

ERIC BISKAMP APPRAISAL

Client: Scott Homebuilders

February 12, 2021

Re: Square Footage Measurement
4608 Alexandra Dr
Colleyville, TX 76034

Per request, I have made an inspection of the above referenced subject property to calculate the living area square footage of the residence. The home was tape measured by me, and the resulting measurements and calculations of square footage are contained within the attachment titled SQUARE FOOTAGE. This cover page and the single page sketch addendum constitute the full report.

The calculated livable square footage figure approximately represents the air conditioned area within the residence, including exterior walls, but excluding parking areas, porch/patio areas and unfinished areas. Note that material variances in the calculation of square footage may exist among appraisers and other professionals due to varying methods of handling common features such as stairwells, second floors, garage areas, or additions, as well as varying methods in the rounding of measurements. However, the appraiser has made a good faith effort at utilizing his understanding of common appraisal procedures in the State of Texas to arrive at an approximation of square footage for the subject property.

This report should not be construed as an opinion of value or representation of the adequacy or inadequacy of the subject property for any purposes, but rather should be considered only as an approximation of the square footage of the residence. This report is intended for the exclusive and confidential use of the Client named above. Should you have any questions or concerns regarding this calculation of square footage, please do not hesitate to contact me.



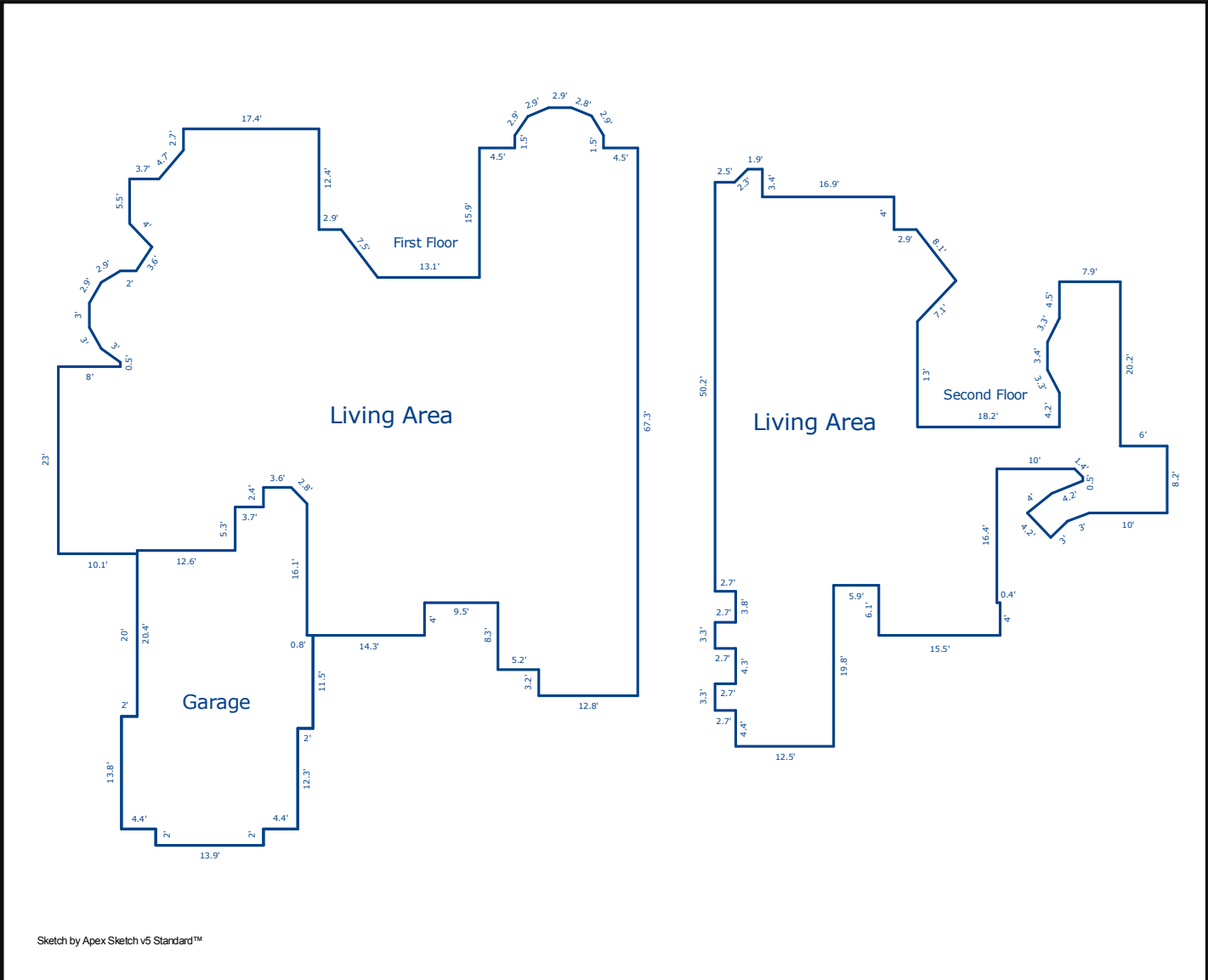
Eric Biskamp, TX-1326144-R

www.EricBiskamp.Com - service/fee info

Square Footage

Client	Scott Homebuilders			
Property Address	4608 Alexandra Dr			
City	Colleyville	County	Tarrant	State TX Zip Code 76034
Appraiser	See Page 1 of 2			

This is Page 2 of 2. Page 1 of 2 is essential to this Report.



Comments: Areas with ceiling height under 5' are NOT included in Living Area footage.

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	4572.04	
	Garage	-859.55	3712.49
GLA2	Second Floor	2164.85	2164.85
Net LIVABLE Area		(rounded)	5877

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
0.5 x	2.5 x	1.7	2.12
	1.5 x	11.4	17.10
	15.9 x	20.4	324.36
0.5 x	0.6 x	0.8	0.25
	0.6 x	68.0	40.82
	2.5 x	69.1	172.75
	3.0 x	70.6	211.80
	2.6 x	69.1	179.66
	2.2 x	66.6	146.52
	74.6 x	23.0	1715.80
0.5 x	0.5 x	0.0	0.00
0.5 x	1.4 x	2.4	1.73
	0.7 x	23.6	16.52
0.5 x	1.7 x	2.1	1.80
0.5 x	2.4 x	3.0	3.52
	32.5 x	0.8	25.97
0.5 x	0.6 x	1.1	0.32
0.5 x	2.5 x	1.5	1.88
0.5 x	1.5 x	2.6	1.95
	6.0 x	64.5	387.00
0.5 x	2.7 x	1.0	1.33
0.5 x	0.1 x	0.1	0.00
	8.3 x	2.4	19.94
	6.2 x	17.4	107.88
	5.5 x	24.3	133.65
0.5 x	0.7 x	0.7	0.25
	24.4 x	2.1	51.87
6			2310.55
87 Items		(rounded)	5877