

INVOICE

Date: 02/17/2022

File No. 022122  
Case No.

Prepared for:

Thomas & Barbara Seargeant  
19 Country Oaks Dr  
Buda, TX 78610

Property Appraised:

Thomas & Barbara Seargeant  
1321 S Fm 1626  
Buda, TX 78640

Work Performed:

Appraisal Services Rendered.	\$	1,000.00
	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
Total Amount Due:		\$ 1,000.00

Please make checks payable to:

POSEY PROPERTIES - Appraisal Services  
4115 Oak Street  
San Marcos, Texas 78666 (Phone 512-396-2490, fax 396-2499)

## LAND APPRAISAL REPORT

IDENTIFICATION	Borrower <b>Thomas &amp; Barbara Seargeant</b>		Census Tract <b>0109.02</b>		Map Reference <b>Hays County</b>			
	Property Address <b>1321 S Fm 1626</b>							
	City <b>Buda</b>		County <b>Hays</b>		State <b>TX</b>			
	Zip Code <b>78610-9439</b>							
	Legal Description <b>2.02 acres, 0.48 acres, and 11.0634 acres in the Phillip J Allen Survey, Abstract 1</b>							
NEIGHBORHOOD	Sale Price \$ _____		Date of Sale _____		Loan Term <b>N/A</b> yrs.			
	Property Rights Appraised <input checked="" type="checkbox"/> Fee		<input type="checkbox"/> Leasehold		<input type="checkbox"/> De Minimis PUD			
	Actual Real Estate Taxes \$ <b>N/A</b> (yr)		Loan Charges to be paid by seller \$ <b>N/A</b>		Other Sales Concessions <b>N/A</b>			
	Lender/Client <b>Thomas &amp; Barbara Seargeant</b>		Address <b>19 Country Oaks Dr, Buda, TX 78610</b>					
	Occupant <b>Vacant</b>		Appraiser <b>Randy D. Posey</b>		Instructions to Appraiser <b>Estimate "As Is" Market Value.</b>			
	Parcel # <b>R10179, R10009, &amp; R141043</b>							
	Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural		Good Avg. Fair Poor					
	Built Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%		Employment Stability <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
	Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow		Convenience to Employment <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		Convenience to Shopping <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>					
Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply		Convenience to Schools <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>						
Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		Adequacy of Public Transportation <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>						
Present Land Use <b>55</b> %1 Family <b>2</b> %2-4 Family <b>3</b> % Apts _____ % Condo <b>15</b> % Commercial		Recreational Facilities <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>						
<b>10</b> %Industrial <b>15</b> % Vacant _____ %		Adequacy of Utilities <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>						
Change In Present Land Use <input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely(*) <input type="checkbox"/> Taking Place (*)		Property of Compatibility <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>						
(*) From <b>Vacant</b> To <b>Commercial</b>		Protection from Detrimental Conditions <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>						
Predominate Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant _____ % Vacant		Police and Fire Protection <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>						
Single Family Price Range \$ <b>40,000</b> to \$ <b>800,000</b>		General Appearance of Properties <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>						
Predominant Value \$ <b>200,000</b>		Appeal to Market <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>						
Single Family Age <b>1</b> yrs to <b>50</b> yrs. Predominant Age <b>10</b> yrs								
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): <b>The subject neighborhood is located in the north eastern portion of Hays County on the west side of the city of Buda and IH-35, west of the Buda downtown area. FM 1626 was recently redeveloped into a 5 lane highway that provides direct access from Kyle and IH-35 to the south, and Austin to the north. There were no factors noted that negatively affect the marketability of the subject property.</b>								
SITE	Dimensions <b>See Plat</b> = <b>13.56 ac</b>		<input type="checkbox"/> Corner Lot					
	Zoning Classification <b>None</b>		Present Improvements <input type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations					
	Highest and best use <input type="checkbox"/> Present use <input checked="" type="checkbox"/> Other (specify) <b>Future Commercial Use</b>							
	Public <input checked="" type="checkbox"/> Other (Describe) _____		Topo <b>Relatively Level/Typical of Area</b>					
	Elec. <input checked="" type="checkbox"/> _____		Size <b>Average/Typical of Area</b>					
	Gas <input type="checkbox"/> <b>N/A</b>		Shape <b>Rectangular Shaped</b>					
	Water <input type="checkbox"/> <b>Just down the road</b>		View <b>Average Views/Typical of Area</b>					
	San. Sewer <input type="checkbox"/> <b>Just down the road</b>		Drainage <b>Appears to be Adequate</b>					
	<input type="checkbox"/> Underground Elect. & Tel. <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights		Is the property located in a HUD identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes					
	Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): <b>The subject is located on the northeast corner of South FM 1626 and Cole Springs Road. There is an approximate 1,334 SF house with a garage that was built in 1995, and trailer rental on the 0.48 acres. City water and sewer is not available at the subject site, but it is located 750 feet to the north at Black Colony Rd. Approximately 625' of frontage along S FM 1626 amd 700' along Cole Springs Road.</b>							
The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.								
MARKET DATA ANALYSIS	SUBJECT PROPERTY		COMPARABLE NO.1		COMPARABLE NO.2		COMPARABLE NO.3	
	Address <b>1321 S FM 1626</b>		SEC FM 1626 & Cole Springs Rd		690 S FM 1626 #B		422 S FM 1626	
	<b>Buda, TX 78610-9439</b>		<b>Buda, TX</b>		<b>Buda, TX</b>		<b>Buda, TX</b>	
	Proximity to Subject		0.17 miles S		0.53 miles N		0.85 miles N	
	Sales Price \$ _____		\$ <b>4.59</b>		\$ <b>5.00</b>		\$ <b>10.87</b>	
	Price / \$ _____		\$ <b>340,000</b>		\$ <b>925,000</b>		\$ <b>942,500</b>	
	Data Source <b>Owner</b>		<b>ABOR #3879694</b>		<b>ABOR MLS #6519262</b>		<b>ABOR #9489232</b>	
	Date of Sale and Time Adjustment		DESCRIPTION DESCRIPTION <sup>+</sup> (-)S Adjustment		DESCRIPTION <sup>+</sup> (-)S Adjustment		DESCRIPTION <sup>+</sup> (-)S Adjustment	
	Location <b>Urban/Good</b>		<b>Urban/Irregular Shape</b> <b>+2.00</b>		<b>Urban/Similar</b>		<b>Urban/Superior</b> <b>-2.00</b>	
	Site/View <b>13.56 ac</b>		<b>1.7 Acres</b> <b>-1.00</b>		<b>4.25 Acres</b>		<b>1.99 Acres</b> <b>-1.00</b>	
	Highway frontage <b>625' on FM 1626</b>		<b>262' on FM 1626</b>		<b>300' on FM 1626</b>		<b>217' on FM 1626</b>	
	Sewer/Water <b>Not on site</b>		<b>Not on site</b>		<b>Potential Sewer</b> <b>-1.00</b>		<b>Available at Street</b> <b>-1.00</b>	
	Days on Mkt. <b>DOM - N/A</b>		<b>DOM - 561</b>		<b>DOM - 374</b>		<b>DOM - Unknown</b>	
	Sales or Financing Concessions		Cash None		Cash None		Conventional None	
	Net Adj.(Total)		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ <b>1.46</b>		<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ <b>-1.00</b>		<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ <b>-4</b>	
Indicated Value of Subject		<b>Net=32%</b>		<b>Net=-20%</b>		<b>Net=-37%</b>		
		<b>Gross=75%</b> \$ <b>6.05</b>		<b>Gross=20%</b> \$ <b>4.00</b>		<b>Gross=37%</b> \$ <b>6.87</b>		
RECONCILIATION	Comments on Market Data <b>The first line in the sales price is the price per square foot and the second line is the total sales price. The sales were considered to be the most similar sales as compared to the subject. Comparables #2 to #5 were adjusted upward due to their inferior locations. These adjustments were extracted from the market.</b>							
	Comments and Conditions of Appraisal: <b>These improvements are being leased out and will help pay for the holding costs of the subject land until the property can be redeveloped.</b>							
	Final Reconciliation: <b>The comparables indicate a range in value of \$4.00/SF to \$6.87/SF. No one sale was given more weight than the others. Due to the subject's Large amount of Road frontage, a final indication of value at \$6.00/SF was felt to be most appropriate for the subject for a total value of \$3,545,000, rounded (13.5634 acres or 590,822 SF @ \$6.00/SF = \$3,544,932).</b>							
	I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <b>02/09/2022</b> to be \$ <b>3,545,000</b>							
	Appraiser(s) <b>Randy D. Posey</b> Review Appraiser (if applicable) <input type="checkbox"/> Did <input type="checkbox"/> Did Not Physically							
Inspect Property _____								
Date Report Signed <b>02/17/2022</b>								
State Certification # <b>TX-1320652-G</b> State <b>TX</b>								
Or State License # _____ State _____								
Expiration Date of License or Certification <b>04/30/2023</b>								

File No. 022122  
Case No.

Borrower Thomas & Barbara Seargeant							
Property Address 1321 S Fm 1626							
City	Buda	County	Hays	State	TX	Zip Code	78640
Lender/Client	Thomas & Barbara Seargeant			Address	19 Country Oaks Dr, Buda, TX 78610		

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	1321 S FM 1626 Buda, TX 78610-9439	1685 S FM 1626 Buda, TX		1000 S FM 1626 Buda, TX		4550 FM 967 Buda, TX	
Proximity to Subject		0.32 miles S		0.29 miles N		1.74 miles NW	
Sales Price	\$		\$ 5.21		\$ 7.33		\$ 3.45
Price	\$		\$ 825,000		\$ 305,000		\$ 4,850,000
Data Source	Owner	ABOR MLS #5775596		ABOR MLS #4402118		ABOR MLS #1633370	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	<sup>+</sup> (-)\$ Adjustment	DESCRIPTION	<sup>+</sup> (-)\$ Adjustment	DESCRIPTION	<sup>+</sup> (-)\$ Adjustment
		Clsd 4-27-2021		Clsd 8-22-2019	+1.10	Clsd 11-15-2021	
Location	Urban/Good	Urban/Similar		Urban/Similar		Urban/Good	
Site/View	13.56 ac	3.638 Acres	0	0.955 Acres	-2.00	32.261 Acres	+2.00
Highway frontage	625' on FM 1626	400' on FM 1626		136' on FM 1626		782' on FM 967	
Sewer/Water	Not on site	Not on site		Across the street		Available at Street	
Days on Mkt.	DOM - N/A	DOM - 594		DOM - 24		DOM - 327	
Sales or Financing Concessions		Conventional None		Conventional None		Cash None	
Net Adj.(Total)		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus	\$ 0.00	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus	\$ -0.90	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus	\$ 2.00
Indicated Value of Subject		Net=0%		Net=-12%		Net=58%	
		Gross=0%	\$ 5.21	Gross=42%	\$ 6.43	Gross=58%	\$ 5.45

[illegible]

Borrower Thomas & Barbara Seargeant						
Property Address 1321 S Fm 1626						
City Buda	County	Hays	State	TX	Zip Code	78640
Lender/Client Thomas & Barbara Seargeant		Address 19 Country Oaks Dr, Buda, TX 78610				

Appraiser Certification Continued:

The appraiser makes it known that an analysis of the historical sales over the past 12 months proved a range of exposure time, at a market price (one that is not inflated and comparative with other properties similar in features and aspects of the subject) to be 1-5 months. This exposure time is similar to the marketing time of comparable listings noted in the neighborhood section of the form report.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

The intended user of this report is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage refinance 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.


SOURCE FOR DEFINITION OF MARKET VALUE: The source of the definition of market value is obtained in 12 CFR 34-42(g).

\*Highest and Best Use is a Land Use Analysis that concludes maximum productivity of a site "as improved". Tests applied to the site as vacant and as improved are conclusions of Physical Possible Uses, that are Legally Permissible and Economically Feasible resulting in the maximum productivity conclusion. In the Site section the physical and legal characteristics are summarized as are the improvements in the Improvement section of the URAR. The economic conclusion of marketability is made in comparison with the conclusions of central tendencies and Market Conditions reported in the neighborhood section of the URAR. From these separate analyses, Market, Site and Improvement the appraiser concluded that as improved in its current use the subject is in its Highest and Best Use as reported.

The SCOPE of this appraisal encompassed the successful completion, according to the Standards of Professional Practice, of a Cost Approach, Sales Comparison Approach, and an Income Approach. The extent of the process of collecting, confirming and reporting the data used in our analysis was sufficient in quantity and reliability to successfully complete our work accurately. Each analysis area contained within discusses in depth the work specifically completed for that section of the appraisal. Due to the summary format of this appraisal, the market data and analysis summarized in this appraisal has been kept in my files in a more complete form if needed for future reference and will be retained for a period of at least five years. There were no HYPOTHETICAL CONDITIONS to the scope of our work.

Any questions that you may have must be directed to the lender as I am NOT allowed to talk to an unintended user.

On March 13, 2020, The United States Government delared a "National Emergency Concerning the Novel Coronavirus Disease (COVID-19) Outbreak", which was in effect on the Effective Date of this Appraisal Report. This appraisal report was performed pursuant to the Uniform Standards of Professional Appraisal Practice (USPAP) and was based on information and comparable sales available at that date. At this time, the effect of COVID-19 on the future value of the Subject Property or the value of the real estate market in the area of the Subject Property is unknown and not possible to predict.

  
Appraiser Name Randy D. Posey

Supervisor Name

**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 considers his 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; 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 LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following 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. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report 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 the appraisal report whether 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.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazard wastes, toxic substances, etc.) observed during the inspection of the subject 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 property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express 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 property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. 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 completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

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

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to 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 the estimate of market value in the appraisal report on the race, color, religion, sex, 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.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity 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 as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of 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 the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraiser report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** 1321 S Fm 1626, Buda, TX 78640

**APPRAISER:**   
Signature: \_\_\_\_\_  
Name: Randy D. Posey  
Date Signed: 02/17/2022  
State Certification #: TX-1320652-G  
or State License #: \_\_\_\_\_  
State: Texas  
Expiration Date of Certification or License: 04/30/2023

**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



Borrower	Thomas & Barbara Seargeant					
Property Address	1321 S Fm 1626					
City	Buda	County	Hays	State	TX	Zip Code 78640
Lender/Client	Thomas & Barbara Seargeant		Address	19 Country Oaks Dr, Buda, TX 78610		



**FRONT OF  
SUBJECT PROPERTY**  
1321 S Fm 1626  
Buda, TX 78640



**REAR OF  
SUBJECT PROPERTY**



**STREET SCENE**



Borrower	Thomas & Barbara Seargeant						
Property Address	1321 S Fm 1626						
City	Buda	County	Hays	State	TX	Zip Code	78640
Lender/Client	Thomas & Barbara Seargeant			Address	19 Country Oaks Dr, Buda, TX 78610		



Subject



Subject



Street scene along Cole Springs Rd



Borrower	Thomas & Barbara Seargeant						
Property Address	1321 S Fm 1626						
City	Buda	County	Hays	State	TX	Zip Code	78640
Lender/Client	Thomas & Barbara Seargeant			Address	19 Country Oaks Dr, Buda, TX 78610		



View of the back 11 acres



View of the back 11 acres

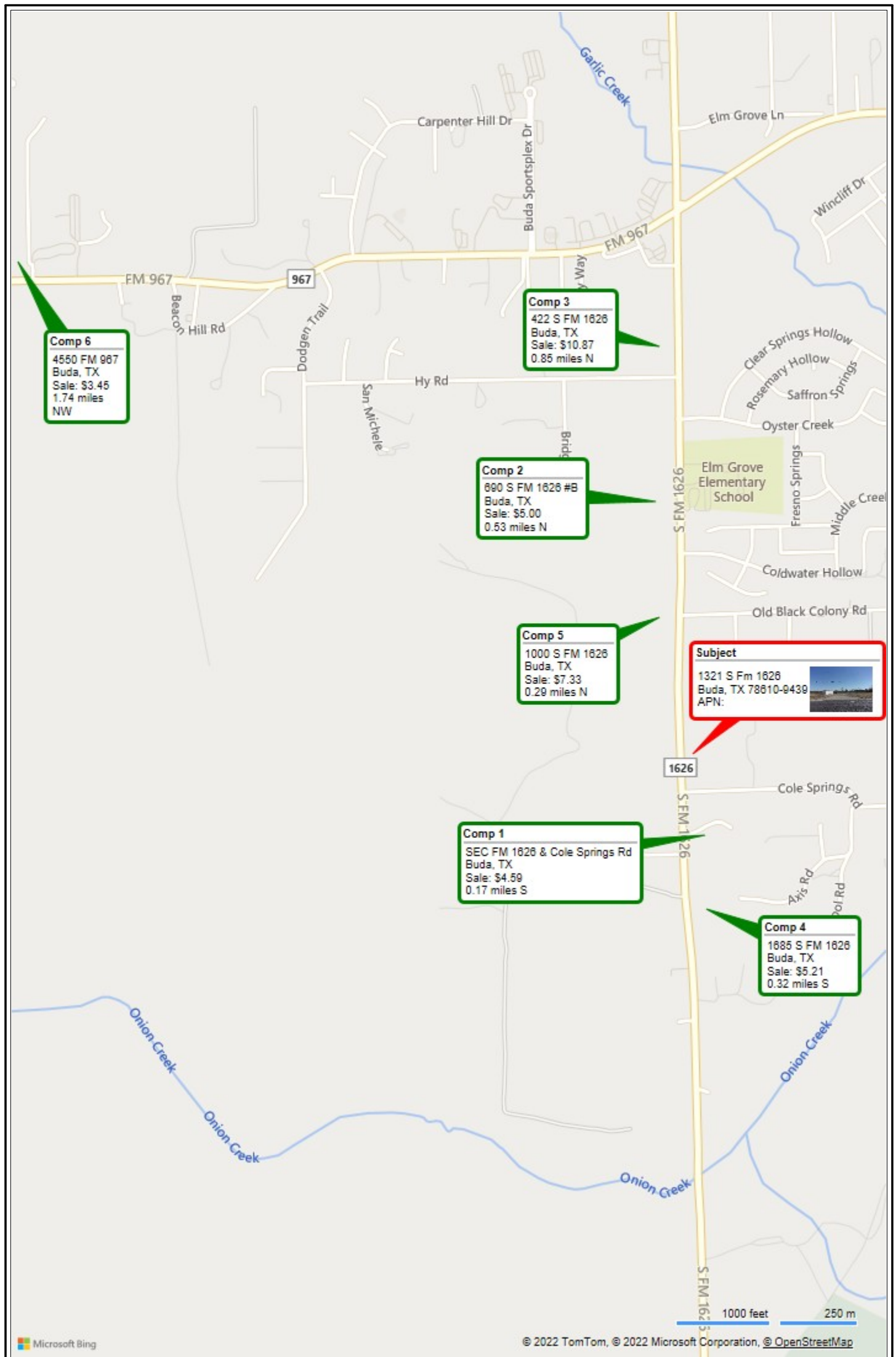


View of the pond on the back 11 acres



File No. 022122  
Case No.

<b>Lender/Client</b>	<b>Thomas &amp; Barbara Seargeant</b>	<b>Address</b>	<b>19 Country Oaks Dr, Buda, TX 78610</b>
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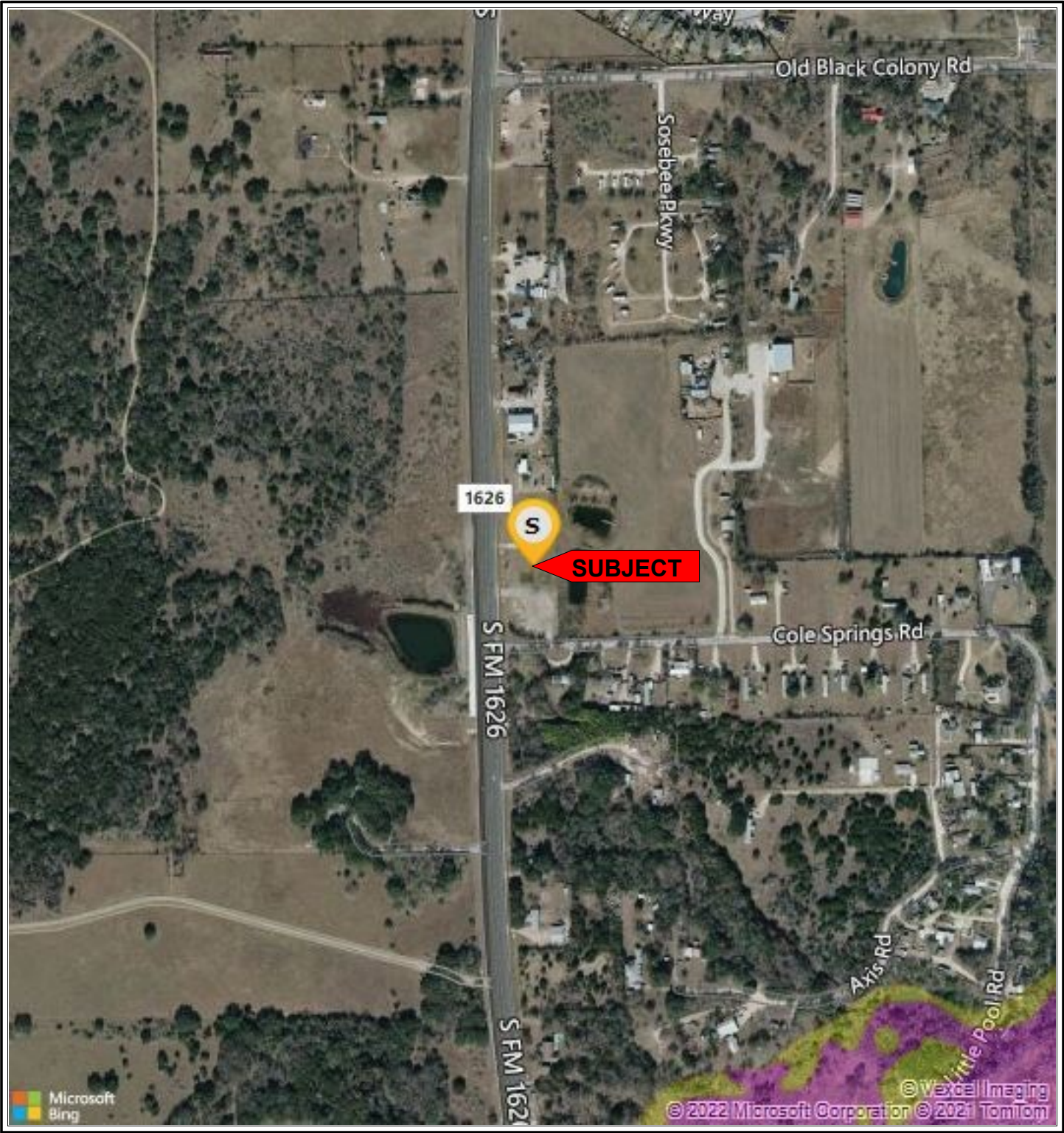
Borrower	Thomas & Barbara Seargeant				
Property Address	1321 S Fm 1626				
City	Buda	County	Hays	State	TX
					Zip Code 78640
Lender/Client	Thomas & Barbara Seargeant		Address	19 Country Oaks Dr, Buda, TX 78610	







Borrower	Thomas & Barbara Seargeant						
Property Address	1321 S Fm 1626						
City	Buda	County	Hays	State	TX	Zip Code	78640
Lender/Client	Thomas & Barbara Seargeant			Address	19 Country Oaks Dr, Buda, TX 78610		



Flood Map Legends

Flood Zones

Areas inundated by 100-year flooding

Areas inundated by 500-year flooding

Areas of undetermined but possible flood hazards

Floodway areas with velocity hazard

Floodway areas

COBRA zone

Flood Zone Determination

In Special Flood Hazard Area (Flood Zone):

Out

Within 250 ft. of multiple flood zones?

Not within 250 feet

Community:

480321

Community Name:

HAYS COUNTY

Map Number:

48209C0280F

Zone:

X

Panel:

48209C 0280F

Panel Date:

09/02/2005

FIPS Code:

48209

Census Tract:

0109.02

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## Certified General Real Estate Appraiser

Appraiser: **Randy Douglas Posey**

License #: **TX 1320652 G**

License Expires: **04/30/2023**

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

For additional information or to file a complaint please contact TALCB at [www.talcb.texas.gov](http://www.talcb.texas.gov).

  
**Chelsea Buchholtz**  
Commissioner