

RESIDENTIAL APPRAISAL REPORT

File No.: T-14-1230R

Property Address: 219 N Encinal St		City: Mathis		State: TX		Zip Code: 78368-2315	
County: San Patricio		Legal Description: Lots 7 and 8, Block 2, Park		Assessor's Parcel #: 1299-0002-0007-002			
Tax Year: 2013		R.E. Taxes: \$ 938.54		Special Assessments: \$ 0		Borrower (if applicable):	
Current Owner of Record: Melvin & Wanda Shilling		Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant		<input type="checkbox"/> Manufactured Housing			
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 0		<input type="checkbox"/> per year <input type="checkbox"/> per month			
Market Area Name: Mathis		Map Reference: 18580		Census Tract: 48409-0113.00			
The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)							
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective							
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)							
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)							
Intended Use: To provide an estimate of market value of the subject property to be used as a tool for the future marketing of subject property.							
Intended User(s) (by name or type): See Addendum.							
Client: Linda Kirchoff		Address: 219 Encinal, Mathis, TX 78368					
Appraiser: James Monte Hall, MAA		Address: P.O. Box 81492, Corpus Christi, TX 78468					
Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant Occupancy		One-Unit Housing		Present Land Use	
Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Owner 90 <input type="checkbox"/> Tenant 5 <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)		PRICE (\$000) AGE (yrs)		One-Unit 80% <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *	
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow				35 Low 5		2-4 Unit 5%	
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining				425 High 70		Multi-Unit 0%	
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply				75 Pred 35		Comm'l 10% * To: <input type="checkbox"/>	
Marketing time: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos.						Vacant 5%	
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Mathis is a rural community of approximately 5,000 inhabitants located some 35 miles NW of Corpus Christi. The community is self supporting with all the typical city utilities and residential support services, i.e. grocery, retail and medical facilities, available. Major employment centers are located in NW Corpus Christi and Alice. There has been a significant regional impact on the local economy from the Eagle-Ford Shale Oil field explorations.							
Dimensions: Rectangular Site Area: 15,000 sf							
Zoning Classification: None		Zoning Compliance: <input type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input checked="" type="checkbox"/> No zoning		Description: No Zoning			
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No		Ground Rent (if applicable) \$ /			
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)							
Actual Use as of Effective Date: Improved residential Use as appraised in this report: Same							
Summary of Highest & Best Use: The highest and best use of the subject site is residential single family							
Utilities Public Other Provider/Description		Off-site Improvements Type		Public Private		Topography Level at grade	
Electricity <input checked="" type="checkbox"/> <input type="checkbox"/>		Street Asphalt		<input checked="" type="checkbox"/> <input type="checkbox"/>		Size 15000 sf	
Gas <input checked="" type="checkbox"/> <input type="checkbox"/>		Curb/Gutter None		<input checked="" type="checkbox"/> <input type="checkbox"/>		Shape Rectangular	
Water <input checked="" type="checkbox"/> <input type="checkbox"/>		Sidewalk None		<input type="checkbox"/> <input type="checkbox"/>		Drainage Appears Adequate	
Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>		Street Lights Yes		<input checked="" type="checkbox"/> <input type="checkbox"/>		View Avg/SFR	
Storm Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>		Alley None		<input type="checkbox"/> <input type="checkbox"/>			
Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)							
FEMA Spec'l Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone: C		FEMA Map # 4805570001B		FEMA Map Date 10/23/1979	
Site Comments: No adverse easements or encroachments were noted. The typical building set backs and PUE's are assumed as is compliance with them. The subject property does not appear to be located in a flood hazard zone. No current survey was provided to the appraiser for review.							
General Description		Exterior Description		Foundation		Basement <input checked="" type="checkbox"/> None	
# of Units 1 <input type="checkbox"/> Acc. Unit		Foundation P&B/Avg		Slab None		Area Sq. Ft. 0	
# of Stories 1		Exterior Walls Vinyl Siding		Crawl Space Yes		% Finished 0	
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Alt. <input type="checkbox"/>		Roof Surface Comp Shingle		Basement No		Ceiling	
Design (Style) Rambler		Gutters & Downsp. None		Sump Pump <input type="checkbox"/>		Walls	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons.		Window Type SHAluminum/Avg		Dampness <input type="checkbox"/>		Floor	
Actual Age (Yrs.) 52		Storm/Screen Yes/Full		Settlement None		Outside Entry	
Effective Age (Yrs.) 20				Infestation None			
Interior Description		Appliances		Attic <input type="checkbox"/> None		Amenities	
Floors Cpt. Vinyl/Avg		Refrigerator <input type="checkbox"/>		Stairs <input type="checkbox"/>		Fireplace(s) # 0	
Walls DWV, WPnl, Vinyl/Avg		Range/Oven <input checked="" type="checkbox"/>		Drop Stair <input type="checkbox"/>		Patio Cov/Open	
Trim/Finish Baseboards/Avg		Disposal <input type="checkbox"/>		Scuttle <input checked="" type="checkbox"/>		Deck None	
Bath Floor Vinyl/Avg		Dishwasher <input checked="" type="checkbox"/>		Doorway <input type="checkbox"/>		Porch None	
Bath Wainscot Tile/Avg		Fan/Hood <input checked="" type="checkbox"/>		Floor <input type="checkbox"/>		Fence Link	
Doors Wood/Avg		Microwave <input checked="" type="checkbox"/>		Heated <input type="checkbox"/>		Pool None	
		Washer/Dryer <input type="checkbox"/>		Finished <input type="checkbox"/>			
						Car Storage <input type="checkbox"/> None	
						Garage # of cars (5 Tot.)	
						Attach.	
						Detach. 2	
						Blt.-In	
						Carport	
						Driveway 3	
						Surface Concrete	
Finished area above grade contains: 6 Rooms 2 Bedrooms 1.0 Bath(s) 1,828 Square Feet of Gross Living Area Above Grade							
Additional features: Covered Porches; Open Patio; Detached garage with workshop area and bath; (49'x55')							
Describe the condition of the property (including physical, functional and external obsolescence): There is less than the typical amount of deferred maintenance items for a property of its age and this house is considered to be in good condition for the purpose of this report.							