OF INSPECTION THAT IS REQUIRED FOR A "PROFESSIONAL HOME INSPECTION". THE APPRAISER DOES NOT FULLY INSPECT THE ELECTRICAL SYSTEM, PLUMBING SYSTEM, MECHANICAL SYSTEMS, FOUNDATION SYSTEM, FLOOR STRUCTURE, OR SUBFLOOR. THE APPRAISER IS NOT AN EXPERT IN CONSTRUCTION MATERIALS AND THE PURPOSE OF THE APPRAISAL IS TO MAKE AN ECONOMIC EVALUATION OF THE SUBJECT PROPERTY. IF THE CLIENT NEEDS A MORE DETAILED INSPECTION OF THE PROPERTY, A HOME INSPECTION, BY A PROFESSIONAL HOME INSPECTOR, IS SUGGESTED.

**DIGITAL SIGNATURES:**

THE SIGNATURE(S) AFFIXED TO THIS REPORT, AND CERTIFICATION, WERE APPLIED BY THE ORIGINAL APPRAISER(S) OR SUPERVISORY APPRAISER AND REPRESENT THEIR ACKNOWLEDGEMENTS OF THE FACTS, OPINIONS AND CONCLUSIONS FOUND IN THE REPORT. EACH APPRAISER(S) APPLIED HIS OR HER SIGNATURE ELECTRONICALLY USING A PASSWORD ENCRYPTED METHOD. HENCE THESE SIGNATURES HAVE MORE SAFEGUARDS AND CARRY THE SAME VALIDITY AS THE INDIVIDUAL'S HAND APPLIED SIGNATURE. IF THE REPORT HAS A HAND-APPLIED SIGNATURE, THIS COMMENT DOES NOT APPLY.

**INTENDED USE :**

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR 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.

**COST APPROACH:**

THE COST APPROACH IN THIS APPRAISAL IS PREPARED FOR THE LENDER/CLIENT, AND SHOULD NOT BE UTILIZED OR RELIED ON FOR INSURANCE PURPOSES.

05/24/2012 - THE APPRAISER REVIEWED THE COMPS / ADJUSTMENTS UTILIZED IN THIS REPORT AT THE INTENDED USER'S REQUEST. A QUALITY ADJUSTMENT WAS ADDED TO COMP #3 TO COMPENSATE FOR THE SUBJECT'S REMODELED KITCHEN. A LOT ADJUSTMENT WAS ALSO ADDED AFTER FURTHER REVIEW. LOT SALES ARE IN THE WORKFILE TO SUPPORT THE ADJUSTMENT. THE APPRAISED VALUE DID NOT CHANGE FROM \$305,000.

**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)

LAND VALUE WAS ESTIMATED FROM SIMILAR SALES FROM THE SUBJECT'S MARKET AREA, AND EXTRACTION. SOURCES INCLUDE: HOUSTON ASSOCIATION OF REALTOR'S MLS AND COUNTY TAX RECORDS.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE.....	= \$	175,000
Source of cost data <b>MARSHALL &amp; SWIFT</b>	Dwelling <b>916</b> Sq. Ft. @ \$ <b>160.00</b>	= \$	146,560
Quality rating from cost service <b>GOOD</b> Effective date of cost data <b>CURRENT</b>	<b>BSMT</b> Sq. Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Garage/Carport <b>400</b> Sq. Ft. @ \$ <b>20.00</b>	= \$	8,000
<b>COST FIGURES WERE OBTAINED FROM THE MARSHALL/SWIFT COST GUIDE. LAND VALUE IS OBTAINED BY EXTRACTION. THE SUBJECT LAND VALUE IS TYPICAL FOR THE HEIGHTS MARKET AREA (+/- 57%) DUE TO IT'S CLOSE PROXIMITY TO DOWNTOWN HOUSTON.</b>	Total Estimate of Cost-New	= \$	154,560
	Less Physical Functional External		
	Depreciation <b>30,912</b>	= \$ (	30,912)
	Depreciated Cost of Improvements.....	= \$	123,648
	'As-is' Value of Site Improvements.....	= \$	10,000
		= \$	
Estimated Remaining Economic Life (HUD and VA only) <b>60</b> Years	Indicated Value By Cost Approach.....	= \$	308,648

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

Estimated Monthly Market Rent \$ **X** Gross Rent Multiplier = \$ **0** Indicated Value by Income Approach  
Summary of Income Approach (including support for market rent and GRM)

**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 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

## Uniform Residential Appraisal Report

File # 1205K26

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.

## Uniform Residential Appraisal Report

File # 1205K26

**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.

Uniform Residential Appraisal Report

File # 1205K26

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).

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 JACOB CASANOVA  
 Company Name HILL & ASSOCIATES  
 Company Address 4309 SIENNA PARKWAY #600  
MISSOURI CITY, TX 77459  
 Telephone Number 281.778.1145  
 Email Address [REDACTED]  
 Date of Signature and Report 05/24/2012  
 Effective Date of Appraisal 05/18/2012  
 State Certification # 1338514  
 or State License # \_\_\_\_\_  
 or Other \_\_\_\_\_ State # \_\_\_\_\_  
 State TX  
 Expiration Date of Certification or License 09/30/2013

ADDRESS OF PROPERTY APPRAISED  
1027 KEY ST  
HOUSTON, TX 77009  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 305,000  
 LENDER/CLIENT  
 Name No AMC  
 Company Name ENVOY MORTGAGE LTD  
 Company Address 5100 WESTHEIMER RD #320  
Houston, TX 77056  
 Email Address [REDACTED]

**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 \_\_\_\_\_

**ADDITIONAL COMPARABLES**

Borrower <b>FLANAGAN, MURRAY T</b>															
Property Address <b>1027 KEY ST</b>															
City <b>HOUSTON</b>			County <b>HARRIS</b>			State <b>TX</b>		Zip Code <b>77009</b>							
Lender/Client <b>ENVOY MORTGAGE LTD</b>															
FEATURE	SUBJECT			COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6					
<b>1027 KEY ST</b>				<b>715 PIZER ST</b>			<b>1109 E 7TH ST</b>			<b>815 W MELWOOD ST</b>					
Address	<b>HOUSTON, TX 77009</b>			<b>HOUSTON, TX 77009</b>			<b>HOUSTON, TX 77009</b>			<b>HOUSTON, TX 77009</b>					
Proximity to Subject				<b>0.35 miles NE</b>			<b>0.56 miles S</b>			<b>0.29 miles NE</b>					
Sale Price	\$ <b>315,000</b>			\$ <b>285,000</b>			\$ <b>354,000</b>			\$ <b>325,000</b>					
Sale Price/Gross Liv. Area	\$ <b>343.89</b> sq. ft.			\$ <b>299.06</b> sq. ft.			\$ <b>274.84</b> sq. ft.			\$ <b>337.14</b> sq. ft.					
Data Source(s)				<b>HAR MLS#89321674;DOM 39</b>			<b>HAR MLS#47808294;DOM 29</b>			<b>HAR MLS#5748361;DOM 27</b>					
Verification Source(s)				<b>HCAD</b>						<b>HCAD</b>					
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-)\$ Adjustment			DESCRIPTION			+(-)\$ Adjustment		
Sale or Financing				<b>ArmLth</b>						<b>ArmLth</b>					
Concessions				<b>Conv;0</b>			<b>0</b>			<b>Conv;4000</b>			<b>-4,000</b>		
Date of Sale/Time				<b>s05/12;c04/12</b>						<b>s04/12;c03/12</b>					
Location	<b>N;Res;</b>			<b>N;Res;</b>						<b>N;Res;</b>					
Leasehold/Fee Simple	<b>FEE SIMPLE</b>			<b>FEE SIMPLE</b>						<b>FEE SIMPLE</b>					
Site	<b>5000 sf</b>			<b>5616 sf</b>			<b>0</b>			<b>6600 sf</b>			<b>-15,000</b>		
View	<b>N;Res;</b>			<b>N;Res;</b>						<b>N;Res;</b>					
Design (Style)	<b>BUNGALOW</b>			<b>BUNGALOW</b>						<b>BUNGALOW</b>					
Quality of Construction	<b>Q3</b>			<b>Q4</b>			<b>+10,000</b>			<b>Q3</b>					
Actual Age	<b>82</b>			<b>92</b>			<b>0</b>			<b>92</b>			<b>0</b>		
Condition	<b>C3</b>			<b>C3</b>						<b>C3</b>					
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths
Room Count	<b>5</b>	<b>2</b>	<b>1.0</b>	<b>5</b>	<b>2</b>	<b>1.0</b>	<b>5</b>	<b>2</b>	<b>2.0</b>	<b>-5,000</b>	<b>5</b>	<b>2</b>	<b>1.0</b>		
Gross Living Area	<b>916</b>		sq. ft.	<b>953</b>		sq. ft.	<b>0</b>	<b>1,288</b>		sq. ft.	<b>-18,600</b>	<b>964</b>		sq. ft.	<b>0</b>
Basement & Finished Rooms Below Grade	<b>0sf</b>			<b>0sf</b>			<b>0</b>			<b>0sf</b>			<b>0sf</b>		
Functional Utility	<b>AVERAGE</b>			<b>AVERAGE</b>						<b>AVERAGE</b>			<b>AVERAGE</b>		
Heating/Cooling	<b>CENTRAL</b>			<b>CENTRAL</b>						<b>CENTRAL</b>			<b>CENTRAL</b>		
Energy Efficient Items	<b>INSULATION</b>			<b>INSULATION</b>						<b>INSULATION</b>			<b>INSULATION</b>		
Garage/Carport	<b>2 CAR GAR</b>			<b>1 CAR GAR</b>			<b>+2,500</b>			<b>3 CAR GAR</b>			<b>-2,500</b>		
Porch/Patio/Deck	<b>PORCH/PATIO*</b>			<b>PORCH/PATIO</b>			<b>+5,000</b>			<b>PORCH/PATIO</b>			<b>+5,000</b>		
FIREPLACE	<b>NONE</b>			<b>WB-1</b>			<b>-500</b>			<b>WB-1</b>			<b>-500</b>		
FENCE/POOL	<b>FENCE/NONE</b>			<b>FENCE/NONE</b>						<b>FENCE/NONE</b>			<b>FENCE/POOL</b>		
GARAGE APT.	<b>NONE</b>			<b>NONE</b>						<b>GARAGE APT</b>			<b>-5,000</b>		
Net Adjustment (Total)				<b>X + -</b>			<b>\$ 17,000</b>			<b>- X -</b>			<b>\$ -45,600</b>		
Adjusted Sale Price of Comparables				Net Adj. <b>5.96</b> %						Net Adj. <b>12.88</b> %			Net Adj. <b>3.08</b> %		
				Gross Adj. <b>6.32</b> %			<b>\$ 302,000</b>			Gross Adj. <b>15.71</b> %			<b>\$ 308,400</b>		

ITEM	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	<b>HAR MLS/TAX</b>	<b>HAR MLS/TAX</b>	<b>HAR MLS/TAX</b>	<b>HAR MLS/TAX</b>
Effective Date of Data Source(s)	<b>05/15/2012</b>	<b>05/15/2012</b>	<b>05/15/2012</b>	<b>05/15/2012</b>

Comment on Sales Comparison **COMPS #4-6 ARE UTILIZED AS ADDITIONAL SUPPORT. COMPS #4 AND #5 ARE CLOSED SALES, WHILE COMP #6 IS A PENDING SALE. ALL ARE FROM THE SUBJECT'S HEIGHTS MARKET AREA.**

## ADDITIONAL COMMENTS

Borrower or Owner **FLANAGAN, MURRAY T**Property Address **1027 KEY ST**City **HOUSTON**County **HARRIS**State **TX**Zip Code **77009**Lender or Client **ENVOY MORTGAGE LTD****DATA ON SUBJECT SALE OFFERINGS**

PER HAR MLS#76158651, THE SUBJECT IS CURRENTLY LISTED IN THE HOUSTON ASSOCIATION OF REALTOR'S MLS FOR \$325,000.

NO OTHER SALES OR LISTINGS ARE NOTED IN THE PAST 12 MONTHS PER MLS / TAX RECORDS.

**NEIGHBORHOOD BOUNDARIES**

THE SUBJECT NEIGHBORHOOD IS BOUND BY LOOP 610 TO THE NORTH, IH - 45 TO THE EAST, IH-10 TO THE SOUTH, AND SHEPHERD ST TO THE WEST.

**NEIGHBORHOOD DESCRIPTION**

THE SUBJECT IS LOCATED IN THE "HISTORIC" HEIGHTS MARKET AREA IN HOUSTON, TEXAS. THE DEVELOPMENT IS WELL ESTABLISHED +/- 110 YEARS OLD AND HAS AN ACTIVE RESALE MARKET. MANY OLDER HOMES ARE BEING RAZED FOR NEW SINGLE FAMILY RESIDENCES AND TOWNHOMES. THIS TREND IS EXPECTED TO CONTINUE FOR SEVERAL YEARS. ADDITIONALLY, THE HEIGHTS DEVELOPMENT HAS BOTH RESTRICTED AND UNRESTRICTED SECTIONS. ALL RESIDENTIAL AMENITIES ARE LOCATED NEARBY INCLUDING SCHOOLS, SHOPPING, FREEWAYS, RECREATIONAL FACILITIES, AND EMPLOYMENT CENTERS.

**MARKET CONDITIONS**

ACCORDING TO MLS, THERE ARE CURRENTLY 94 ACTIVE LISTINGS, 25 PENDING SALES, AND 156 SALES IN THE PAST YEAR FROM THE SUBJECT'S AFOREMENTIONED NEIGHBORHOOD BOUNDARIES. THIS INDICATES AN ABSORPTION RATE OF +/- 13 SALES PER MONTH WITH A +/- 7 MONTHS SUPPLY OF HOMES REMAINING. TYPICAL MARKETING TIMES IN THE SUBJECTS MARKET AREA ARE 3-6 MONTHS FOR COMPETELY PRICED HOMES. SELLERS TYPICALLY PAY A PORTION OF THE BUYERS CLOSING COSTS (1-3) POINTS.

CURRENTLY, THE SUBJECT NEIGHBORHOOD APPEARS TO BE A STABLE MARKET AREA. SEE ATTACHED MARKET CONDITIONS ADDENDUM FOR DETAILS.

**HIGHEST AND BEST USE**

THE SUBJECT NEIGHBORHOOD HAS DEED RESTRICTIONS IN LIEU OF ZONING. THIS IS TYPICAL FOR THE MARKET AREA.

THE STANDARD SCOPE OF THE APPRAISAL PRACTICE DOES NOT REQUIRE THE APPRAISER TO INVESTIGATE THE LEGALITY OF THE CONSTRUCTION OF ANY OF THE SUBJECT STRUCTURES. THIS APPRAISAL ASSUMES THAT THE EXISTING IMPROVEMENTS HAD APPROPRIATE BUILDING PERMITS OBTAINED DURING THE CONSTRUCTION PROCESS.

**ADVERSE SITE CONDITIONS AND/OR EXTERNAL FACTORS**

THE SUBJECT IS LOCATED ON A TYPICAL SIZE INTERIOR LOT FOR THE NEIGHBORHOOD. NO APPARENT ADVERSE EASEMENTS OF ENCROACHMENTS ARE NOTED. NO APPARENT ADVERSE INFLUENCES ARE NOTED. THE SUBJECT'S GRADING APPEARS TO BE ADEQUATE/TYPICAL FOR THE MARKET AREA.

THE SUBJECT'S SITE SURVEY GOVERNS THE PROPERTY'S SITE SIZE, DIMENSIONS, AND FINAL FLOOD ZONE DETERMINATION.

**ADDITIONAL FEATURES**

PORCH, ENCLOSED PATIO, FENCE, CROWN MOULDINGS, CEILING FANS, HARDWOOD FLOORS, GRANITE KITCHEN COUNTERTOPS, CUSTOM BACKSPLASH, UPGRADED KITCHEN CABINETS, CUSTOM WOODWORK, STAINLESS APPLIANCES, AND A CLAWFOOT BATH TUB.

**SALES COMPARISON APPROACH**

ALL SALES ARE VERIFIED CLOSED. DATES IN MARKET GRID ARE SETTLE / CONTRACT DATES. GLA ADJUSTED @ \$50 PER SQUARE FOOT. UNLESS OTHERWISE NOTED, ALL SELLER CONTRIBUTIONS (EXCEPT FOR OWNER'S TITLE POLICY) ARE DEDUCTED FROM THE COMPARABLE'S SALES PRICES.

ALL SALES ARE AMONG THE MOST RECENT AND SIMILAR SALES FROM THE SUBJECT NEIGHBORHOOD OF THE HEIGHTS.

COMP #1 ADJUSTED FOR GLA, AND GARAGE COUNT.

COMP #2 ADJUSTED FOR GLA, PATIO, AND GARAGE COUNT.

COMP #3 ADJUSTED FOR GLA, PATIO, AND GARAGE APT.

SEE COMPS #4 - 6 FOR ADDITIONAL SUPPORT.

CONDITION ADJUSTMENTS IN THE MARKET DATA GRID ALSO INCLUDE ANY DIFFERENCES IN EFFECTIVE AGE BETWEEN THE SUBJECT AND THE COMP BEING ADJUSTED.

NO ADJUSTMENT IS WARRANTED FOR DIFFERENCES IN BEDROOM COUNT OR 1 VS 2 STORY DESIGN AS THERE IS NO MEASURABLE DIFFERENCE IN THE MARKET.

THE SUBJECT'S DOMINANT FEATURES ARE IT'S GLA AND LOCATION. ALL COMPS RECEIVED EQUAL WEIGHT IN THE FINAL VALUE ESTIMATE. THE FINAL VALUE ESTIMATE IS BASED UPON 3-6 MONTHS MARKETING TIME.

**ADDITIONAL COMMENTS**  
Page 2

Borrower or Owner **FLANAGAN, MURRAY T**

Property Address **1027 KEY ST**

City **HOUSTON** County **HARRIS** State **TX** Zip Code **77009**

Lender or Client **ENVOY MORTGAGE LTD**

**Market Conditions Addendum to the Appraisal Report** File No. 1205K26

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 **1027 KEY ST** City **HOUSTON** State **TX** ZIP Code **77009**  
 Borrower **FLANAGAN, MURRAY T**

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		
				Increasing	Stable	Declining
Total # of Comparable Sales (Settled)	43	17	28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Absorption Rate (Total Sales/Months)	7.17	5.67	9.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total # of Comparable Active Listings	UNAVAIL	UNAVAIL	11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Months of Housing Supply (Total Listings/Ab.Rate)	UNAVAIL	UNAVAIL	1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	275,000	248,000	264,500	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Comparable Sales Days on Market	31	42	25.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Comparable List Price	279,000	260,000	273,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Comparable Listings Days on Market	UNAVAIL	UNAVAIL	91	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Median Sale Price as % of List Price	97.00	96.00	98.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.). **SELLER CONCESSIONS APPEAR TO BE STABLE IN THE MARKET AREA FOR THE PAST 12 MONTHS. SELLER'S TYPICALLY CONTRIBUTE 0-3% OF THE SALES PRICE TOWARDS THE BUYER'S CLOSING COSTS AND/OR PREPAID ITEMS. UNLESS OTHERWISE NOTED, ALL SELLER CONTRIBUTIONS (EXCEPT FOR OWNER'S TITLE POLICY) ARE ADJUSTED FOR IN THE MARKET GRID.**

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).  
**FORECLOSURE SALES ARE NOT A SIGNIFICANT FACTOR IN THE SUBJECT MARKET AT THIS TIME.**

Cite data sources for above information. **DATA FROM THE HOUSTON ASSOCIATION OF REALTOR'S MLS WAS UTILIZED FOR THE AFOREMENTIONED STATISTICS. IT SHOULD BE NOTED HAR'S MLS DOES NOT PROVIDE ACTIVE LISTING INFO FOR PAST TIME PERIODS. THEREFORE, SOME AREAS OF THE MARKET CONDITIONS ADDENDUM MAY BE LABELLED UNAVAILABLE.**  
 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 SUBJECT NEIGHBORHOOD HAS STABLE SALES PRICES AND LIST PRICES OVER THE LAST 12 MONTHS. IT APPEARS TO BE A STABLE MARKET. THIS IS ALSO EVIDENCED BY CONSISTENT MARKETING TIMES OF LESS THAN 60 DAYS.**

CONDO/COOP 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		
				Increasing	Stable	Declining
Total # of Comparable Sales (Settled)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Absorption Rate (Total Sales/Months)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total # of Active Comparable Listings				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Signature   
 Appraiser Name **JACOB CASANOVA**  
 Company Name **HILL & ASSOCIATES**  
 Company Address **4309 Sienna Pkwy #600, Missouri City, TX 77459**  
 State License/Certification # **1338514** State **TX**  
 Email Address \_\_\_\_\_

Signature \_\_\_\_\_  
 Appraiser Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 State License/Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Email Address \_\_\_\_\_

# Location Map

Borrower or Owner **FLANAGAN, MURRAY T**  
 Property Address **1027 KEY ST**  
 City **HOUSTON** County **HARRIS** State **TX** Zip Code **77009**  
 Client **ENVOY MORTGAGE LTD**



**Subject**  
 1027 KEY ST  
 HOUSTON, TX 77009

**Comp 2**  
 1002 ALGREGG ST  
 HOUSTON, TX 77009  
 0.38 miles N  
 \$300,000

**Comp 6**  
 815 W MELWOOD ST  
 HOUSTON, TX 77009  
 0.29 miles NE  
 \$325,000

**Comp 4**  
 715 PIZER ST  
 HOUSTON, TX 77009  
 0.35 miles NE  
 \$285,000

**Comp 5**  
 1109 E 7TH ST  
 HOUSTON, TX 77009  
 0.66 miles S  
 \$354,000

**Comp 3**  
 947 REDAN ST  
 HOUSTON, TX 77009  
 0.15 miles SE  
 \$319,000

**Comp 1**  
 217 TEETSHORN ST  
 HOUSTON, TX 77009  
 0.82 miles SE  
 \$300,000

# FLOOD MAP

Borrower or Owner **FLANAGAN, MURRAY T**  
 Property Address **1027 KEY ST**  
 City **HOUSTON** County **HARRIS** State **TX** Zip Code **77009**  
 Client **ENVOY MORTGAGE LTD**



## Flood Zones

- |   |  |
|---|--|
|  Areas inundated by 500-year flooding                      |  Floodway areas                                   |
|  Areas outside of the 100- and 500-year flood plains       |  Floodway areas with velocity hazard              |
|  Areas inundated by 100-year flooding                      |  Areas of undetermined but possible flood hazards |
|  Areas inundated by 100-year flooding with velocity hazard |  Areas not mapped on any published FIRM           |

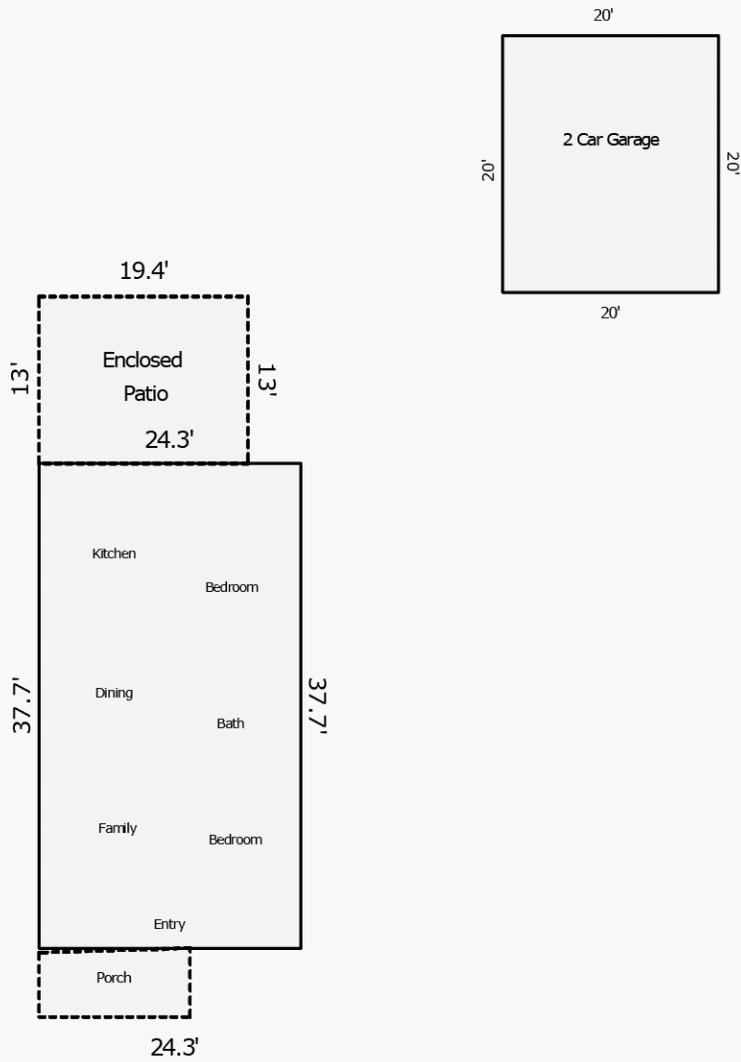
## Flood Zone Determination

Latitude: 29.791693  
 Longitude: -95.384796  
 Community Name:  
**HOUSTON, CTY/FT. BEND & HARRIS CO'**  
 Community: 480296  
 SFHA (Flood Zone): *Out*  
 Within 250 ft. of multiple flood zones: *No*  
 Zone: *X*  
 Panel: 0670L Panel Date: 06/18/2007  
 FIPS Code: 48201 Census Tract: 5114

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. NEITHER FIRST AMERICAN FLOOD DATA SERVICES NOR THE SELLER OF THIS REPORT MAKES ANY REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Neither FARES nor the seller of this Report shall have any liability to any third party for any use or misuse of this Report.

# SKETCH ADDENDUM

Borrower or Owner <b>FLANAGAN, MURRAY T</b>			
Property Address <b>1027 KEY ST</b>			
City <b>HOUSTON</b>	County <b>HARRIS</b>	State <b>TX</b>	Zip Code <b>77009</b>
Client <b>ENVOY MORTGAGE LTD</b>			



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	916.1	916.1
GAR	Garage	400.0	400.0
P/P	Porch	252.2	
	Porch	72.4	324.6
<b>Net LIVABLE Area</b>		(rounded)	<b>916</b>

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor	24.3 x 37.7	916.1
1 Item	(rounded)	<b>916</b>

**PHOTOGRAPH ADDENDUM**

Borrower or Owner **FLANAGAN, MURRAY T**

Property Address **1027 KEY ST**

City **HOUSTON**

County **HARRIS**

State **TX**

Zip Code **77009**

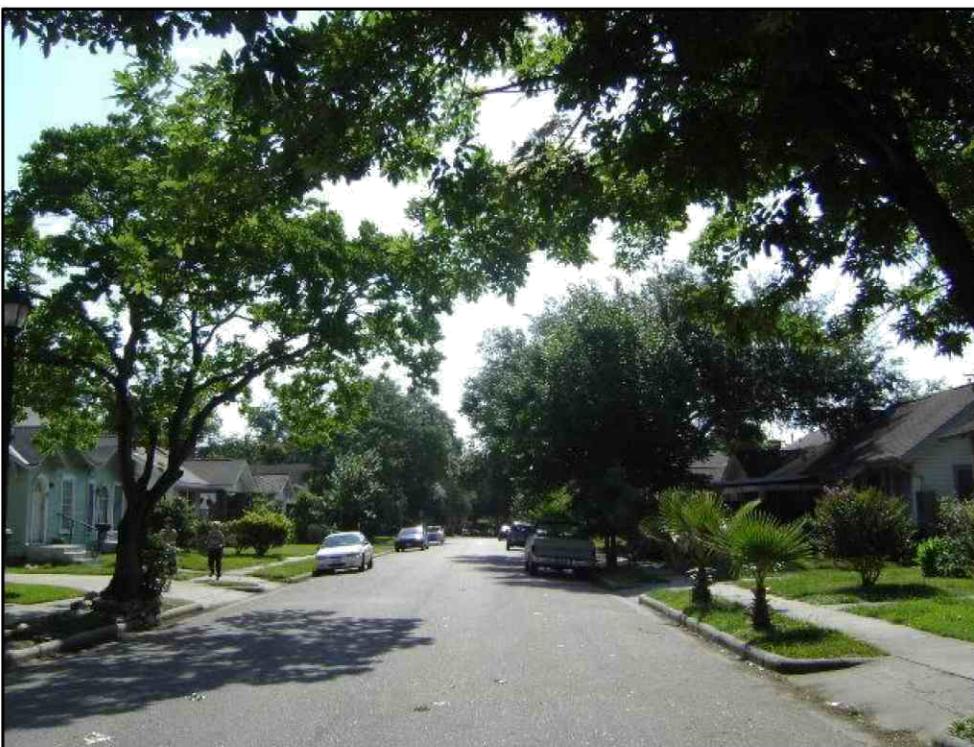
Client **ENVOY MORTGAGE LTD**



**FRONT VIEW OF  
SUBJECT PROPERTY**



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE OF  
SUBJECT PROPERTY**

**PHOTOGRAPH ADDENDUM**

Borrower or Owner **FLANAGAN, MURRAY T**

Property Address **1027 KEY ST**

City **HOUSTON**

County **HARRIS**

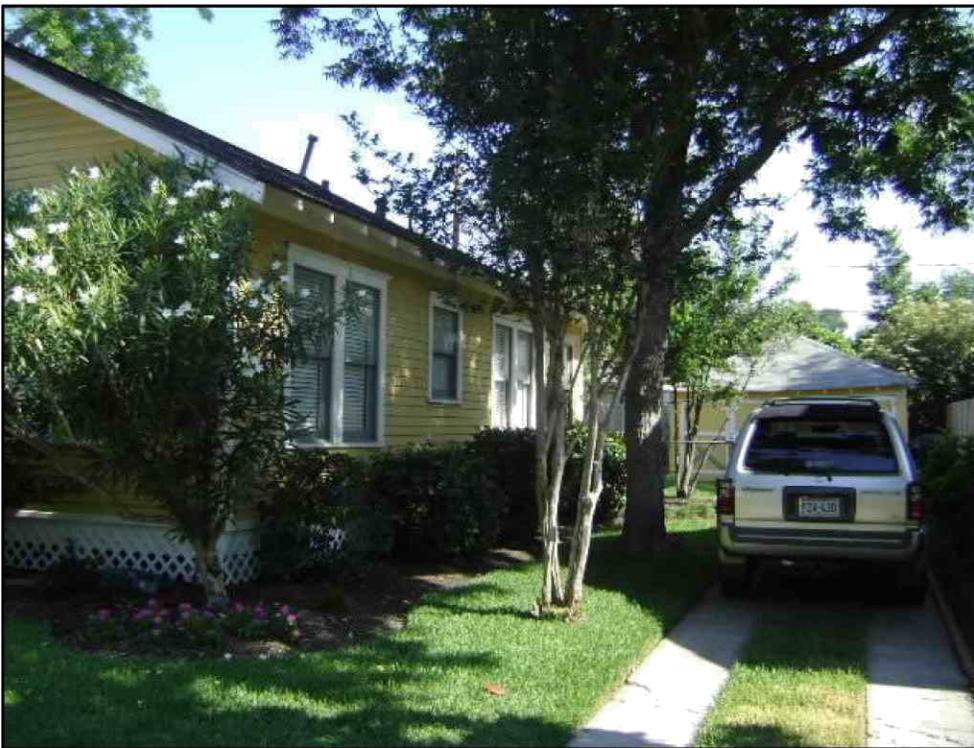
State **TX**

Zip Code **77009**

Client **ENVOY MORTGAGE LTD**



**1027 KEY ST  
SUBJECT SIDE VIEW**



**1027 KEY ST  
SUBJECT SIDE VIEW**



**1027 KEY ST  
GARAGE**

**PHOTOGRAPH ADDENDUM**

Borrower or Owner **FLANAGAN, MURRAY T**

Property Address **1027 KEY ST**

City **HOUSTON**

County **HARRIS**

State **TX**

Zip Code **77009**

Client **ENVOY MORTGAGE LTD**



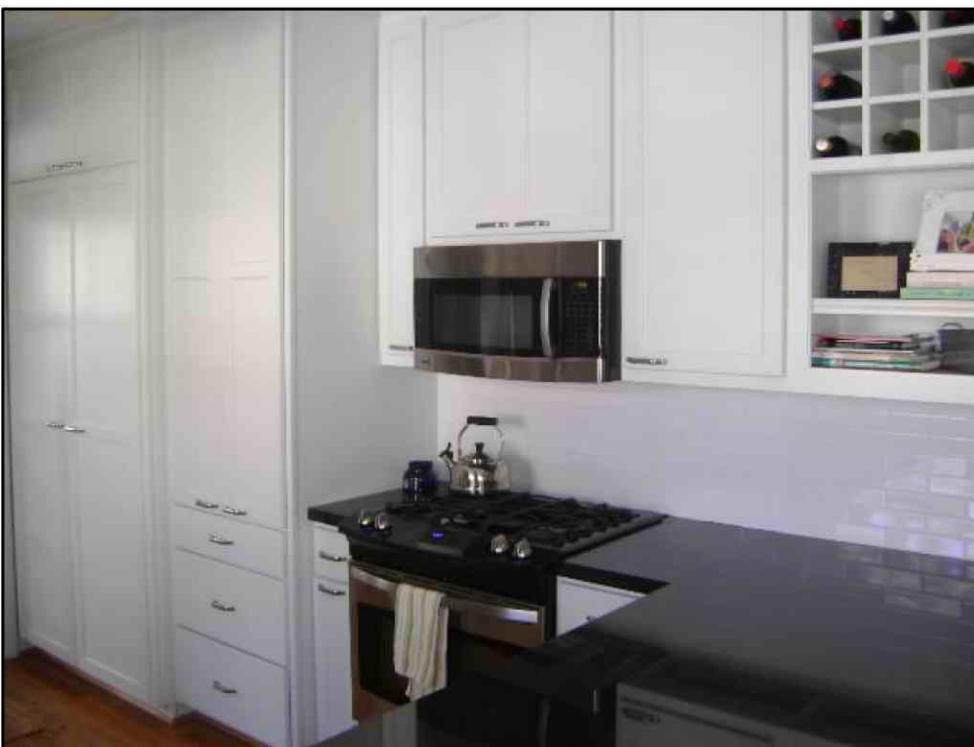
**1027 KEY ST**

**BATH**



**1027 KEY ST**

**KITCHEN**



**1027 KEY ST**

**KITCHEN**

**PHOTOGRAPH ADDENDUM**

Borrower or Owner **FLANAGAN, MURRAY T**

Property Address **1027 KEY ST**

City **HOUSTON**

County **HARRIS**

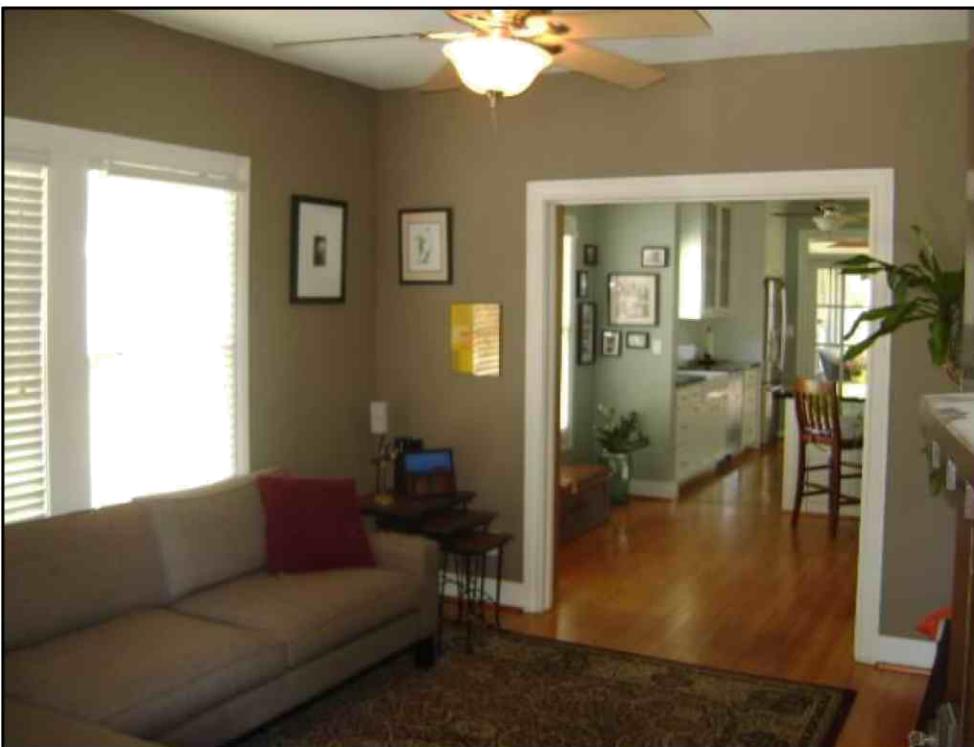
State **TX**

Zip Code **77009**

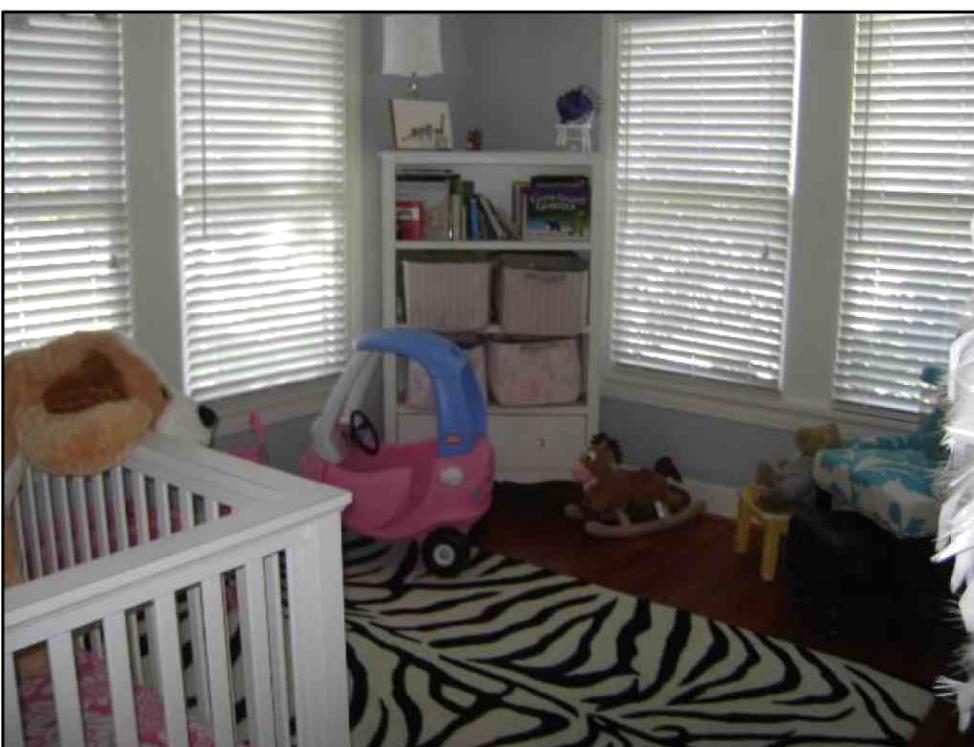
Client **ENVOY MORTGAGE LTD**



**1027 KEY ST  
BEDROOM**



**1027 KEY ST  
FAMILY ROOM**



**1027 KEY ST  
BEDROOM**

# PHOTOGRAPH ADDENDUM

Borrower or Owner **FLANAGAN, MURRAY T**

Property Address **1027 KEY ST**

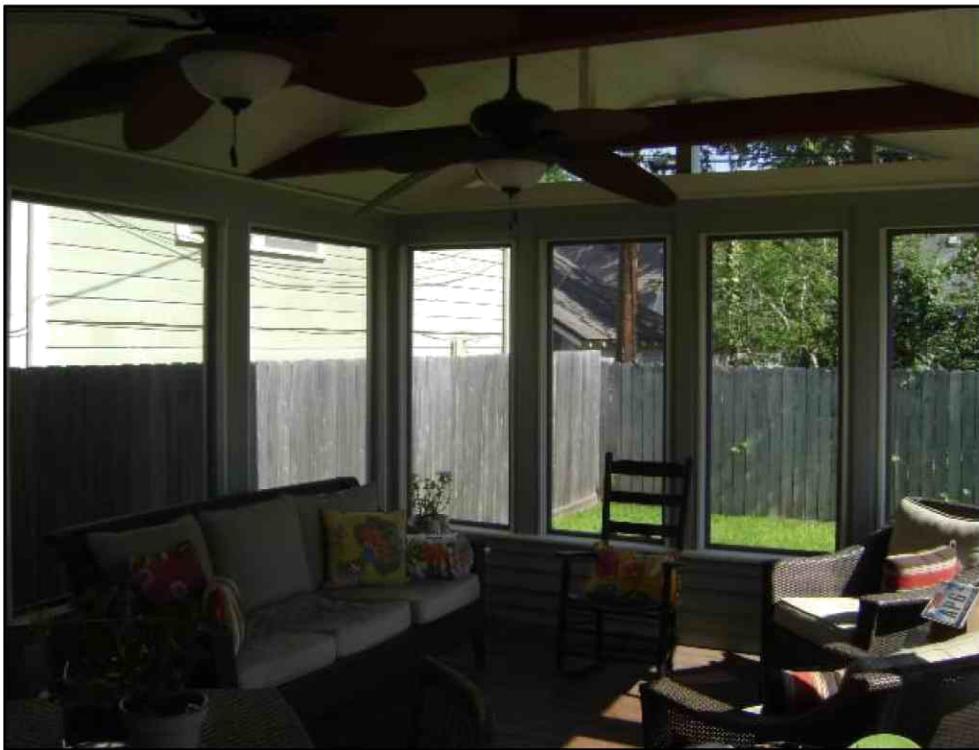
City **HOUSTON**

County **HARRIS**

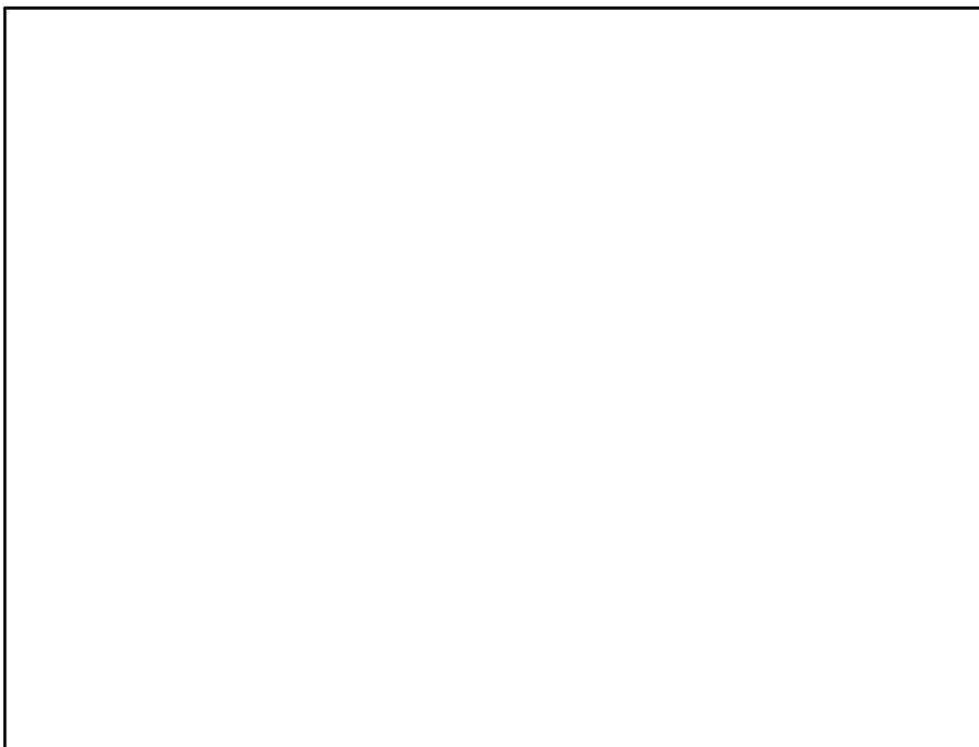
State **TX**

Zip Code **77009**

Client **ENVOY MORTGAGE LTD**



**1027 KEY ST  
ENCLOSED PATIO AREA**



**PHOTOGRAPH ADDENDUM**Borrower or Owner **FLANAGAN, MURRAY T**Property Address **1027 KEY ST**City **HOUSTON**County **HARRIS**State **TX**Zip Code **77009**Client **ENVOY MORTGAGE LTD****COMPARABLE #1****217 TEETSHORN ST  
HOUSTON, TX 77009**

Price	\$300,000
Price/SF	292.40
Date	s03/12;c02/12
Age	72
Room Count	5-2-1.0
Living Area	1,026
Value Indication	\$299,500

**COMPARABLE #2****1002 ALGREGG ST  
HOUSTON, TX 77009**

Price	\$300,000
Price/SF	277.26
Date	s04/12;c03/12
Age	92
Room Count	5-2-1.0
Living Area	1,082
Value Indication	\$298,700

**COMPARABLE #3****947 REDAN ST  
HOUSTON, TX 77009**

Price	\$319,000
Price/SF	297.30
Date	s05/12;c04/12
Age	87
Room Count	5-2-1.0
Living Area	1,073
Value Indication	\$305,700

**PHOTOGRAPH ADDENDUM**Borrower or Owner **FLANAGAN, MURRAY T**Property Address **1027 KEY ST**City **HOUSTON**County **HARRIS**State **TX**Zip Code **77009**Client **ENVOY MORTGAGE LTD****COMPARABLE #4**

**715 PIZER ST  
HOUSTON, TX 77009**

Price	\$285,000
Price/SF	299.06
Date	s05/12;c04/12
Age	92
Room Count	5-2-1.0
Living Area	953
Value Indication	\$302,000

**COMPARABLE #5**

**1109 E 7TH ST  
HOUSTON, TX 77009**

Price	\$354,000
Price/SF	274.84
Date	s04/12;c03/12
Age	92
Room Count	5-2-2.0
Living Area	1,288
Value Indication	\$308,400

**COMPARABLE #6**

**815 W MELWOOD ST  
HOUSTON, TX 77009**

Price	\$325,000
Price/SF	337.14
Date	c05/12
Age	84
Room Count	5-2-1.0
Living Area	964
Value Indication	\$315,000

## DISCLOSURE ADDENDUM

Borrower or Owner **FLANAGAN, MURRAY T**Property Address **1027 KEY ST**City **HOUSTON**County **HARRIS**State **TX**Zip Code **77009**Lender or Client **ENVOY MORTGAGE LTD****DEFINITION OF INSPECTION:**

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

**DIGITAL SIGNATURES:**

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

**APPRAISER:**Signature: Name: **JACOB CASANOVA**Date Signed: **05/24/2012**State Certification #: **1338514**

or State License #: \_\_\_\_\_

State: **TX**Expiration Date of Certification or License: **09/30/2013****SUPERVISORY APPRAISER (ONLY IF REQUIRED):**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date Signed: \_\_\_\_\_

State Certification #: \_\_\_\_\_

or State License #: \_\_\_\_\_

State: \_\_\_\_\_

Expiration Date of Certification or License: \_\_\_\_\_

 Did Did Not Inspect Property

Harris County Appraisal District	Informal Interview Settlement Form	Status <b>SETTLED</b>
		Tax Year <b>2013</b>
Name and Mailing Address of Property Owner FLANAGAN MURRAY T 1027 KEY ST		HCAD Account Number 062-109-000-0014
City, State, ZIP + 4 HOUSTON, TX 77009-5214	Agent Information	Code Reg#
Daytime Phone# of Property Owner (include Area Code)	Legal Description of Property LT 14 BLK 130 NORTH NORHILL	

Have you been employed by the Harris County Appraisal District within the current or three preceding calendar years? ----- Yes  No

Is the property currently for sale? ----- Yes  No

Is the account noticed? ----- Yes  No

Give the following information for the last known sale of the property.

Owner Name	Sale Price \$305,000	Sale Date 06/11/2012
------------	-------------------------	-------------------------

Owner Comments Value high based on condition of home/garage and other comps from nbgh

Decision Code: IN Decision/Determination: INFORMAL VALUE NOT CHANGED

Check for NO CHANGE

Property Type	Initial Market	Final	Initial Appraised	Final Appraised
Real Land:	\$150,000	\$150,000	N/A	N/A
Improvement:	\$130,436	\$130,436	N/A	N/A
<b>Total:</b>	\$280,436	\$280,436	\$280,436	\$280,436
Agricultural/Restricted Value:	N/A	N/A	\$0	\$0
Personal:				

Exemptions	Freeport	Special	Homestead	Vet(1)	Vet(2)
Initial:			N/A	N/A	N/A
Final:					

**Agreement - Prior To Notice**  
I agree to the action recommended above and waive my notice of appraised value and right to protest for the above tax year. I understand that the settled value set above is final and not subject to further protest or appeal.

**Agreement - After Notice**  
I agree to the action recommended above. I understand that the settled value set forth above is final and not subject to further protest or appeal.

**No Agreement**  
I disagree with the value proposed by Harris County Appraisal District and therefore request that the Appraisal Review Board accept this as my official notice and schedule my account to a formal hearing.

**Check if in Agreement**  
I understand that this settlement will be sent to all appraisal districts responsible for appraising the subject property(ies). I furthermore agree that this settlement will be final as to those appraisal districts should they ratify this settlement. Accordingly, I waive any right to appeal to other districts.

I own the property above or the owner has authorized me to represent the property. I affirm under penalty of law that the information and documents I have presented to representatives of Harris County Appraisal District are true and correct. I understand that all such documents shall become part of the government record.

Signature of Owner(s) or Representative(s)	Date 07/03/2013
Appraiser  # 01352	Supervisor #
Chief Appraiser By	Date

Appraiser: Tonya Nguyen

**NOTE: Keep this copy for your records.**

Mailing Address:  
Information & Assistance Division  
P.O. BOX 922004  
Houston, TX 77292-2004



# HARRIS COUNTY APPRAISAL DISTRICT

## NOTICE OF APPRAISED VALUE FOR PROPERTY TAX PURPOSES

This is NOT a tax bill. Do NOT pay from this notice.



Tax Year: 2014

iFile Number: 63965640

[www.hcad.org/iFile](http://www.hcad.org/iFile)

PROPERTY DESCRIPTION: 03/31/2014  
LT 14 BLK 130  
NORTH NORHILL

Please use this ACCOUNT NUMBER → 0621090000014  
when inquiring about your property.



2014 0621090000014 03/31/2014 0000031577  
FLANAGAN MURRAY T  
1027 KEY ST  
HOUSTON TX 77009-5214

PROPERTY LOCATION:  
1027 KEY ST  
HOUSTON, TX 77009

Assessed value of property,  
2014 Tax Year

Dear Property Owner:

This letter is your official notice of the 2014 property tax appraisal for the account listed above. Harris County Appraisal District (HCAD) appraises all of the property in Harris County for property tax purposes. Your county, city, school district, and other local governments use the appraisal in calculating your property taxes. Property taxes support critical services such as schools, police and fire protection, street maintenance, and many others.

As reported by many local and national news outlets, the Harris County real estate market has shown rapid growth over the last year. We are required to appraise property at the price for which it would have sold on January 1 in the open market. In our 2014 reappraisal, our appraisers took great care to ensure your property data was correct and that your value reflects all information available to us. You can find much more information about the reappraisal on our website at [www.hcad.org/2014Values](http://www.hcad.org/2014Values).

As of January 1, 2014, we appraised your property as shown below:

**2014 Market Value:** \$350,158

**2014 Appraised Value\*:** \$308,479

There is much more information about the appraisal on the back of this letter. If you believe our market value appraisal is not accurate, you should file a protest with the Appraisal Review Board of Harris County. I have enclosed more information about the protest process with this letter. The early deadline for filing a residential protest is May 1, 2014. If you miss that date, you can still file until the final deadline of June 2, 2014, or 30 days after the date this letter was mailed, whichever was later. I have also included a protest form, but the easiest way to protest is to file online at [www.hcad.org/ifile](http://www.hcad.org/ifile), using the iFile number in the upper right corner of the page. You will need to create a user name and password if you have not already done so. After filing you may also wish to take advantage of our online settlement process, called iSettle™. You can find more information about iFile and iSettle™ at [www.hcad.org](http://www.hcad.org).

Sincerely,

Sands L. Stiefer, R.P.A.  
Chief Appraiser  
Harris County Appraisal District

\*If you have a homestead exemption and your appraisal increased by more than 10%, your 2014 appraised value will be less than the 2014 market value.

2013: \$280,436