

***** INVOICE *****

File Number: CRJ22-027 11/07/2022

Debbie French

Invoice # : CRJ22-027
Order Date :
Reference/Case # :
PO Number :

GLA Verification Sketch

117 Camelot
Mabank, TX 75156

GLA Verification Sketch	\$	200.00
	\$	-----
Invoice Total	\$	200.00
State Sales Tax @	\$	0.00
Deposit	(\$)
Deposit	(\$)

Amount Due	\$	200.00

Terms: Accounts due upon receipt. Late Charges applied after 30 days

Please Make Check Payable To:

Calvin Jones
P O Box 851
Mabank, TX 75147

Fed. I.D. #: 85-0547825

Please refer to File Number CRJ22-027 or Borrowers Name in any correspondence
THANK YOU FOR YOUR BUSINESS!!

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Debbie French	File No.: CRJ22-027
Property Address: 117 Camelot	Case No.:
City: Mabank	State: TX Zip: 75156



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: November 4, 2022
Appraised Value: \$



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

FLOORPLAN SKETCH

Client: Debbie French
 Property Address: 117 Camelot
 City: Mabank

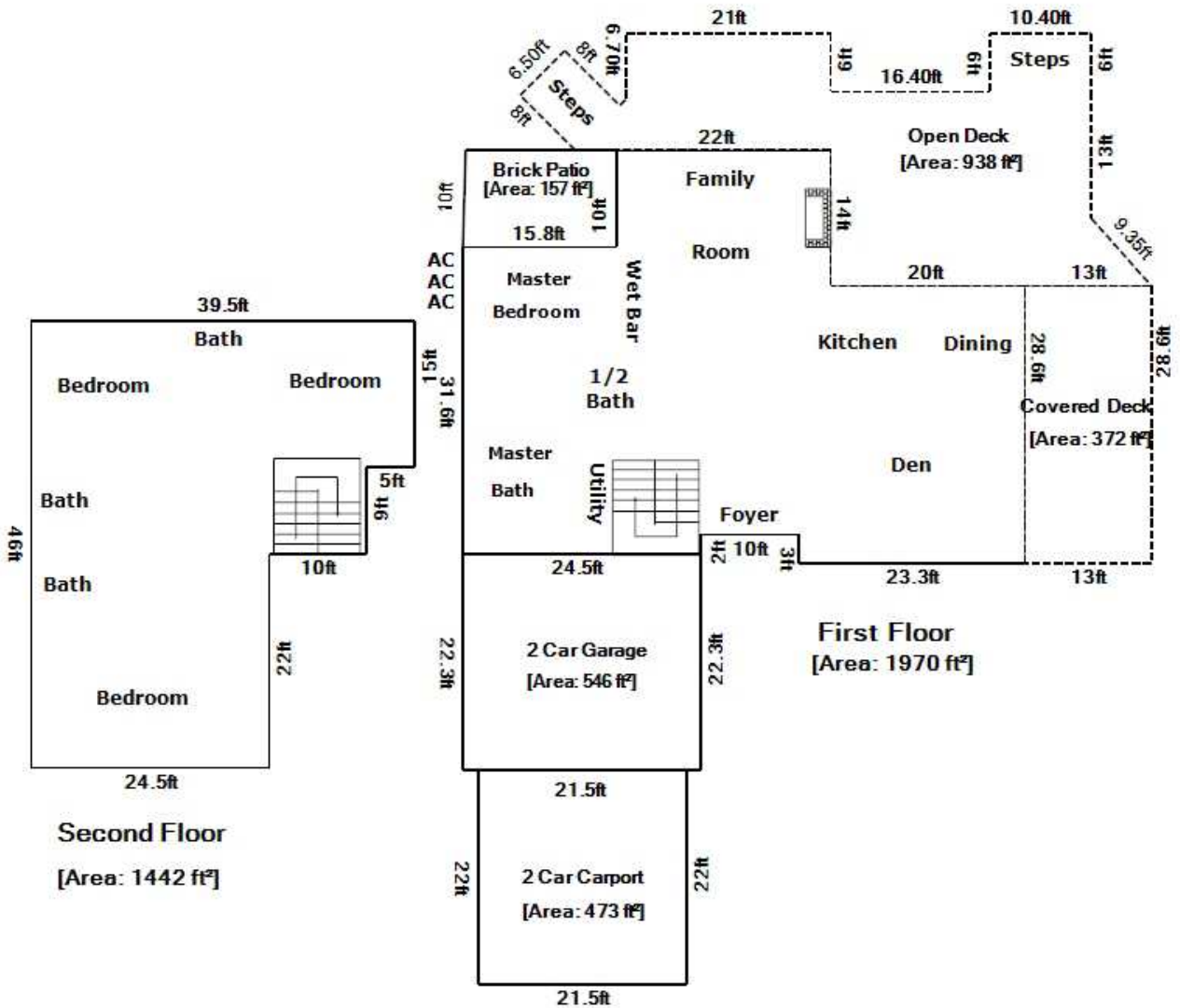
File No.: CRJ22-027
 Case No.:
 State: TX Zip: 75156

Sketch

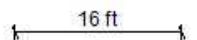
Measurements are for comparison purposes only - This is not a survey
Measurements are not exact - For exact measurements refer to architect.

Lot 99, Three Harbors, T.S. Mitchell SUR, AB-488

Boathouse
 Galvanized Steel Retaining Wall - With Cap



117 Camelot



Living Area	Area Calculation			
First Floor	1969.78 ft²	First Floor		x 1.00 = 1969.78 ft²
Second Floor	1442 ft²	15.8ft x 31.6ft	x 1.00 =	499.28 ft²
Nonliving Area		20ft x 28.6ft	1.00 =	572.00 ft²
2 Car Garage	546.36 ft²	3ft x 3.30ft	1.00 =	9.90 ft²
2 Car Carport	473 ft²	22ft x 39.6ft	1.00 =	871.2 ft²
Covered Deck	371.8 ft²	2ft x 8.70ft	1.00 =	17.40 ft²
Open Deck	938.15 ft²	Second Floor		x 1.00 = 1442 ft²
Brick Patio	156.5 ft²	24.5ft x 46ft	1.00 =	1127 ft²
		15ft x 15ft	1.00 =	225 ft²
Total Living Area (rounded):	3412 ft²	9ft x 10ft	1.00 =	90 ft²

DIMENSION LIST ADDENDUM

Client: Debbie French
 Property Address: 117 Camelot
 City: Mabank

File No.: CRJ22-027
 Case No.:
 State: TX Zip: 75156

GROSS BUILDING AREA (GBA)		<u>3,412</u>
GROSS LIVING AREA (GLA)		<u>3,412</u>
Area(s)	Area	% of GLA
Living	<u>3,412</u>	<u>100.00</u>
Level 1	<u>0</u>	<u>0.00</u>
Level 2	<u>1,442</u>	<u>42.26</u>
Level 3	<u>0</u>	<u>0.00</u>
Other	<u>1,970</u>	<u>57.74</u>
Basement	<input type="checkbox"/>	
Garage	<input type="checkbox"/>	
Other	<input type="checkbox"/>	

Area Measurements				Area Type					
Measurements	Factor	Total		Level 1	Level 2	Level 3	Other	Bsmt.	Garage
<u>15.80</u> x <u>31.60</u> x <u>1.00</u> =		<u>499.28</u>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>20.00</u> x <u>28.60</u> x <u>1.00</u> =		<u>572.00</u>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>3.00</u> x <u>3.30</u> x <u>1.00</u> =		<u>9.90</u>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>22.00</u> x <u>39.60</u> x <u>1.00</u> =		<u>871.20</u>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>2.00</u> x <u>8.70</u> x <u>1.00</u> =		<u>17.40</u>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>24.50</u> x <u>22.30</u> x <u>1.00</u> =		<u>546.35</u>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>24.50</u> x <u>46.00</u> x <u>1.00</u> =		<u>1,127.00</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>15.00</u> x <u>15.00</u> x <u>1.00</u> =		<u>225.00</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>9.00</u> x <u>10.00</u> x <u>1.00</u> =		<u>90.00</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____									

Scope of Work

Borrower: Debbie French	File No.: CRJ22-027	
Property Address: 117 Camelot	Case No.:	
City: Mabank	State: TX	Zip: 75156
Lender: Debbie French		

The scope of this assignment was to measure the subject property to verify the Gross Living Area for the subject property located at 117 Camelot, Mabank, TX 75156. Subject property is located in the Three Harbors subdivision in Henderson County, TX. The appraiser was engaged for this assignment by Debby French with Ebby Halliday Realtors. The subject property was observed and measured on 11/04/2022 and the sketch was then emailed on 11/07/2022. "NO" value was developed on the subject property for this assignment.

This sketch is in compliance with ANSI Standards Z765-2021.

Appraiser: _____ Supervisory Appraiser: _____
Name: Calvin Ray Jones, SCRREA Name: _____

Client: Debbie French
Property Address: 117 Camelot
City: Mabank

File No.: CRJ22-027
Case No.:
State: TX Zip: 75156



Certified Residential Real Estate Appraiser

Appraiser: **CALVIN RAY JONES**
License #: **TX 1332982 R**

License Expires: **10/31/2023**

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

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Commissioner