



Dated: November 14, 2022

Respectfully submitted,

By: /s/ Michael J. Edney

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**COUNSEL FOR TIMOTHY LYNCH BARTON**

**CERTIFICATE OF SERVICE**

On November 14, 2022 I filed the foregoing document with the clerk of court for the U.S. District Court, Northern District of Texas. I hereby certify that I have served the document on all counsel and/or pro se parties of record by a manner authorized by Federal Rules of Civil Procedure 5(b)(2).

/s/ Michael J. Edney  
Michael J. Edney

**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

4107 Rock Creek Dr  
Turtle Creek Park Rev Lot 32 Rock Creek Dr  
Dallas, TX 75204

**FOR:**  
**REDACTED**

**AS OF:**

06/01/2022

**BY:**

Kristi D Garvin  
Garvin Appraisals, LLC  
10440 N. Central Expy, Suite 800  
Dallas, TX 75231  
Kristi@kdgavin.com

# Uniform Residential Appraisal Report

File # G22120

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.

<b>SUBJECT</b>	Property Address	4107 Rock Creek Dr	City	Dallas	State	TX	Zip Code	75204	
	Borrower	Timothy Barton	Owner of Public Record	Timothy L Barton	County	Dallas			
	Legal Description	Turtle Creek Park Rev Lot 32 Rock Creek Dr							
	Assessor's Parcel #	00-00019-571-800-0000	Tax Year	2022	R.E. Taxes \$	25,078			
	Neighborhood Name	Turtle Creek Park Rev	Map Reference	00-0001-9571	Census Tract	0006.06			
	Occupant	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD	HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month	
	Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)							
	Assignment Type	<input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)							
	Lender/Client	REDACTED		Address		REDACTED			
	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 this appraisal?								<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

<b>CONTRACT</b>	Report data source(s) used, offering price(s), and date(s). NTREIS.								
	I <input type="checkbox"/> did <input type="checkbox"/> 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.								
	Contract Price \$	Date of Contract	Is the property seller the owner of public record?			<input type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s)		

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %		
Location	<input checked="" type="checkbox"/> Urban <input 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	60 %			
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	5 %			
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	320	Low	0	Multi-Family	10 %		
Neighborhood Boundaries			Neighborhood is bound by the Dallas North Tollway to the east, Central Expressway to the west, Dallas/Highland Park border to the north, and Woodall Rogers to the south.			6,500	High	105	Commercial	20 %
						1,700	Pred.	23	Other	5 %

Neighborhood Description The area contains a mixture of residential, multi-family, condominiums, townhomes, and commercial development. The area is situated approximately 2 to 3 miles north of the downtown Dallas Central Business District. The commercial properties are considered supportive of the residential and are not considered to have any significant adverse impact on marketability of the residential properties.

Market Conditions (Including support for the above conclusions)

**SEE ATTACHED ADDENDUM: MARKET CONDITIONS**

<b>SITE</b>	Dimensions Subject to Current Survey	Area	8986 sf	Shape	Generally Rectangular	View	A;Res;Bks Thru St			
	Specific Zoning Classification	Z239	Zoning Description	Planned Development						
	Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, describe	
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type		Public	Private	
	Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>	
	FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	48113C0335K	FEMA Map Date	07/07/2014		
	Are the utilities and off-site improvements typical for the market area?								<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If No, describe
	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?								<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, describe

**SEE ADDENDUM: SITE**

General Description		Foundation		Exterior Description		Interior				
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Good	Floors	HWF/Tile/Gd				
# of Stories	2	<input type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Partial Basement	Exterior Walls	Stucco/Good	Walls	Paint/Good				
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area	592 sq.ft.	Roof Surface	Comp/Good	Trim/Finish	Wood/Good			
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	100 %	Gutters & Downspouts	Metal/Good	Bath Floor	Tile/Stone/Good			
Design (Style)	Contemp	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Vinyl/Good	Bath Wainscot	Tile/Paint/Good				
Year Built	1971	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Low E/Good	Car Storage	<input type="checkbox"/> None				
Effective Age (Yrs)	10	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Partial/Good	<input checked="" type="checkbox"/> Driveway	# of Cars	2			
Attic	<input checked="" type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	Woodstove(s) #	0	Driveway Surface	Conc		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input type="checkbox"/> Other	Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) #	1	<input checked="" type="checkbox"/> Fence	Mixed	<input type="checkbox"/> Garage	# of Cars	0
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle		Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	Conc	<input checked="" type="checkbox"/> Porch	Conc	<input checked="" type="checkbox"/> Carport	# of Cars	2
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input type="checkbox"/> Other		<input type="checkbox"/> Pool	None	<input type="checkbox"/> Other	None	<input type="checkbox"/> Att.	<input checked="" type="checkbox"/> Det.	<input type="checkbox"/> Built-in

Appliances  Refrigerator  Range/Oven  Dishwasher  Disposal  Microwave  Washer/Dryer  Other (describe)

Finished area above grade contains: 7 Rooms 4 Bedrooms 4 1 Bath(s) 3 492 Square Feet of Gross Living Area Above Grade

# Uniform Residential Appraisal Report

File # G22120

There are **4** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,850,000 to \$ 2,700,000  
 There are **26** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,500,000 to \$ 2,700,000

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	4107 Rock Creek Dr Dallas, TX 75204	15 Turtle Creek Bnd Dallas, TX 75204		3719 Cragmont Ave Dallas, TX 75205		3518 Springbrook St Dallas, TX 75205	
Proximity to Subject		0.10 miles NW		0.32 miles N		0.12 miles NE	
Sale Price	\$	\$ 2,400,000		\$ 2,700,000		\$ 1,615,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 615.38 sq.ft.		\$ 976.14 sq.ft.		\$ 533.53 sq.ft.	
Data Source(s)		NTREIS#14760216;DOM 2		NTREIS#14764150;DOM 32		NTREIS#14666731;DOM 3	
Verification Source(s)		Compass RE Texas, LLC/Tax		Doc#111424		Compass Re Texas, Lic./ Tax	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		Armlth Cash;0		Armlth Conv;0		Armlth Cash;0	
Date of Sale/Time		s03/22;c02/22		s04/22;c03/22		s10/21;c09/21 +145,350	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	8986 sf	4558 sf +243,540		8799 sf 0		8250 sf 0	
View	A;Res;Bks Thru St	B;Res;Creek -75,000		N;Res; -25,000		N;Res; -25,000	
Design (Style)	DT2;Contemp	DT2;English 0		DT1;Contemp 0		DT2;Tudor 0	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	51	40 0		66 0		93 0	
Condition	C3	C3		C3		C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths +10,000		Total Bdrms. Baths +10,000		Total Bdrms. Baths +10,000	
Room Count	7 4 4.1	7 3 3.1 +10,000		9 3 3.1 +10,000		8 3 2.1 +20,000	
Gross Living Area	3,492 sq.ft.	3,900 sq.ft. -51,000		2,766 sq.ft. +90,750		3,027 sq.ft. +58,125	
Basement & Finished Rooms Below Grade	592sf592sfwo 1r0br0.0ba1o	0sf +44,400 0		0sf +44,400 0		576sf576sf 1r0br1.0ba0o +1,200 -10,000	
Functional Utility	Good	Good		Good		Good	
Heating/Cooling	Indiv.Units	Central H/A/C 0		Central H/A/C 0		Central H/A/C 0	
Energy Efficient Items	Windows	Windows		Windows		Windows	
Garage/Carport	2cp2dw	2ga2dw -10,000		1ga1dw 0		1gd1cp1dw -5,000	
Porch/Patio/Deck	Porch/Pat/Balc	Porch/Pat/Balc		Porch/Patio 0		Deck/Balc 0	
Fireplace	None	2 Fireplaces -5,000		2 Fireplaces -5,000		1 Fireplace -2,500	
Pool/Cabana/Etc	None	Pool -35,000		Pool -35,000		Pool -35,000	
Quarters	None	None		Quarters -50,000		Quarters -50,000	
Net Adjustment (Total)		X + 0 - \$ 131,940		X + 0 - \$ 40,150		X + 0 - \$ 107,175	
Adjusted Sale Price of Comparables		Net Adj. 5.5 % Gross Adj. 20.2 % \$ 2,531,940		Net Adj. 1.5 % Gross Adj. 10.0 % \$ 2,740,150		Net Adj. 6.6 % Gross Adj. 22.4 % \$ 1,722,175	

SALES COMPARISON APPROACH

did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

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) NTREIS/DCAD

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) NTREIS/DCAD

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	07/27/2021			
Price of Prior Sale/Transfer	\$0			
Data Source(s)	CoreLogic	CoreLogic	CoreLogic	NTREIS/Tax Records
Effective Date of Data Source(s)	06/01/2022	06/01/2022	06/01/2022	12/17/2021

Analysis of prior sale or transfer history of the subject property and comparable sales Tax records indicate deed transfers of the subject on 8/27/2020 and 7/27/2021 for unknown amounts. There were also nominal deed transfers on 8/09/19 and 7/11/19. Per NTREIS and tax records, there were no other sales or transfers found of the subject in the 36 months prior to appraisal. Per NTREIS and tax records, no sales or transfers of comparables #1 - #3 were found in the 12 months prior to sale used in this analysis. Texas is a non disclosure state.

Summary of Sales Comparison Approach

**SEE COMPARABLES #4 THRU #5 AND MARKET DATA COMMENTS**

# Uniform Residential Appraisal Report

File # G22120

**FIRREA Certification Statement:**

The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

ADDITIONAL COMMENTS

**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)

1) 3610 N Fitzhugh (7,500 sf lot) sold on 06/26/2020 for \$675,000 (\$90.00/sf; NTREIS #14275349) 2) 3612 N Fitzhugh (7,500 sf lot) sold on 06/26/2020 for \$675,000 (\$90.00/sf; NTREIS #14275377); 3) 4000 Stonebridge (13,155 sf lot) sold on 05/26/2020 for \$950,000 (\$72.22/sf; NTREIS #14319815 (In subject's development/Backs to Katy Trail); 4) 4115 Gilbert Ave (8,015 sf) sold on 01/31/2022 for \$879,000 (\$109.67/sf; NTREIS #14693434

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			= \$	945,000
Source of cost data Marshall and Swift	DWELLING	3,492 Sq.Ft. @ \$	275.00	= \$	960,300
Quality rating from cost service Excellent Effective date of cost data 2022	Basement	592 Sq.Ft. @ \$	275.00	= \$	162,800
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Flatwork			= \$	125,000
Replacement costs used in the Cost Approach were obtained from Marshall & Swift and were adjusted for the subject's finish out and features. High land to value ratios are commonplace in close-in neighborhoods such as the subject's. A change in land use is not occurring or anticipated. Physical depreciation was less than typical and was calculated via an age/life method. Functional obsolescence was charged for the difference in cost and market value of the subject's basement improvements	Garage/Carport	419 Sq.Ft. @ \$	75.00	= \$	31,425
Estimated Remaining Economic Life (HUD and VA only) 50 Years	Total Estimate of Cost-New			= \$	1,279,525
	Less Physical	213,297	Functional 100,000	External	
	Depreciation			= \$(	313,297)
	Depreciated Cost of Improvements			= \$	966,228
	"As-is" Value of Site Improvements			= \$	150,000
	<b>INDICATED VALUE BY COST APPROACH</b>			= \$	<b>2,061,228</b>

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

INCOME

Estimated Monthly Market Rent \$	X Gross Rent Multiplier	= \$	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)		The Income Approach was not considered as homes in the area are not typically purchased for rental properties.	

PROJECT INFORMATION FOR PUDs (if applicable)

## Uniform Residential Appraisal Report

File # G22120

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 the appraisal. Unless otherwise stated in this appraisal

**Uniform Residential Appraisal Report**

File # G22120

**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

# Uniform Residential Appraisal Report

File # G22120

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 Kristi D Garvin  
 Company Name Garvin Appraisals, LLC  
 Company Address 10440 N. Central Expy, Suite 800  
Dallas, TX 75231  
 Telephone Number 214-455-3255  
 Email Address kristi@kdggarvin.com  
 Date of Signature and Report 06/10/2022  
 Effective Date of Appraisal 06/01/2022  
 State Certification # 1360085  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State TX  
 Expiration Date of Certification or License 12/31/2023

**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**

# Uniform Residential Appraisal Report

File # G22120

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	4107 Rock Creek Dr Dallas, TX 75204	3629 Overbrook Dr Dallas, TX 75205		2515 Thomas Ave Dallas, TX 75201			
Proximity to Subject		0.25 miles NE		1.63 miles S			
Sale Price	\$	\$ 1,950,000		\$ 2,150,000		\$	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 440.88 sq.ft.		\$ 726.84 sq.ft.		\$ sq.ft.	
Data Source(s)		NTREIS#14580579;DOM 22		NTREIS#14590026;DOM 134			
Verification Source(s)		Allie Beth Allman & Assoc./ Tax		Doc#326243			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Cash;0		ArmLth Cash;0			
Date of Sale/Time		s07/21;c06/21	+263,250	s10/21;c10/21	+161,250		
Location	N;Res;	N;Res;		N;Res;			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
Site	8986 sf	10986 sf	-110,000	7501 sf	+81,675		
View	A;Res;Bks Thru St	N;Res;	-25,000	A;Res;Fmts ThruSt	+25,000		
Design (Style)	DT2;Contemp	DT2;Craftsman	0	DT2;Colonial	0		
Quality of Construction	Q3	Q3		Q3			
Actual Age	51	90	0	91	0		
Condition	C3	C3		C3			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	+10,000	Total Bdrms. Baths	
Room Count	7 4 4.1	11 4 3.0	+15,000	8 3 3.0	+15,000		
Gross Living Area	3,492 sq.ft.	4,423 sq.ft.	-116,375	2,958 sq.ft.	+66,750	sq.ft.	
Basement & Finished Rooms Below Grade	592sf592sfwo 1rr0br0.0ba1o	0sf	+44,400	0sf	+44,400		
Functional Utility	Good	Good		Good			
Heating/Cooling	Indiv.Units	Central H/AC	0	Central H/AC	0		
Energy Efficient Items	Windows	Windows		Windows			
Garage/Carport	2cp2dw	2cp2dw		1dw	+10,000		
Porch/Patio/Deck	Porch/Pat/Balc	Patio/Balc	0	Porch/Deck/Bal	0		
Fireplace	None	2 Fireplaces	-5,000	1 Fireplace	-2,500		
Pool/Cabana/Etc	None	None		Pool	-35,000		
Quarters	None	None		None			
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 66,275	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 376,575	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Adjusted Sale Price of Comparables		Net Adj. 3.4 % Gross Adj. 29.7 %	\$ 2,016,275	Net Adj. 17.5 % Gross Adj. 21.0 %	\$ 2,526,575	Net Adj. % Gross Adj. %	\$

SALES COMPARISON APPROACH

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 # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	07/27/2021			
Price of Prior Sale/Transfer	\$0			
Data Source(s)	CoreLogic	NTREIS/Tax Records	CoreLogic	
Effective Date of Data Source(s)	06/01/2022	12/17/2021	06/01/2022	

Analysis of prior sale or transfer history of the subject property and comparable sales Per NTREIS and tax records, there were no transfers or sales found of comparables #4-#5 in the 12 months prior to sale used in the analysis. Texas is a non-disclosure state.

Analysis/Comments

**SEE ATTACHED ADDENDUM: MARKET DATA COMMENTS**

COMMENTS

File No. G22120

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Condition Ratings and Definitions

#### C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

#### C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

#### C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

#### C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

#### C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

#### C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

**UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM**

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

**Quality Ratings and Definitions (continued)****Q3**

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

**Q4**

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

**Q5**

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

**Q6**

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

**Definitions of Not Updated, Updated, and Remodeled****Not Updated**

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

**Updated**

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

**Remodeled**

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

**Explanation of Bathroom Count**

**UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM**

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmlLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CitySky	City View Skyline View	View
CityStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement

**Supplemental Addendum**

File No. G22120

Borrower	Timothy Barton			
Property Address	4107 Rock Creek Dr			
City	Dallas	County	Dallas	State TX Zip Code 75204
Lender/Client	Athas Capital Group			

**USPAP COMPLIANCE**

This appraisal form indicates it is a summary appraisal report. It has not been updated by FNMA to conform with the current USPAP. The current USPAP no longer indicates the three types of appraisals known as Self Contained, Summary, and Restricted Use and replaced them with "Appraisal Report" and "Restricted Appraisal Report". This product is an "Appraisal Report."

**PRESENT LAND USE**

The "Other" refers to greenbelts, parks, schools and religious facilities. Other land use does not have a negative impact on marketability.

**PREDOMINANT VALUE**

The subject is among the larger more expensive homes in the subject's area although there are other similar size homes in the development. It is the opinion of the appraiser that the subject is not an over improvement or super adequacy and that the subject's larger size will not adversely affect the marketability of the subject at the appraised value.

**HIGHEST AND BEST USE**

The subject as improved is a legally permissible use based on current zoning. Also, the lot size, shape and physical condition and land to building ratio allow the present structure and indicate a good utilization of the improvements. The present use and structure as a single family residence is its financially feasible and maximally productive use.

**SITE DESCRIPTION**

No apparent adverse easements or encroachments were observed. A survey is required to determine the actual presence and exact location of any easements. The site fronts and sides to residential properties and backs to Avondale, a neighborhood thru street which carries heavy traffic at times. The site slopes down to the road, with retaining walls. These influences have been considered in the analysis and reflected in the valuation.

**SQUARE FOOTAGE OF TAX RECORDS**

The square footage of the subject was obtained from the appraiser measuring the subject's existing improvements. The measure square footage of the improvements almost never exactly matches the square footage in the tax records. Please note, measurements were calculated using ANSI standards.

*ANSI guideline: For detached single-family houses, the finished square footage of each level is the sum of finished areas on that level measured at floor level to the exterior finished surface of the outside walls.*

*The above-grade finished square footage of a house is the sum of finished areas on levels that are entirely above grade. The below-grade finished square footage of a house is the sum of finished areas on levels that are wholly or partly below grade.*

**Supplemental Addendum**

File No. G22120

Borrower	Timothy Barton			
Property Address	4107 Rock Creek Dr			
City	Dallas	County	Dallas	State TX Zip Code 75204
Lender/Client	REDACTED			

data was obtained from the Multiple Listing Service data base and verified though the Listing or Selling Real Estate agent. Parameters for the comparable search included date of sale, proximity to the subject, property type, lot size, age, condition of the improvements, quality of construction, gross living area, bedroom and bath count, parking facilities, and pool and spa improvements. No value parameters are included in the initial search which is designed to let the market determine the market value and not the pre-conceived value of the appraiser.

Search parameters were expanded beyond one mile to locate sales of similar age homes and similar gross living area. Search parameters were expanded beyond one year to locate homes in subject's more immediate area. Once the initial research was completed the appraiser picked out the most similar comparables that were the most recent and were the closest in proximity to the subject. Some of the comparables were chosen to comply with appraisal guidelines for bracketing, location proximity, percentage limitations in line items adjustments as well as net and gross adjustments and other requirements. The appraiser selected the best comparables available, depending on lender's guidelines for the subject's price range and area. Those sales not chosen were considered inferior to the subject's condition and in some cases superior to the subject in terms of quality of construction.

**MARKET DATA COMMENTS**

All comparables are closed sales from the subject's market area and are considered reliable indicators of current market value. Comparables were adjusted for site/view influences and to reflect variations in gross living area, finished basement area, bath count, fireplace count, parking facilities, pool and other exterior improvements.

The market has been trending upward over the past year, with the Case Shiller Index posting appreciation rates in the 12-36% range. Per NTRIS/CoreLogic data, the subject's market area has seen increases of approximately 18% per year, or 1.5% per month. Time adjustments were made to Comparables #3, #4, and #5. The sales were adjusted 1% per month from the date of contract up to March 2022, when the market appears to have stabilized.

The site/ view adjustments were based on lot size, view amenity, number of trees, site utility, general layout, and location. The actual dollar amount used in the site/ view adjustments allows for the difference between the subject's lot and those of comparable sales. Adjustments for site size were calculated at \$55.00 per square foot. No adjustments were made for differences of less than 1,000 square feet. The subject backs to a thru street. Comparable #5 fronts to a thru street. Subject's thru street influence partially offset the thru street influence of Comparables #5. Comparables #1, #2, #3, and #4 were adjusted for the subject's thru street influence. Comparable #1 was further adjusted for its creek views

Gross living area adjustments were made based on an adjustment figure of \$125.00 per square foot variance. This figure represents approximately 45% of the estimated replacement cost new and is based on current market trends in the subject's area.

Adjustments for subject's finished basement improvements were calculated at \$ 75.00 per square foot.

Comparable #5 is located slightly over one mile away but was included for its similar gross living area and to bracket the subject for thru street influence. It is further noted that the use of this

**Supplemental Addendum**

File No. G22120

Borrower	Timothy Barton			
Property Address	4107 Rock Creek Dr			
City	Dallas	County	Dallas	State TX Zip Code 75204
Lender/Client	REDACTED			

views, gross living area, pool improvements, and basement improvements. The appraiser is cognizant of the fact that the required adjustments and value spread do not conform to standard appraisal guidelines. Ideally, it would have been preferred to have used comparable sales which were more similar to the subject; however, this is not always possible as was the case with this report. It is the opinion of the appraiser that those sales used represent the best comparable sales data available at the time of our market research. It is further noted that the use of these sales should not affect the integrity of the market analysis or the accuracy of the estimated value.

All sales were considered in arriving at the final estimate of value. Comparables #1 - #2 were given the most weight for their most recent sale dates and proximity to the subject. Comparable #3 was given the next most weight for its proximity to the subject and similar basement improvements. Comparable #4 was given the next most weight for its same bedroom count and parking facilities, as well as proximity. Comparable #5 was given the least weight, as it is located farther away, but was included to bracket the subject for site/view influence.

**APPRAISER INDEPENDENCE**

This appraiser completed this assignment with no influence on value (written or verbal) from any party connected with this assignment as referenced in the signed certification located on page 5 of the URAR (Items 16 and 18) and in compliance with Appraiser Independence Requirements (AIR) effective April 1, 2011.

**INTENDED USER**

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 the Definition of Market Value. No additional Intended Users are identified by the appraiser.

**UTILITIES**

Adequate electricity/utilities available and appear to be in service. Appraiser is not a home inspector.

**USPAP ADDENDUM**

File No. G22120

Borrower	Timothy Barton		
Property Address	4107 Rock Creek Dr		
City	Dallas	County Dallas	State TX Zip Code 75204
Lender	REDACTED		

This report was prepared under the following USPAP reporting option:

- Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

**Reasonable Exposure Time**

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: Up to three months.

**Additional Certifications**

I certify that, to the best of my knowledge and belief:

- I have NOT performed 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.
- I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.
  - The statements of fact contained in this report are true and correct.
  - The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
  - Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
  - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
  - My engagement in this assignment was not contingent upon developing or reporting predetermined results.
  - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
  - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
  - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
  - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**Additional Comments**

**PRIOR SERVICES**

I have performed services as an appraiser on the subject property on 12/08/2021. I have performed no other 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 agreement.

## Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of \_\_\_\_\_ REDACTED \_\_\_\_\_, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of \_\_\_\_\_ REDACTED \_\_\_\_\_, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that \_\_\_\_\_ REDACTED \_\_\_\_\_ has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

APPRAISER:



Signature

06/10/2022

Date

SUPERVISORY or CO-APPRAISER:

Signature

Date

Kristi D. Garvin

### Market Conditions Addendum to the Appraisal Report

File No. G22120

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 **4107 Rock Creek Dr** City **Dallas** State **TX** ZIP Code **75204**  
 Borrower **Timothy Barton**

**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.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	12	5	9	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2	1.67	3	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	4	3	4	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2	1.8	1.33	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$1,800,000	\$1,590,000	\$1,825,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	25	32	12	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$1,637,500	\$2,200,000	\$2,184,500	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	45	19	46	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	97.42	99.21	101.45	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

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.). **The data used in the grid above does not indicate there were any concessions associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some transactions that do include concessions, but have not been reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.**

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).  
**The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.**

Cite data sources for above information. **NTRIS was the data source used to complete the Market Conditions Addendum. 6/1/2022**

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.

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

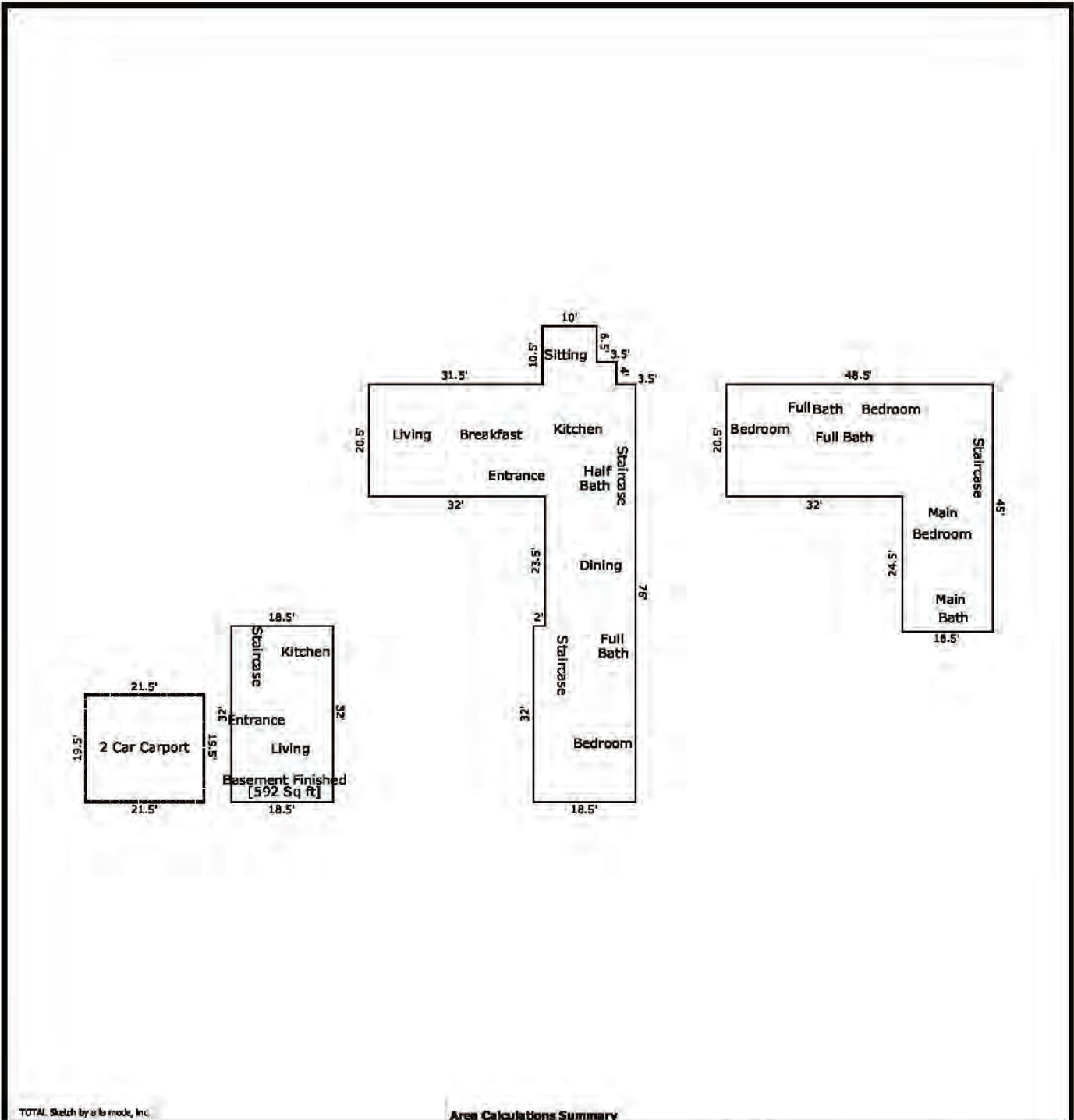
Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

MARKET RESEARCH & ANALYSIS

DO/CO-OP PROJECTS

### Building Sketch

Borrower	Timothy Barton		
Property Address	4107 Rock Creek Dr		
City	Dallas	County	Dallas
Lender/Client	REDACTED	State	TX
		Zip Code	75204



TOTAL Sketch by a la mode, Inc.

#### Area Calculations Summary

Living Area  
First Floor

2093 Sq ft

Calculation Details

10 x 6.5 = 65

### Subject Photo Page

Borrower	Timothy Barton						
Property Address	4107 Rock Creek Dr						
City	Dallas	County	Dallas	State	TX	Zip Code	75204
Lender/Client	REDACTED						



#### Subject Front

4107 Rock Creek Dr  
Sales Price  
G.L.A. 3,492  
Tot. Rooms 7  
Tot. Bedrms. 4  
Tot. Bathrms. 4.1  
Location N;Res;  
View A;Res;Bks Thru St  
Site 8986 sf  
Quality Q3  
Age 51



#### Subject Rear



#### Subject Street

**Subject Photo Page**

Borrower	Timothy Barton			
Property Address	4107 Rock Creek Dr			
City	Dallas	County	Dallas	State TX Zip Code 75204
Lender/Client	REDACTED			

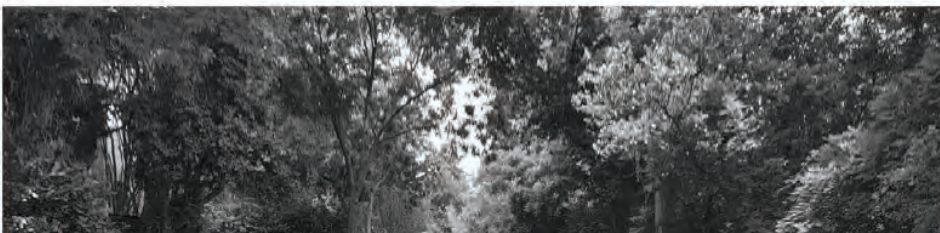


**Subject Side**

4107 Rock Creek Dr  
 Sales Price  
 G.L.A. 3,492  
 Tot. Rooms 7  
 Tot. Bedrms. 4  
 Tot. Bathrms. 4.1  
 Location N;Res;  
 View A;Res;Bks Thru St  
 Site 8986 sf  
 Quality Q3  
 Age 51



**Subject Side**



**Subject Street**

**Subject Photo Page**

Borrower	Timothy Barton		
Property Address	4107 Rock Creek Dr		
City	Dallas	County	Dallas
Lender/Client	REDACTED	State	TX
		Zip Code	75204



**Courtyard**

4107 Rock Creek Dr  
 Sales Price  
 G.L.A. 3,492  
 Tot. Rooms 7  
 Tot. Bedrms. 4  
 Tot. Bathrms. 4.1  
 Location N;Res;  
 View A;Res;Bks Thru St  
 Site 8986 sf  
 Quality Q3  
 Age 51



**Backs Thru St**



**Backs Thru St**

**Subject Photo Page**

Borrower	Timothy Barton						
Property Address	4107 Rock Creek Dr						
City	Dallas	County	Dallas	State	TX	Zip Code	75204
Lender/Client	REDACTED						



**Carport**

4107 Rock Creek Dr  
Sales Price  
G.L.A. 3,492  
Tot. Rooms 7  
Tot. Bedrms. 4  
Tot. Bathrms. 4.1  
Location N;Res;  
View A;Res;Bks Thru St  
Site 8986 sf  
Quality Q3  
Age 51



**Walkway**



**Balcony**

**Subject Photo Page**

Borrower	Timothy Barton						
Property Address	4107 Rock Creek Dr						
City	Dallas	County	Dallas	State	TX	Zip Code	75204
Lender/Client	REDACTED						



**Covered Patio**

4107 Rock Creek Dr  
Sales Price  
G.L.A. 3,492  
Tot. Rooms 7  
Tot. Bedrms. 4  
Tot. Bathrms. 4.1  
Location N;Res;  
View A;Res;Bks Thru St  
Site 8986 sf  
Quality Q3  
Age 51



**Courtyard**

**Photograph Addendum**

Borrower	Timothy Barton						
Property Address	4107 Rock Creek Dr						
City	Dallas	County	Dallas	State	TX	Zip Code	75204
Lender/Client	REDACTED						



**Possible Settling**



**Individual ACs**



**Individual ACs**



**Individual ACs**



**Photograph Addendum**

Borrower	Timothy Barton						
Property Address	4107 Rock Creek Dr						
City	Dallas	County	Dallas	State	TX	Zip Code	75204
Lender/Client	REDACTED						



**Possible Settling**



**Retaining Wall**



**Retaining Wall**



**Crawl Space**

**Subject Interior Photo Page**

Borrower	Timothy Barton		
Property Address	4107 Rock Creek Dr		
City	Dallas	County	Dallas
Lender/Client	REDACTED	State	TX
		Zip Code	75204



**Living**

4107 Rock Creek Dr  
 Sales Price  
 G.L.A. 3,492  
 Tot. Rooms 7  
 Tot. Bedrms. 4  
 Tot. Bathrms. 4.1  
 Location N;Res;  
 View A;Res;Bks Thru St  
 Site 8986 sf  
 Quality Q3  
 Age 51



**Dining**



**Kitchen**

**Subject Interior Photo Page**

Borrower	Timothy Barton						
Property Address	4107 Rock Creek Dr						
City	Dallas	County	Dallas	State	TX	Zip Code	75204
Lender/Client	REDACTED						



**Breakfast**

4107 Rock Creek Dr  
Sales Price  
G.L.A. 3,492  
Tot. Rooms 7  
Tot. Bedrms. 4  
Tot. Bathrms. 4.1  
Location N;Res;  
View A;Res;Bks Thru St  
Site 8986 sf  
Quality Q3  
Age 51



**Sitting**



**Main Bedroom**

**Subject Interior Photo Page**

Borrower	Timothy Barton		
Property Address	4107 Rock Creek Dr		
City	Dallas	County	Dallas
Lender/Client	REDACTED	State	TX
		Zip Code	75204

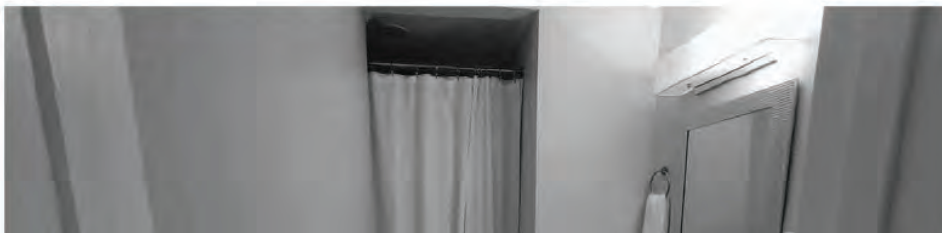


**Main Bath**

4107 Rock Creek Dr  
 Sales Price  
 G.L.A. 3,492  
 Tot. Rooms 7  
 Tot. Bedrms. 4  
 Tot. Bathrms. 4.1  
 Location N;Res;  
 View A;Res;Bks Thru St  
 Site 8986 sf  
 Quality Q3  
 Age 51



**Full Bath**



**Full Bath**

**Subject Interior Photo Page**

Borrower	Timothy Barton		
Property Address	4107 Rock Creek Dr		
City	Dallas	County Dallas	State TX Zip Code 75204
Lender/Client	REDACTED		



**Full Bath**

4107 Rock Creek Dr  
Sales Price  
G.L.A. 3,492  
Tot. Rooms 7  
Tot. Bedrms. 4  
Tot. Bathrms. 4.1  
Location N;Res;  
View A;Res;Bks Thru St  
Site 8986 sf  
Quality Q3  
Age 51



**Half Bath**



**Bedroom**

**Subject Interior Photo Page**

Borrower	Timothy Barton		
Property Address	4107 Rock Creek Dr		
City	Dallas	County	Dallas
Lender/Client	REDACTED	State	TX
		Zip Code	75204



**Bedroom**

4107 Rock Creek Dr  
 Sales Price  
 G.L.A. 3,492  
 Tot. Rooms 7  
 Tot. Bedrms. 4  
 Tot. Bathrms. 4.1  
 Location N;Res;  
 View A;Res;Bks Thru St  
 Site 8986 sf  
 Quality Q3  
 Age 51



**Bedroom**



**Laundry**

**Subject Interior Photo Page**

Borrower	Timothy Barton		
Property Address	4107 Rock Creek Dr		
City	Dallas	County Dallas	State TX Zip Code 75204
Lender/Client	REDACTED		



**Laundry**

4107 Rock Creek Dr  
 Sales Price  
 G.L.A. 3,492  
 Tot. Rooms 7  
 Tot. Bedrms. 4  
 Tot. Bathrms. 4.1  
 Location N;Res;  
 View A;Res;Bks Thru St  
 Site 8986 sf  
 Quality Q3  
 Age 51

### Interior Photos

Borrower	Timothy Barton						
Property Address	4107 Rock Creek Dr						
City	Dallas	County	Dallas	State	TX	Zip Code	75204
Lender/Client	REDACTED						



**Kitchen Detail**



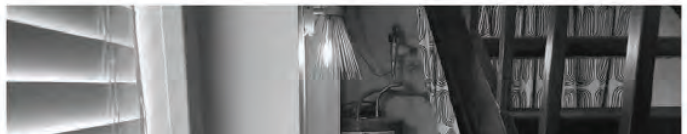
**Kitchen Detail**



**Kitchen Detail**



**Lower Living**



**Comparable Photo Page**

Borrower	Timothy Barton		
Property Address	4107 Rock Creek Dr		
City	Dallas	County	Dallas
Lender/Client	REDACTED	State	TX
		Zip Code	75204



**Comparable 1**

15 Turtle Creek Bnd  
 Proximity 0.10 miles NW  
 Sale Price 2,400,000  
 GLA 3,900  
 Total Rooms 7  
 Total Bedrms 3  
 Total Bathrms 3.1  
 Location N;Res;  
 View B;Res;Creek  
 Site 4558 sf  
 Quality Q3  
 Age 40



**Comparable 2**

3719 Cragmont Ave  
 Proximity 0.32 miles N  
 Sale Price 2,700,000  
 GLA 2,766  
 Total Rooms 9  
 Total Bedrms 3  
 Total Bathrms 3.1  
 Location N;Res;  
 View N;Res;  
 Site 8799 sf  
 Quality Q3  
 Age 66



**Comparable 3**

3518 Springbrook St  
 Proximity 0.12 miles NE  
 Sale Price 1,815,000  
 GLA 3,027  
 Total Rooms 8  
 Total Bedrms 3  
 Total Bathrms 2.1

**Comparable Photo Page**

Borrower	Timothy Barton		
Property Address	4107 Rock Creek Dr		
City	Dallas	County Dallas	State TX Zip Code 75204
Lender/Client	<b>REDACTED</b>		



**Comparable 4**

3629 Overbrook Dr  
 Proximity 0.25 miles NE  
 Sale Price 1,950,000  
 GLA 4,423  
 Total Rooms 11  
 Total Bedrms 4  
 Total Bathrms 3.0  
 Location N;Res;  
 View N;Res;  
 Site 10986 sf  
 Quality Q3  
 Age 90



**Comparable 5**

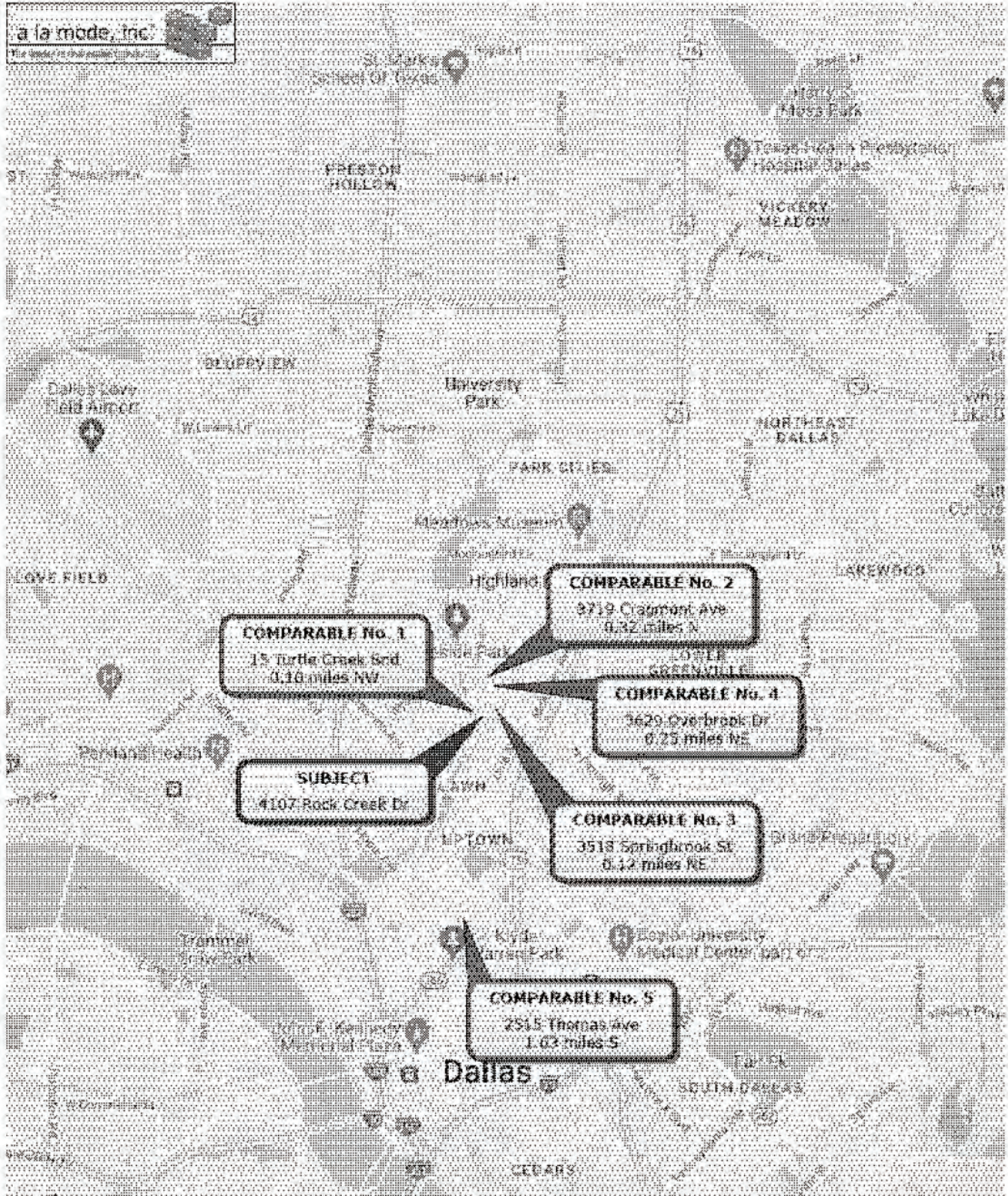
2515 Thomas Ave  
 Proximity 1.63 miles S  
 Sale Price 2,150,000  
 GLA 2,958  
 Total Rooms 8  
 Total Bedrms 3  
 Total Bathrms 3.0  
 Location N;Res;  
 View A;Res;Frnts ThruSt  
 Site 7501 sf  
 Quality Q3  
 Age 91

**Comparable 6**

Proximity  
 Sale Price  
 GLA  
 Total Rooms  
 Total Bedrms  
 Total Bathrms

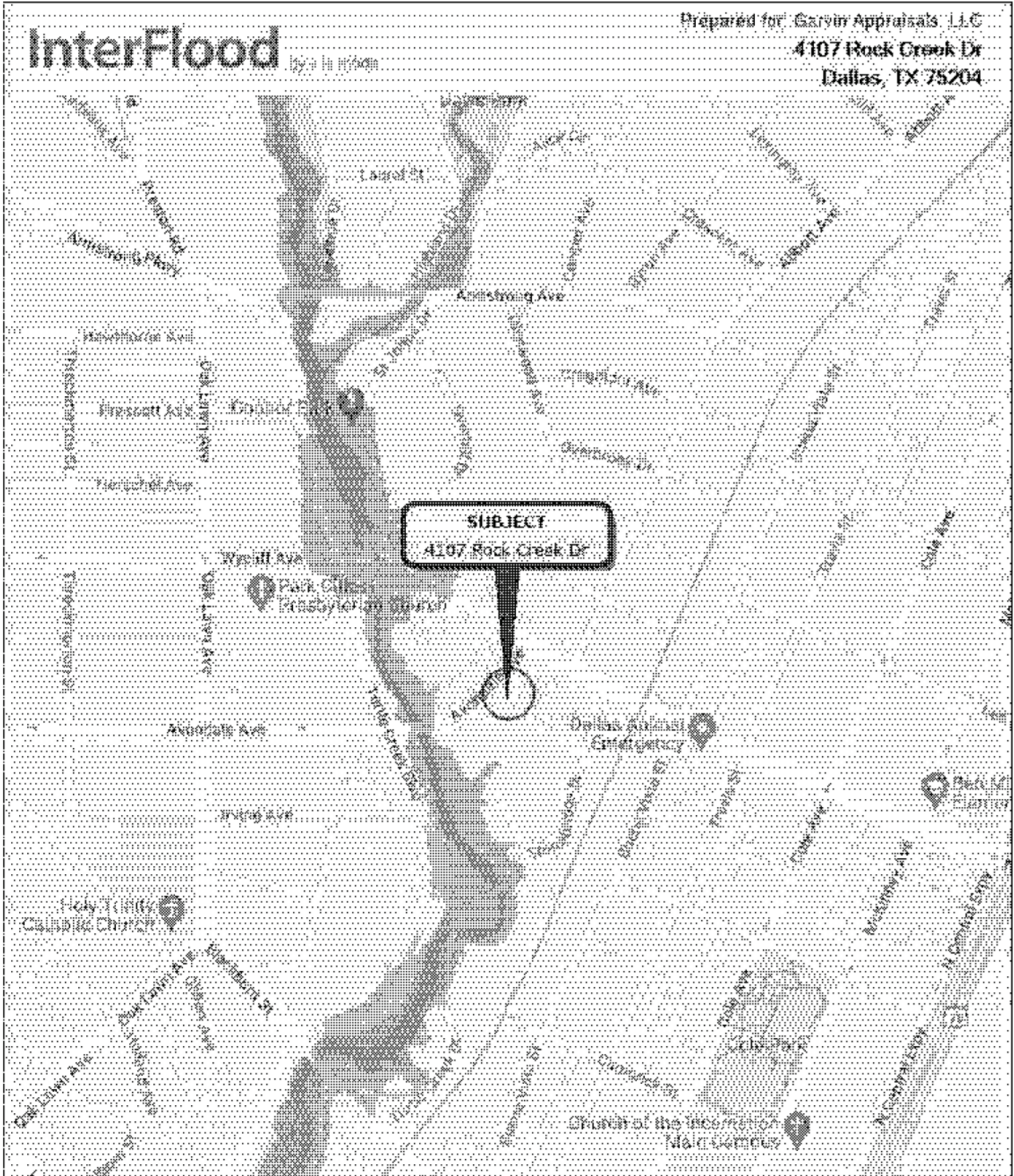
### Location Map

Borrower	Timothy Barton		
Property Address	4107 Rock Creek Dr		
City	Dallas	County	Dallas
State	TX	Zip Code	75204
Lender/Client	REDACTED		



### Flood Map

Borrower	Timothy Barton						
Property Address	4107 Rock Creek Dr						
City	Dallas	County	Dallas	State	TX	Zip Code	75204
Lender/Client	REDACTED						



### Plat

Borrower	Timothy Barton		
Property Address	4107 Rock Creek Dr		
City	Dallas	County	Dallas
		State	TX
		Zip Code	75204
Lender/Client	REDACTED		



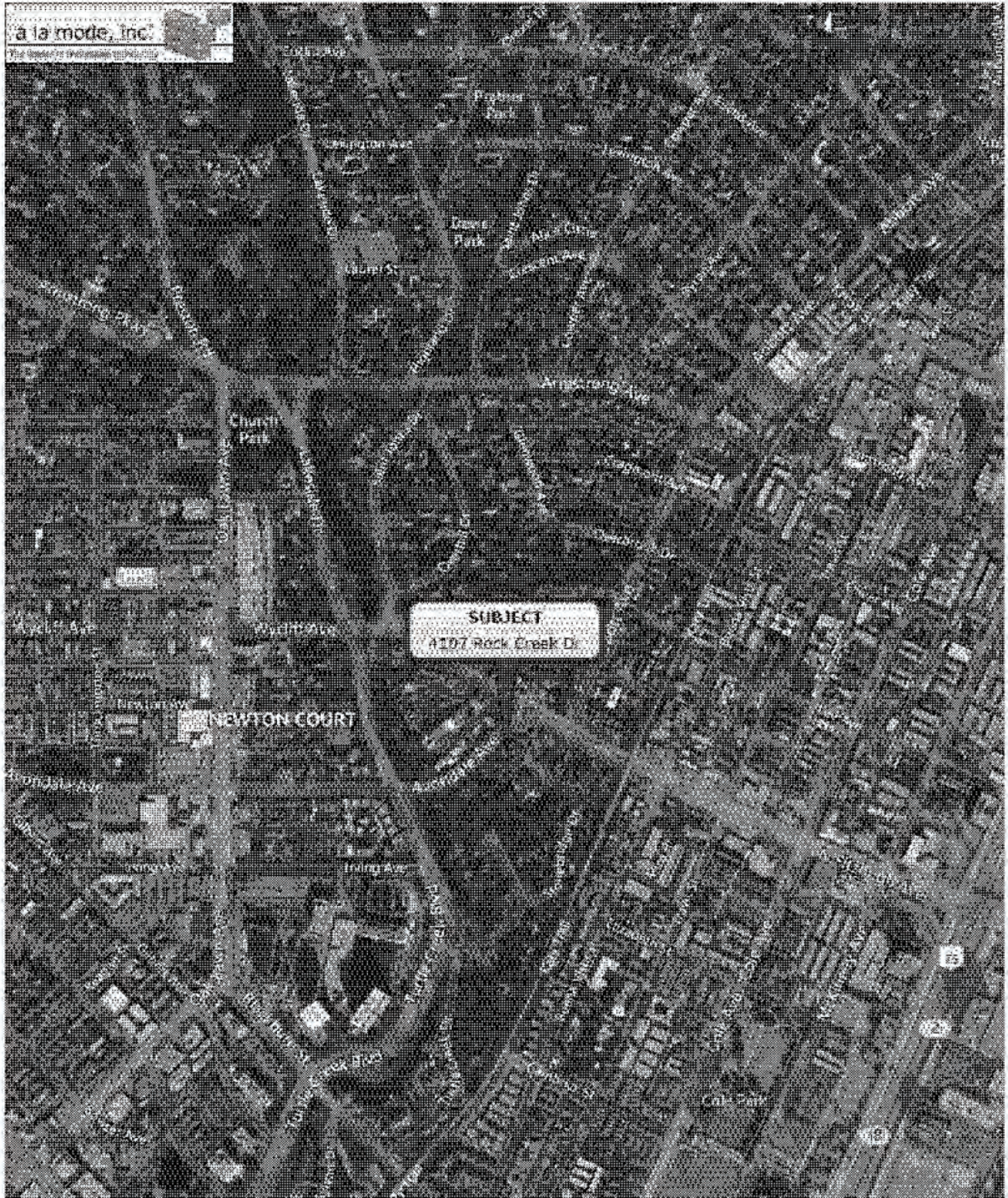
### Zoning Map

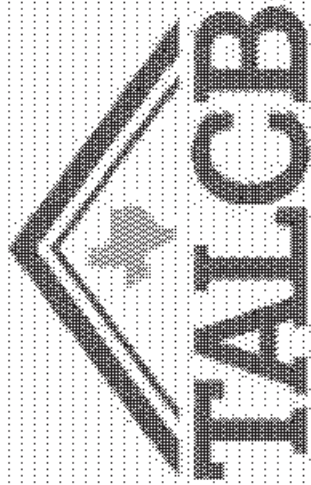
Borrower	Timothy Barton						
Property Address	4107 Rock Creek Dr						
City	Dallas	County	Dallas	State	TX	Zip Code	75204
Lender/Client	REDACTED						



### Aerial Map

Borrower	Timothy Barton		
Property Address	4107 Rock Creek Dr		
City	Dallas	County	Dallas
State	TX	Zip Code	75204
Lender/Client	REDACTED		





TEXAS APPRAISER LICENSING &  
CERTIFICATION BOARD

# Certified Residential Real Estate Appraiser

Appraiser: **Kristi Dawn Garvin**

License #: **TX 1360085 R**

License Expires: **12/31/2023**

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 Residential Real Estate Appraiser

Chelsea  
Com

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