

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

1700 J J Seabrook Dr  
Austin, TX 78721  
Lot 31 Pan Texas East

## FOR

Miriam Rodgers

## AS OF

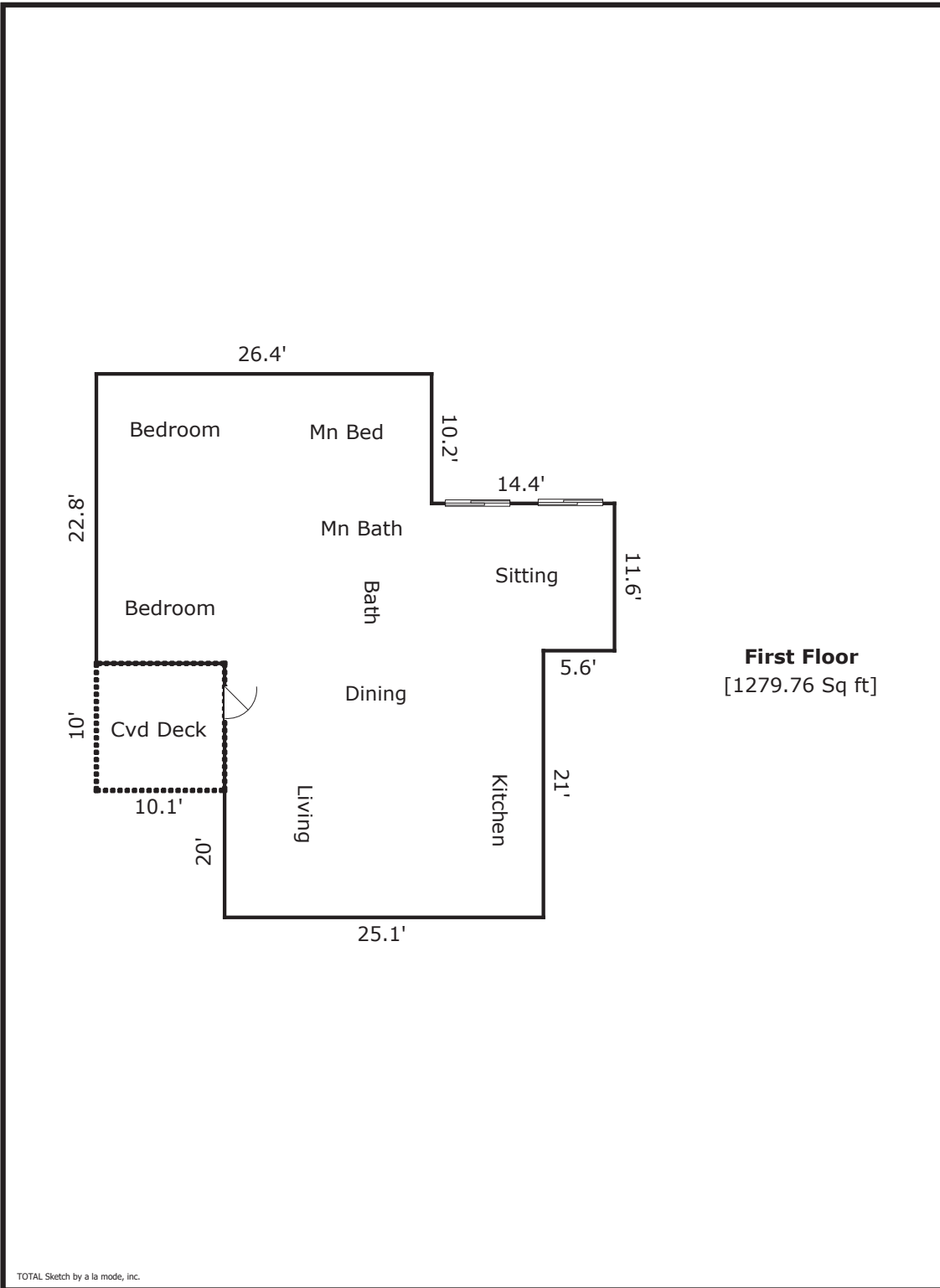
08/26/2022

## BY

Patrick Gerard Klier  
Klier Valuations  
P.O. Box 90381  
Austin, TX 78709-0381  
(512) 769-6270  
pklier@yahoo.com  
© 2022 Patrick G. Klier

### Building Sketch (Page - 1)

Borrower							
Property Address	1700 J J Seabrook Dr						
City	Austin	County	Travis	State	TX	Zip Code	78721
Lender/Client	Miriam Rodgers						



TOTAL Sketch by a la mode, inc.

### Building Sketch (Page - 2)

Borrower				
Property Address	1700 J J Seabrook Dr			
City	Austin	County	Travis	State TX Zip Code 78721
Lender/Client	Miriam Rodgers			

TOTAL Sketch by a la mode, inc.

#### Area Calculations Summary

Living Area	Calculation Details	
First Floor	1279.76 Sq ft	$26.4 \times 10.2 = 269.28$ $11.6 \times 40.8 = 473.28$ $1 \times 35.2 = 35.2$ $20 \times 25.1 = 502$
<b>Total Living Area (Rounded):</b>	<b>1280 Sq ft</b>	
Non-living Area		
Cvd Deck	101 Sq ft	$10.1 \times 10 = 101$

Borrower						
Property Address	1700 J J Seabrook Dr					
City	Austin	County	Travis	State	TX	Zip Code 78721
Lender/Client	Miriam Rodgers					

**Measurements:**

The gross living area determined herein is based on physical measurements taken at the time of examination. These finished square foot calculations for the improvements were made based on estimated dimensions performed at the time of examination. According to the 2006 International Residential Code, for a room to be declared a room, it must have at least 70sf of living space. Furthermore, rooms with sloped ceiling roofs that extend below 5ft are not to be included in the gross living area. Separate living quarters that are only accessible by exiting the main dwelling to gain access cannot be included in the gross living area. Measurements are estimates only. I am not a licensed architect, designer, surveyor or engineer. This appraiser utilizes standards by ANSI (American National Standards Institute) when performing these measurements.

**COMMENTS ON SUBJECT MEASUREMENT:**

Per ANSI, the finished living areas are combined and reported as one finished square footage total. GLA is not a term used within the ANSI standard and is used due to its use by FNMA within the mandatory URAR forms. The finished square footage calculations contained herein are approximate and were made based on a physical observation of the subject property by the signing appraiser. Finished square footage is listed as Gross Living Area or "GLA" and is reported as the above grade square footage total only, as required by the federally mandated appraisal URAR form (this also includes Room Counts, which must be separated between above and below grade).

Finished square footage based on the ANSI Measurement Standard 2021 and derived from approximate onsite measurements. The subject's SqFt total of 1,200 was listed on Travis County Appraisal District. Onsite measurements are most always more accurate than public records, which are created through exterior-only calculations. Most states (even the three states that allow interior inspections) do not measure per ANSI or any standard and use a percentage of the first level to calculate upper levels. A copy of ANSI Standard is available upon request. Dwelling contains 1,280 sq ft of finished living area or GLA. Measurements taken in tenths of a foot and rounded to the nearest whole foot. Non-GLA areas include: A covered deck of 101 sq ft. See attached sketch page for details. All measurements are for above grade spaces.