



Appraisal Report

1900 C. pelyn Springs Rd

Brenham, TX 77834

Texas Appraisal Group (Formerly Houston Appraisal Co.)
(888) 489-8258

www.TexasAppraisalGroup.com

Appraised Value as of: 09/09/2011
\$ 199,000

FEATURES

Style/Design:	Traditional	Lot Size:	10.95 Acres
Living Area (Sq.Ft.):	1,777	Neighborhood:	Brenham / Rural
Total Bedrooms:	3	Total Baths:	2
Year Built:	1987	Effective Age:	20
Condition:	Average	Date of Report:	9/15/2011

PREPARED FOR

Client: Estate of John & Cathrine Kniffin

Address:

City: State: Zip:

Phone: 512-413-0603

Fax:

E-mail: jgdnw@megapath.com

PREPARED BY

Name: Robert Chandler Smith

Designation: Licensed Residential Appraiser

Certification License #: T-1337411-L

Expiration Date: 10/31/2011 ST: T

E-mail: rcb@TexasAppraisalGroup.com

Appraiser's Signature

FILING

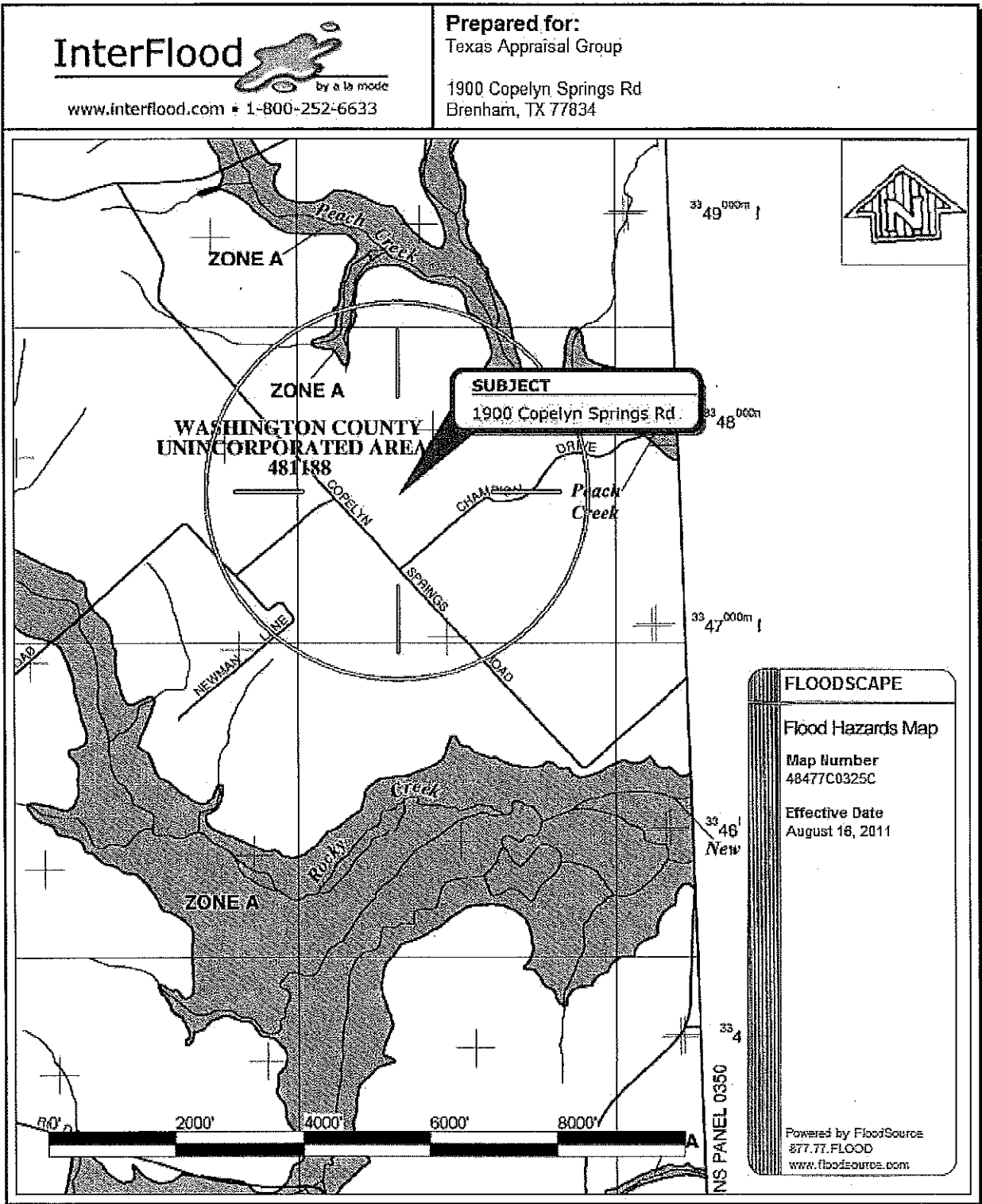
Client File #:

Appraiser File #: TH1108038

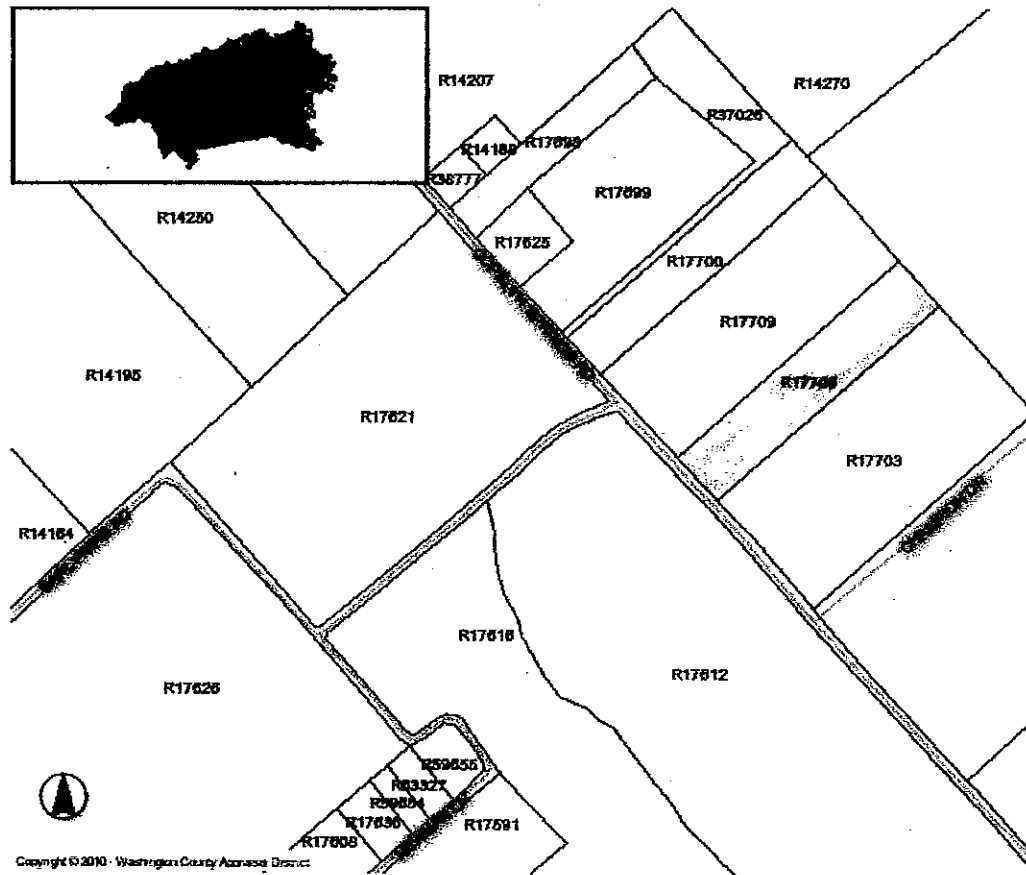
The value opinion expressed above is only valid in conjunction with the attached appraisal report. This value opinion may be subject to Hypothetical Conditions and/or Extraordinary Assumptions as indicated in the body of the report. A true and complete copy of this Summary Appraisal Report contains 19 pages.

Flood Map

Borrower/Client	Not ordered for loan processing.		
Property Address	1900 Copelyn Springs Rd		
City	Brenham	County	Washington
State	Texas	Zip Code	77834
Lender	None		

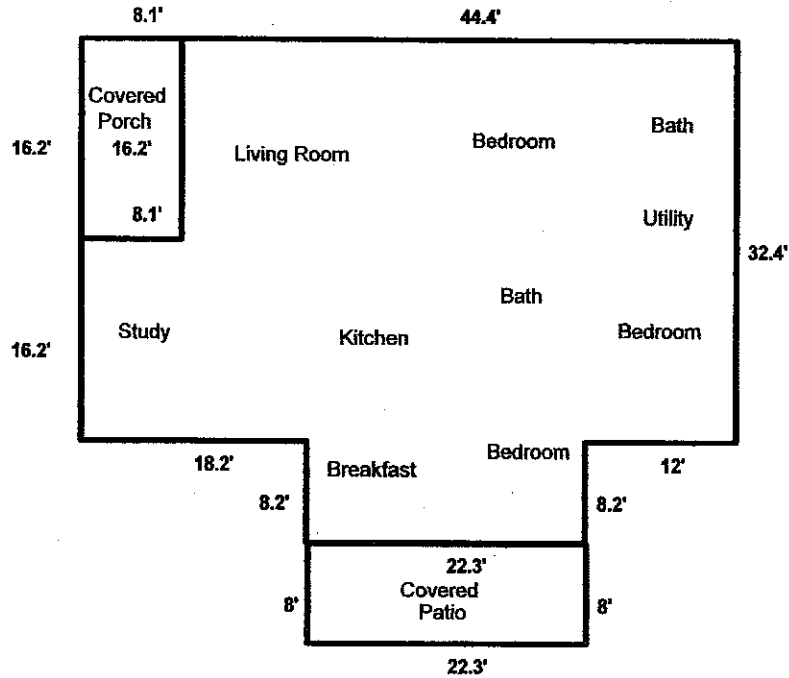


© 1993-2010 SourcePress and/or FloodSource Corporations. All rights reserved. Patents 6,631,326 and 6,678,615. Other patents pending. For Info: info@floodsource.com.



SKETCH ADDENDUM

Borrower or Owner **NA**
 Property Address **1900 Copelyn Springs Rd**
 City **Brenham** County **Washington** State **TX** Zip Code **77833-7242**
 Client **Janie Goodnow, Estate Adm.**



SUMMARY		SCOTT AREA	PERIMETER	AREA CALCULATION DETAILS	
Living Area				First Floor	
First Floor		1753	186	44.4 X 32.4 =	1438.5
				8.1 X 16.2 =	131.2
				22.3 X 8.2 =	182.8
				Total	1752.5
Porches/Patios					
Porch	131		49		
Porch	178		61		
Subtotal	309		109		

SKETCH IT 1-800-523-0872



Washington County Appraisal District

Appraisal information displayed are 2011 Certified Values

[Home](#)

[General Information](#)

[News](#)

[FAQ](#)

[Searches](#)

[Property ID Search](#)

[Account Search](#)

[Owner Search](#)

[Address Search](#)

[Advanced Search](#)

[Property Data](#)

[Detail Sheet](#)

[Datasheet](#)

[Bills](#)

[Other](#)

[Taxing Units](#)

[Neighborhoods](#)

[Abstracts](#)

[Subdivisions](#)

[Credit Card Payments](#)

[Truth In Taxation](#)

[Open Meetings Act](#)

[Tax Rates](#)

[Forms](#)

[Links](#)

[Maps](#)

[Downloads](#)

[Tax Sale](#)

[Contact Us](#)

Property Detail Sheet (R17708)



[History](#)



[GIS Map](#)



[Datasheet](#)



[Statement](#)



[Bills](#)



[Pay Taxes](#)

Owner Information

Owner ID: **O53743**

Owner Name: **KNIFFIN, JOHN W ETUX**

Owner Address: **KNIFFIN, CATHERINE 1211 CLEARFIELD DR
AUSTIN, TX 78758**

Property Address: **1900 COPELYN SPRINGS RD
BRENHAM, TX 77833**

Parcel Information

Legal Description: **A0087 MILLER, SAMUEL R. , TRACT 99, ACRES 10.945**

Neighborhood: **EARLWINE(EARLWINE - Earlywine)**

Acreage: **10.945**

Cross Reference: **0087-000-09900**

Undivided Interest:

Exemption Codes:

Entity Codes: **G01 (Washington County)
JC1 (Blinn College)
RD1 (Washington Co Fm)
S01 (Brenham ISD)**

Deed Type: **Warranty Deed**

Deed Book: **642**

Deed Page: **625**

Map Page: **46**

Values Breakdown

2011 Value

Land HS: **\$114,380 +**

Land NHS: **\$0 +**

Improvement HS: **\$62,710 +**

Improvement NHS: **\$0 +**

Ag Market: **\$0**

Ag Use: **\$0 +**

Timber Market: **\$0**

Timber Use: **\$0 +**

Assessed: **\$177,090 =**

Improvements

ID	Type	SPTB	Segs	Value
Imp1	R (Residential)	E1 (E1 - Farm & Ranch Improvements)	3	\$ 62,670
Imp2	I (Misc. Improvement)	E1 (E1 - Farm & Ranch Improvements)	1	\$ 40

Land

ID	Type	SPTB	Acres	Market
----	------	------	-------	--------

Land1 SFR (Single Family Residential) E1 (E1 - Farm & Ranch Improvements) 10.94500 \$ 114,380



* Adobe Acrobat Reader 5.0 (minimum) is required to view pdf documents. Acrobat Reader is a free program available [here](#).

Current Owner		Legal Description		Exemptions		Market	
KNIFFIN, JOHN W ETUX (053743) KNIFFIN, CATHERINE 1211 CLEARFIELD DR AUSTIN, TX 78758		A0087 MILLER, SAMUEL R. , TRACT 99, ACRES 10.945				177,090	
Situs Address		History Information		Assessed			
		2011	2010	2009	2008		
1900 COPELYN SPRINGS RD BRENNHAM, TX 77833		Imp HS	\$62,710	\$62,710	\$62,710	\$62,710	
		Imp NHS	\$0	\$0	\$0	\$0	
		Land HS	\$114,380	\$114,380	\$114,380	\$113,770	
		Land NHS	\$0	\$0	\$0	\$0	
		Ag Mkt	\$0	\$0	\$0	\$0	
		Ag Use	\$0	\$0	\$0	\$0	
		Tim Mkt	\$0	\$0	\$0	\$0	
		Tim Use	\$0	\$0	\$0	\$0	
		HS Cap	-	\$4,032	\$4,032	\$19,155	
		Assessed	\$177,090	\$177,090	\$173,058	\$157,325	
Building Attributes		Improvements					
Construction	Foundation	Exterior	Interior	Roof	Flooring	Type	Description
1STRY	SLAB	WOOD	SR	MTLLC	CRPT	R	Residential
Heat/AC	Baths	Fireplace	Year Built	Rooms	Bedrooms	MA	Main Area
WINDW	2	M1	1987		3	OP	Open Porch
		Land Segments		Area	Year Built	Eff Year	Value
				1702	1987	1987	\$62,670
				171	1987	1987	\$60,390
				160	1987	1987	\$1,180
							\$1,100
SPTB Description		Area	Market	Ag Value			
E1	Single Family Residential	10.94500	114,380	0			

Current Owner		Legal Description		Exemptions		Market
KNIFFIN, JOHN W ETUX (053743) KNIFFIN, CATHERINE 1211 CLEARFIELD DR AUSTIN, TX 78758		A0087 MILLER, SAMUEL R., TRACT 99, ACRES 10.945				177,090
Situs Address		History Information		Entities		Assessed
1900 COPELYN SPRINGS RD BRENNHAM, TX 77833		2011	2010	2009	2008	
		Imp HS	\$62,710	\$62,710	\$62,710	\$62,710
		Imp NHS	\$0	\$0	\$0	\$0
		Land HS	\$114,380	\$114,380	\$114,380	\$113,770
		Land NHS	\$0	\$0	\$0	\$0
		Ag Mkt	\$0	\$0	\$0	\$0
		Ag Use	\$0	\$0	\$0	\$0
		Tim Mkt	\$0	\$0	\$0	\$0
		Tim Use	\$0	\$0	\$0	\$0
		HS Cap	-	\$4,032	\$4,032	\$19,155
		Assessed	\$177,090	\$177,090	\$173,058	\$157,325
Building Attributes		Improvements				
Construction	Foundation	Exterior	Interior	Roof	Flooring	
1STRY	SLAB	WOOD	SR	MTLLC	CRPT	
Heat/AC	Baths	Fireplace	Year Built	Rooms	Bedrooms	
WNDW	2	M1	1987		3	
Land Segments						
SPTB Description	Area	Market	Ag Value			
E1 Single Family Residential	10.94500	114,380	0			
Sales		Date		Volume	Page	Seller Name
		03/06/1991		642	625	SCHATZ, AUGUST A
		10/10/1988		PER		JONES, DONALD F, II

Statement Of Account**Consolidated Tax Collections of Washington County**

This is a statement of taxes paid and due as of 2/28/2012 based upon the tax records of the Consolidated Tax Collections of Washington County.

P.O. Box 2199\ 1301 Niebuhr St.

Brenham, TX 77834-2199

Ph: (979) 277-3740 Fax: (979) 277-3741

This document is not a tax certificate and does not absolve a taxpayer from tax liability in any way. Should this document be found to be in error, it may be corrected by the collections office. Responsibility to pay taxes remains with the taxpayer as outlined in the Texas Property Tax Code.

Property Information

Property ID : 0087-000-09900

Quick-Ref ID : R17708

Value Information

	Land HS	:	\$114,380.00
1900 COPELYN SPRINGS	Land NHS	:	\$0.00
RD BRENHAM, TX 77833	Imp HS	:	\$62,710.00
	Imp NHS	:	\$0.00
A0087 MILLER, SAMUEL R. ,	Ag Mkt	:	\$0.00
TRACT 99, ACRES 10.945	Ag Use	:	\$0.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$177,090.00

Owner Information

Owner ID : 053743

KNIFFIN, JOHN W ETUX

KNIFFIN, CATHERINE

1211 CLEARFIELD DR

AUSTIN, TX 78758

Ownership: 100.00%

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
G01	2011	536.76	16.10	0.00	0.00	0.00
JC1	2011	100.23	3.01	0.00	0.00	0.00
RD1	2011	243.85	7.32	0.00	0.00	0.00
S01	2011	2,009.97	0.00	0.00	0.00	0.00

Total for current bills if paid by 2/29/2012 : \$0.00

Total due on all bills 2/29/2012 : \$0.00

2011 taxes paid for entity G01 \$520.66

2011 taxes paid for entity JC1 \$97.22

2011 taxes paid for entity RD1 \$236.53

2011 taxes paid for entity S01 \$2,009.97

2011 Total Taxes Paid : \$2,864.38

Date of Last Payment : 11/01/11