

# RESIDENTIAL APPRAISAL REPORT

File No.: 2026-005

<b>SUBJECT</b>	Property Address: 4443 Highway 90	City: Alleyton	State: TX	Zip Code: 78935	
	County: Colorado	Legal Description: A-202 R Focken & A-1 R Alley			
	Assessor's Parcel #: 54723, 80570				
	Tax Year: 2025	R.E. Taxes: \$ 3,020	Special Assessments: \$ 0	Borrower (if applicable): N/A	
	Current Owner of Record: Brabham, Glen & Deanna		Occupant: <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> Vacant

<b>ASSIGNMENT</b>	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 0	<input type="checkbox"/> per year	<input type="checkbox"/> per month
	Market Area Name: Alleyton		Map Reference: 65L (CAD)	Census Tract: 7504.00	
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)				
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective				
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input checked="" type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)				

<b>MARKET AREA DESCRIPTION</b>	Intended User(s) (by name or type): Glen and Deanna Brabham	
	Client: Glen and Deanna Brabham	Address: 4443 Highway 90, Alleyton, TX 78935
	Appraiser: Greg Lapham	Address: 3704 FM 2187, Sealy, TX 77474
	Location: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	<b>Predominant Occupancy</b>
	Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner

<b>MARKET AREA DESCRIPTION</b>	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Alleyton is a rural area just east of Columbus, the county seat of Colorado County, is at the Junction of State Highways 71 and Interstate 10 and Farm Roads 949 and 102 in central Colorado County. It is located approximately 70 miles from Houston and 35 miles from Brenham. Major employers include Colorado-Fayette Medical Center, Columbus Community Hospital, Columbus Independent School District, Drymalla Construction, Hanson Aggregates.. In 2000, the population was 3,916 and in 2010 the population had decreased to 3,655, but increased to 3,699 according to the 2020 census.
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<b>SITE DESCRIPTION</b>	Dimensions: Dimensions/No Survey Provided	Site Area: 5.0 ac	
	Zoning Classification: None Exists	Description: No Zoning Typical - Can be rebuilt if destroyed.	
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Ground Rent (if applicable) \$ /
	Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain)	Please see the addenda for further highest and best use discussion.	
	Actual Use as of Effective Date: SF Residential, w/office, billboard	Use as appraised in this report: SF Residential, w/office, billboard	

<b>SITE DESCRIPTION</b>	<b>Utilities</b>	Public	Other	Provider/Description	<b>Off-site Improvements</b>	Type	Public	Private	Topography	Level with mature trees
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	San Bernard Elec	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Typical
	Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Propane Tank	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
	Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private Well	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Natural flow to open ditches
	Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private Septic	Street Lights	Lights along I-10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Woods

Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input checked="" type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)
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FEMA Spec'l Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FEMA Flood Zone A	FEMA Map # 48089C0300D	FEMA Map Date 02/04/2011
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Site Comments: No easements or encroachments were noted adversely affect the property.

<b>DESCRIPTION OF THE IMPROVEMENTS</b>	<b>General Description</b>	<b>Exterior Description</b>	<b>Foundation</b>	<b>Basement</b>	<b>Heating</b>
	# of Units 1 <input checked="" type="checkbox"/> Acc. Unit	Foundation Concrete Slab	Slab Concrete Slab	Area Sq. Ft. 0	Type Central
	# of Stories 1	Exterior Walls Stone, Sdng/Gd	Crawl Space	% Finished	Fuel Propane
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface Composition/Gd	Basement	Ceiling	<b>Cooling</b>
	Design (Style) DT1; Traditional	Gutters & Dwnspts. None	Sump Pump <input type="checkbox"/>	Walls	Central Central

<b>Interior Description</b>	<b>Appliances</b>	<b>Attic</b> <input type="checkbox"/> None	<b>Amenities</b>	<b>Car Storage</b> <input type="checkbox"/> None
Floors Cpt, Wd, TI, Good	Refrigerator <input type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # 1	Garage # of cars ( 6 Tot.)
Walls Textured SR/Good	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input checked="" type="checkbox"/>	Patio Cov	Attach. 2 Garage
Trim/Finish Wood/Good	Disposal <input checked="" type="checkbox"/>	Scuttle <input type="checkbox"/>	Deck	Detach. _____
Bath Floor Tile/Good	Dishwasher <input checked="" type="checkbox"/>	Doorway <input type="checkbox"/>	Porch Cov	Blt.-In _____

Finished area above grade contains: 4 Rooms 2 Bedrooms 2.0 Bath(s) 1,755 Square Feet of Gross Living Area Above Grade

Additional features: The subject has features typical of a house of this price range in the subject market.

Describe the condition of the property (including physical, functional and external obsolescence): The subject shows no signs of deferred maintenance. The subject is a custom built single family dwelling with an attached garage, covered front and rear porches (with outdoor kitchen), uncovered flagstone patio and landscaping. Other site improvements include: gravel driveway, pole barn with small office and loft, RV cover, detached office building at the front of the property that was built in 2011 per the appraisal district and an overhead advertising sign lease that runs through April 2032.



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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): Har MLS, TXLS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>Rese</u>
Date:	
Price:	
Source(s): Har MLS/TXLS	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

**SALES COMPARISON APPROACH TO VALUE (if developed)**  The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	4443 Highway 90 Alleyton, TX 78935	1034 Club Dr Columbus, TX 78934			2016 E Grand Oaks Dr Alleyton, TX 78935			1001 Providence Lndg Columbus, TX 78934		
Proximity to Subject		4.78 miles S			2.12 miles NE			4.76 miles W		
Sale Price	\$	\$ 620,000			\$ 1,200,303			\$ 649,000		
Sale Price/GLA	\$ /sq.ft.	\$ 295.24 /sq.ft.			\$ 512.07 /sq.ft.			\$ 316.59 /sq.ft.		
Data Source(s)		TXLS MLS#152405;DOM 144			Har MLS#89353045;DOM 158			Har MLS#25717922;DOM 7		
Verification Source(s)		Tax Acct#17211			Tax Acct#96664			Tax Acct#67735		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions		ArmLth Unknown;0		ArmLth Unknown;0		ArmLth Unknown;0		ArmLth Unknown;0		
Date of Sale/Time		11/21/2025		09/19/2025		07/22/2025				
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Location	Alleyton	Columbus		Alleyton	-180,045	Columbus	-32,450			
Site	5.0 ac	11.22 ac	-124,400	14.77 ac	-195,400	2.0 ac	+60,000			
View	Woods	Rural Residential	0	Rural Residential	0	Residential	0			
Design (Style)	DT1;Traditional	DT1;Traditional		DT1;Traditional		DT1;Traditional				
Quality of Construction	Good	Good		Good		Good				
Age	17	18	0	4	0	6	0			
Condition	Good	Average	+124,000	Good	-120,030	Good	-64,900			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths				
Room Count	4 2 2.0	7 3 2.1	-1,500	6 3 2.1	-1,500	7 3 2.1	-1,500			
Gross Living Area	1,755 sq.ft.	2,100 sq.ft.	-43,125	2,344 sq.ft.	-73,625	2,050 sq.ft.	-36,875			
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf				
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	Ctrl/Ctrl	Ctrl/Ctrl		Ctrl/Ctrl		Ctrl/Ctrl				
Energy Efficient Items	None	None		None		None				
Garage/Carport	2ga6dw	2gd2cp1dw	-4,000	2ga2dw	0	2ga2dw	0			
Porch/Patio/Deck	Porch,CPatio	EnclPto/Pergola	0	Porch,CPatio	0	Porch,CPatio	0			
Other	FP,KitShp,Ofc,Sgn	FP,Storage	+342,000	FP,Pole Barn	+306,000	FP,ODKit	+338,000			
Other	None	None		None		None				
Other	None	None		None		None				
Prior Sales	None Prior 3 Years	None Prior Year		None Prior Year		None Prior Year				
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 292,975	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -264,600	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 262,275			
Adjusted Sale Price of Comparables			\$ 912,975		\$ 935,703		\$ 911,275			

Summary of Sales Comparison Approach Sales of single family residential dwellings near the subject were used to compare to the subject property in order to form an opinion of the market value of the subject. It is my opinion that the comparables utilized are the best comparables available in which to compare to the subject property.

The subject has an advertising sign along the I-10 frontage. The current lease began on 4/26/2022 and runs through 4/25/2032 at a rate of \$5,000/year. Both the lessor and lessee have the option to terminate the lease at the end of the period. The sign is a heavy, steel frame structure and likely the lease will be renewed by the lessee for years to come. I have calculated the net present value of the remaining lease payments through the end of the lease term and then calculated a reversion for 4/26/2032 using a 10% anticipated lease rate increase. The contribution value of the lease is included in the site improvements adjustment of the comparable sales grid.

Indicated Value by Sales Comparison Approach \$ 918,000



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**COST APPROACH TO VALUE (if developed)**  The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): **Six land sales were analyzed to arrive with the site value opinion. They ranged in size from 2.34 acres to 8.97 acres, sale date from 7/12/2024 to 12/30/2025 and sale price from \$26,756/ac to \$41,880/ac. The appraisal district has the subject's site value at \$180,000.**

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	180,000
Source of cost data: <b>Marshall &amp; Swift Valuation Service</b>	DWELLING	1,755 Sq.Ft. @ \$	199.50 = \$ 350,123
Quality rating from cost service: <b>Good</b> Effective date of cost data: <b>12/25</b>		0 Sq.Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$	= \$
Source of cost information was the Marshall Valuation Service and local contractors. The subject's remaining economic life can be extended through routine maintenance and remodeling. Site improvements: well, septic, propane tank, gravel, fence, office, pole barn, RV Cover, landscape, uncovered patio, hot tub, advertising sign lease.		Sq.Ft. @ \$	= \$
		Sq.Ft. @ \$	= \$
	Porch, CPatio		= \$ 28,550
	Garage/Carport	520 Sq.Ft. @ \$	65.09 = \$ 33,847
	Total Estimate of Cost-New		= \$ 412,520
	Less Physical	Functional	External
	Depreciation	74,996	= \$( 74,996)
	Depreciated Cost of Improvements		= \$ 337,524
	"As-is" Value of Site Improvements		= \$ 386,200
			= \$
			= \$
Estimated Remaining Economic Life (if required): <b>45 Years</b>	<b>INDICATED VALUE BY COST APPROACH</b>		= \$ 903,724

**INCOME APPROACH TO VALUE (if developed)**  The Income Approach was not developed for this appraisal.

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 is not developed as a stand alone approach because this type of property is typically not traded on its income producing capabilities. The income approach was used to calculate the value of the sign lease income stream and then incorporated into the cost and sales comparison approaches.**

**PROJECT INFORMATION FOR PUDs (if applicable)**  The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

**Indicated Value by: Sales Comparison Approach \$ 918,000 Cost Approach (if developed) \$ 903,724 Income Approach (if developed) \$**

Final Reconciliation **The income approach was used to value the sign lease, but not developed as a stand alone approach because this is primarily an owner-occupied market and the rural residential properties are typically not purchased for income producing capabilities. The cost approach was developed; however, it was given minimal weight in the final reconciliation since most buyers rely on prices of comparable properties during purchase negotiations. The direct sales comparison approach was developed and given the most weight.**

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed,  subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: **This appraisal is based on the "as is" condition of the subject at the time of inspection.**

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

**Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 918,000, as of: 12/30/2025, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**


A true and complete copy of this report contains **41** pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

<input type="checkbox"/> Scope of Work	<input type="checkbox"/> Limiting Cond./Certifications	<input checked="" type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Photograph Addenda	<input checked="" type="checkbox"/> Sketch Addendum
<input checked="" type="checkbox"/> Map Addenda	<input checked="" type="checkbox"/> Additional Sales	<input checked="" type="checkbox"/> Cost Addendum	<input checked="" type="checkbox"/> Flood Addendum	<input type="checkbox"/> Manuf. House Addendum
<input type="checkbox"/> Hypothetical Conditions	<input type="checkbox"/> Extraordinary Assumptions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Client Contact: **N/A** Client Name: **Glen and Deanna Brabham**

E-Mail: **N/A** Address: **4443 Highway 90, Alleyton, TX 78935**

<p><b>APPRAISER</b></p>  <p>Appraiser Name: <b>Greg Lapham</b></p> <p>Company: <b>Greg Lapham</b></p> <p>Phone: <b>979 877-8382</b> Fax: _____</p> <p>E-Mail: <b>greglapham@hotmail.com</b></p> <p>Date of Report (Signature): <b>01/06/2026</b></p> <p>License or Certification #: <b>1335347</b> State: <b>TX</b></p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: <b>09/30/2027</b></p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: <b>12/30/2025</b></p>	<p><b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b></p> <p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date of Report (Signature): _____</p> <p>License or Certification #: _____ State: _____</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: _____</p>
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# Assumptions, Limiting Conditions & Scope of Work

File No.: 2026-005

Property Address: 4443 Highway 90	City: Alleyton	State: TX	Zip Code: 78935
Client: Glen and Deanna Brabham	Address: 4443 Highway 90, Alleyton, TX 78935		
Appraiser: Greg Lapham	Address: 3704 FM 2187, Sealy, TX 77474		

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- 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.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, 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.
- 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.
- If the cost approach is included in this appraisal, 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. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, 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 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, but not limited to, 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.
- 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.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

# Certifications

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Client: Glen and Deanna Brabham		Address: 4443 Highway 90, Alleyton, TX 78935	
Appraiser: Greg Lapham		Address: 3704 FM 2187, Sealy, TX 77474	

**APPRAISER'S CERTIFICATION**

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of 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.
- 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.
- Unless otherwise indicated, 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.
- I have no bias with respect to the property that is the subject of this report or to 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.
- I did not base, either partially or completely, my analysis and/or the opinion of 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.
- 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.

Additional Certifications:


**DEFINITION OF MARKET VALUE \*:**

Market value means 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 and 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 acting in what they consider their own best interests;
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.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: N/A	Client Name: Glen and Deanna Brabham
E-Mail: N/A	Address: 4443 Highway 90, Alleyton, TX 78935

<p>APPRAISER</p>  <p>Appraiser Name: Greg Lapham                  Company: Greg Lapham                  Phone: 979 877-8382 Fax: _____                  E-Mail: greglapham@hotmail.com                  Date Report Signed: 01/06/2026                  License or Certification #: 1335347 State: TX                  Designation: _____                  Expiration Date of License or Certification: 09/30/2027                  Inspection of Subject: <input checked="" type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None                  Date of Inspection: 12/30/2025</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____                  Company: _____                  Phone: _____ Fax: _____                  E-Mail: _____                  Date Report Signed: _____                  License or Certification #: _____ State: _____                  Designation: _____                  Expiration Date of License or Certification: _____                  Inspection of Subject: <input type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None                  Date of Inspection: _____</p>
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SIGNATURES



**Supplemental Addendum**

File No. 2026-005

Borrower	N/A				
Property Address	4443 Highway 90				
City	Alleyton	County	Colorado	State	TX
Zip Code	78935				
Lender/Client	N/A				

The **Intended User** of this appraisal report is the Client. The **Intended Use** is to evaluate the property that is the subject of this appraisal for considering a sale of the property, 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.

**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 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.

**Highest and Best Use Analysis:** Four tests were applied to the subject property "as is" and "as if vacant" in analyzing the Highest and Best Use (Legally Permissible, Physically Possible, Financially Feasible and Most Profitable).

**As if Vacant:**

1. Legally Permissible – I am unaware of any use restrictions affecting the subject property.
2. Physically Possible - Based on the street access, size, shape and topography of the site it is physically possible for a single family residence.
3. Financially Feasible - Based on the surrounding properties being single family residential, it is reasonable that building a single family residence is financially feasible.
4. Most Profitable - This pertains mostly to commercial properties, however, based on developers building single family around the subject, it is likely the most profitable use is as a single family residence.

Thus, the highest and best use of the subject "as if vacant" is to be developed with a single family residence.

**As Improved:**

The same 4 tests were applied to the subject "as improved" and proved the same result that the highest and best use of the subject is its current use as a single family residence with additional use as a detached home office.

**COMMENTS ON SALES COMPARISON**

**Proximity to Subject:** Ideally, all of the comparable sales compared to the subject property would be located as close to the subject property as possible. In small towns and/or rural areas, it is common to broaden the area in search of comparable sales to over one mile. The comparable sales used in this report are the most comparable sales in the area. All of the sales are over 1 mile from the subject which was unavoidable due to the rural nature of the subject property.

**Market Conditions:** Generally, only sales within the past six (6) months are utilized as comparisons to the subject; however, in this instance the time range was expanded due to the non-existence of more recent comparable sales. It is my opinion that the market conditions present during this time period are similar to the present market conditions; therefore, no market conditions adjustment was necessary.

**Sites:** Site adjustments are based on \$20,000/ac. This adjustment factor was derived from my paired sales study which indicates a 50% adjustment factor of the site value.

**Age:** Age goes hand in hand with condition. The sales are all within the same relative age window where construction practices were similar (plumbing, electrical, HVAC, etc) so the difference between the older sales and newer sales lies in the condition line. No individual adjustments were made for actual age.

**Adjustments Discussion:** The gross living area adjustments were based on \$125 per square foot for sales with differences greater than 100 s.f. This factor was developed through my paired sales study with numerous paired sales in the area. The study adjustment ranges from 40-75% of the average sale price per square foot for the paired sale study pairs. The results of my study were tested within the adjustment grid to arrive at the appropriate adjustment factor for this assignment. The bath adjustments were \$5,000/bath. Bedroom adjustments were \$1,000 per bedroom.

## Supplemental Addendum

File No. 2026-005

Borrower	N/A			
Property Address	4443 Highway 90			
City	Alleyton	County	Colorado	State TX Zip Code 78935
Lender/Client	N/A			

### **Sales Discussion:**

Sale 1 is located South of Columbus and was close in actual age. However, it has not been kept up to the level of the subject so I applied a positive 20% adjustment for condition.

Sale 2 was included since it was close in proximity to the subject; however, it is located in a newly developed, gated neighborhood with higher predominant values for which a negative 15% adjustment was applied. It also was superior in condition being newer for which a negative 10% adjustment was applied.

Sale 3 was included as additional support. It is located in a higher predominant value neighborhood for which a negative 5% adjustment was applied. It also was superior in condition being newer for which a negative 10% adjustment was applied.

Sale 4 was included to bracket the subject's GLA on the low side. It is located in a higher predominant value neighborhood for which a negative 10% adjustment was applied.

**Sales Reconciliation:** The gross adjustment percentage for each closed sale was inverted and then converted to absolute values. The absolute values were summed and a weighted rating was derived. In effect, the sales with less gross adjustments were more similar to the subject and thus received more weight during reconciliation.

SALE #	1	2	3	4
Adjusted SP	\$ 912,975	\$ 935,703	\$ 911,275	\$ 925,125
Percent of Total	35.0%	20.0%	35.0%	10.0%
<b>Weighted Value</b>	<b>\$ 319,541</b>	<b>\$ 187,141</b>	<b>\$ 318,946</b>	<b>\$ 92,513</b>
Minimum Adj SP	\$ 911,275			
Maximum Adj SP	\$ 935,703			
Average Adjusted SP	\$ 921,270			
Median Adjusted SP	\$ 919,050			
Weighted Adjusted SP	\$ 918,141			
<b>Value Conclusion</b>	<b>\$ 918,000</b>	rounded		

**Adjustment Guidelines:** Generally gross adjustments under 25%, net adjustments under 15% and line adjustments under 10% are preferred; however, in certain instances the adjustments exceed these guidelines. This is considered to be a typical occurrence in the appraisal of properties in small towns and rural areas since most properties are not homogenous in their physical characteristics and there are few sales, recent or old, in any one price range. The adjusted sales price range of the closed sales is \$24,428 or 3%, the unadjusted sales price range of the closed sales is \$580,303 or 94%. The GLA range for the closed sales is 674 s.f. or 40%. All of sales had line adjustment greater than 10%, net adjustments greater than 15% and gross adjustments greater than 25%. This was unavoidable due to the rural nature of the subject property compounded by its amenities.

**Well/Septic:** The subject is located in a rural area where municipal/public water and sewer service is not available. It is typical in rural areas to have a water well and septic system and this does not negatively affect the marketability of the subject property.

**Predominant Value:** The subject being **higher** than the predominant value does not have a negative impact on the subject's marketability. The subject is still within the range of values for the neighborhood and is not an over-improvement.

**Utilities:** The utilities were on and functioning at the time of inspection.

**Supplemental Addendum**

File No. 2026-005

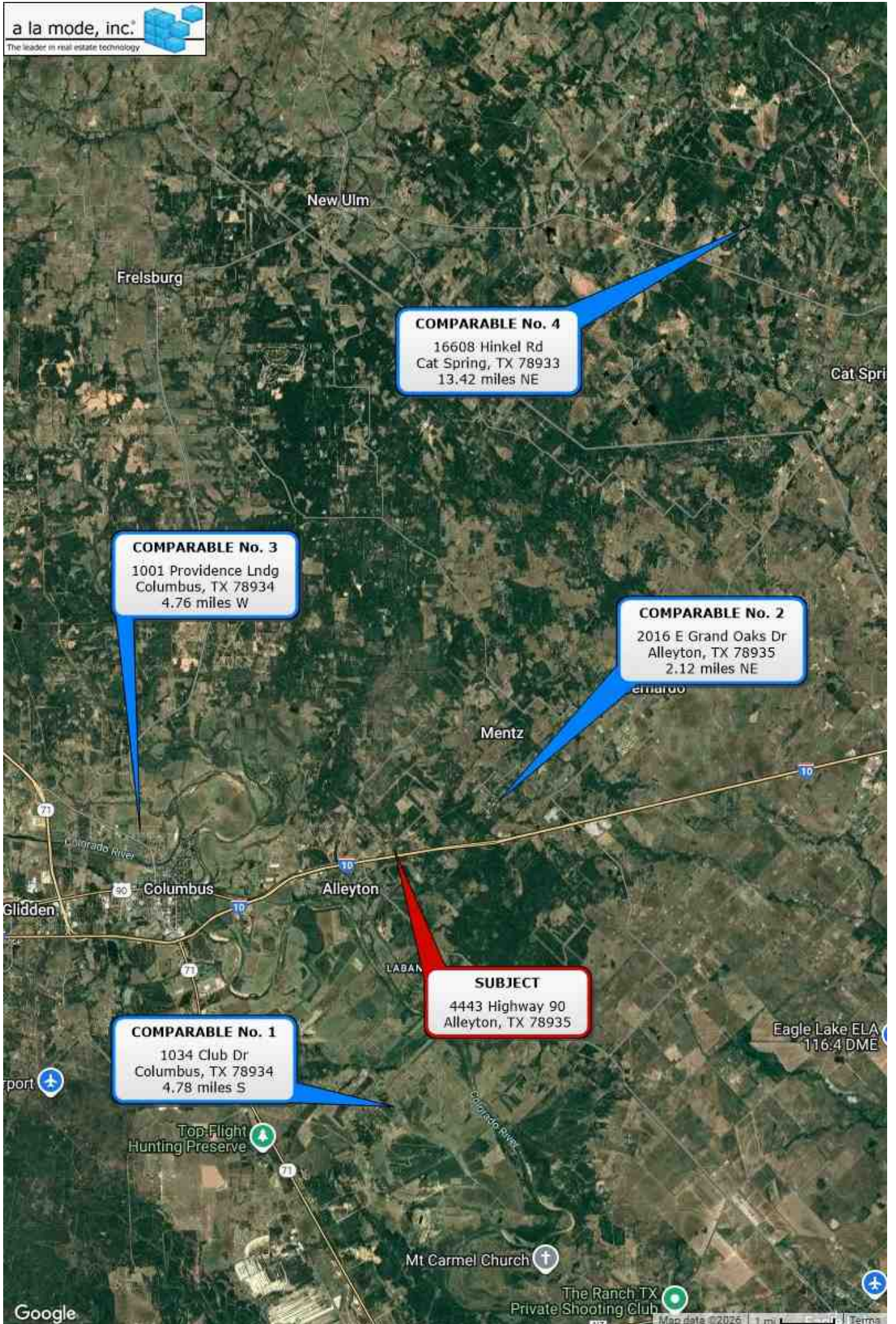
Borrower	N/A						
Property Address	4443 Highway 90						
City	Alleyton	County	Colorado	State	TX	Zip Code	78935
Lender/Client	N/A						

**URAR: Neighborhood - Description**

Alleyton is a rural area just east of Columbus, the county seat of Colorado County, is at the Junction of State Highways 71 and Interstate 10 and Farm Roads 949 and 102 in central Colorado County. It is located approximately 70 miles from Houston and 35 miles from Brenham. Major employers include Colorado-Fayette Medical Center, Columbus Community Hospital, Columbus Independent School District, Drymalla Construction, Hanson Aggregates.. In 2000, the population was 3,916 and in 2010 the population had decreased to 3,655, but increased to 3,699 accroding to the 2020 census.

### Location Map

Borrower	N/A				
Property Address	4443 Highway 90				
City	Alleyton	County	Colorado	State	TX Zip Code 78935
Lender/Client	N/A				



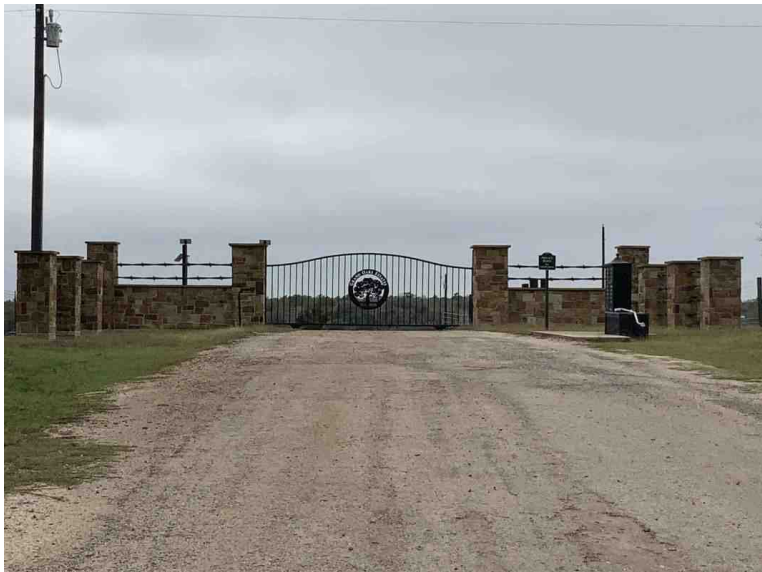
### Comparable Photo Page

Borrower	N/A				
Property Address	4443 Highway 90				
City	Alleyton	County	Colorado	State	TX
Lender/Client	N/A				
				Zip Code	78935



#### Comparable 1

1034 Club Dr	
Prox. to Subject	4.78 miles S
Sale Price	620,000
Gross Living Area	2,100
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.1
Location	Columbus
View	Rural Residential
Site	11.22 ac
Quality	Good
Age	18



#### Comparable 2

2016 E Grand Oaks Dr	
Prox. to Subject	2.12 miles NE
Sale Price	1,200,303
Gross Living Area	2,344
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.1
Location	Alleyton
View	Rural Residential
Site	14.77 ac
Quality	Good
Age	4



#### Comparable 3

1001 Providence Lndg	
Prox. to Subject	4.76 miles W
Sale Price	649,000
Gross Living Area	2,050
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.1
Location	Columbus
View	Residential
Site	2.0 ac
Quality	Good
Age	6

## Comparable Photo Page

Borrower	N/A						
Property Address	4443 Highway 90						
City	Alleyton	County	Colorado	State	TX	Zip Code	78935
Lender/Client	N/A						



### Comparable 4

16608 Hinkel Rd  
 Prox. to Subject 13.42 miles NE  
 Sales Price 625,000  
 Gross Living Area 1,670  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 3.0  
 Location Cat Spring  
 View Woods  
 Site 5.15 ac  
 Quality Good  
 Age 23

### Comparable 5

Prox. to Subject  
 Sales Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

### Comparable 6

Prox. to Subject  
 Sales Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

### Photograph Addendum

Borrower	N/A						
Property Address	4443 Highway 90						
City	Alleyton	County	Colorado	State	TX	Zip Code	78935
Lender/Client	N/A						



Sale 2 MLS Photo



Sale 4 MLS Photo

### Subject Photo Page

Borrower	N/A				
Property Address	4443 Highway 90				
City	Alleyton	County	Colorado	State	TX Zip Code 78935
Lender/Client	N/A				



#### Subject Front

4443 Highway 90  
Sales Price  
Gross Living Area 1,755  
Total Rooms 4  
Total Bedrooms 2  
Total Bathrooms 2.0  
Location Alleyton  
View Woods  
Site 5.0 ac  
Quality Good  
Age 17



#### Subject Rear



#### Subject Street

### Subject Interior Photo Page

Borrower	N/A		
Property Address	4443 Highway 90		
City	Alleyton	County	Colorado
Lender/Client	N/A	State	TX
		Zip Code	78935



#### Main Living Area

4443 Highway 90  
Sales Price  
Gross Living Area 1,755  
Total Rooms 4  
Total Bedrooms 2  
Total Bathrooms 2.0  
Location Alleyton  
View Woods  
Site 5.0 ac  
Quality Good  
Age 17



#### Bath



#### Bedroom

### Subject Interior Photo Page

Borrower	N/A						
Property Address	4443 Highway 90						
City	Alleyton	County	Colorado	State	TX	Zip Code	78935
Lender/Client	N/A						



#### Kitchen

4443 Highway 90  
Sales Price  
Gross Living Area 1,755  
Total Rooms 4  
Total Bedrooms 2  
Total Bathrooms 2.0  
Location Alleyton  
View Woods  
Site 5.0 ac  
Quality Good  
Age 17



#### Utility



#### Primary Bedroom

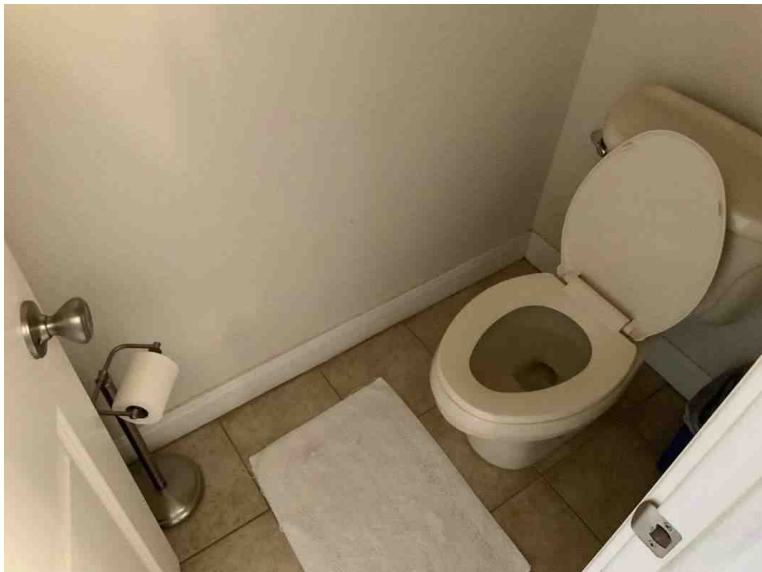
### Subject Interior Photo Page

Borrower	N/A						
Property Address	4443 Highway 90						
City	Alleyton	County	Colorado	State	TX	Zip Code	78935
Lender/Client	N/A						

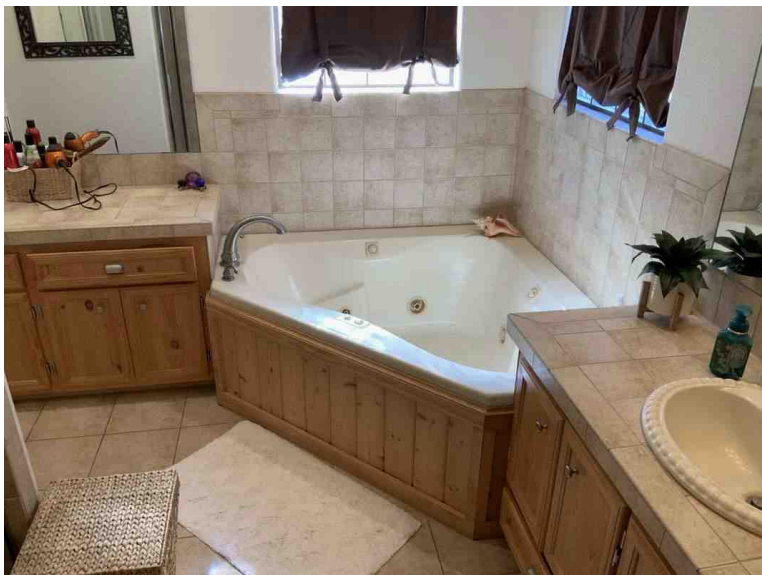


#### Primary Bath - View 1

4443 Highway 90  
Sales Price  
Gross Living Area 1,755  
Total Rooms 4  
Total Bedrooms 2  
Total Bathrooms 2.0  
Location Alleyton  
View Woods  
Site 5.0 ac  
Quality Good  
Age 17



#### Primary Bath - View 2



#### Primary Bath - View 3

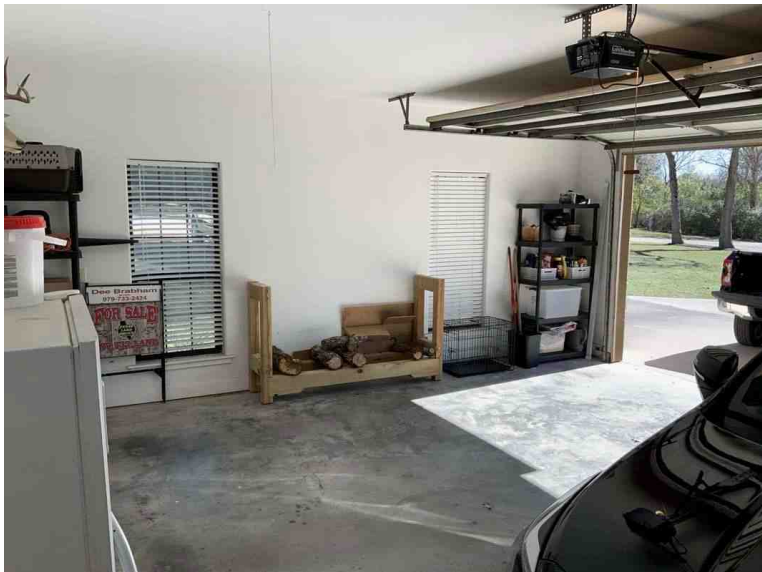
### Subject Interior Photo Page

Borrower	N/A						
Property Address	4443 Highway 90						
City	Alleyton	County	Colorado	State	TX	Zip Code	78935
Lender/Client	N/A						



#### Primary Bath - View 4

4443 Highway 90  
Sales Price  
Gross Living Area 1,755  
Total Rooms 4  
Total Bedrooms 2  
Total Bathrooms 2.0  
Location Alleyton  
View Woods  
Site 5.0 ac  
Quality Good  
Age 17



#### Garage



#### Outdoor Kitchen

### Subject Interior Photo Page

Borrower	N/A						
Property Address	4443 Highway 90						
City	Alleyton	County	Colorado	State	TX	Zip Code	78935
Lender/Client	N/A						



#### Uncov Patio - w/ Hot Tub

4443 Highway 90  
Sales Price  
Gross Living Area 1,755  
Total Rooms 4  
Total Bedrooms 2  
Total Bathrooms 2.0  
Location Alleyton  
View Woods  
Site 5.0 ac  
Quality Good  
Age 17



#### Greenhouse



#### Pole Barn, RV Cover

### Subject Interior Photo Page

Borrower	N/A						
Property Address	4443 Highway 90						
City	Alleyton	County	Colorado	State	TX	Zip Code	78935
Lender/Client	N/A						



#### Pole Barn Interior

4443 Highway 90  
Sales Price  
Gross Living Area 1,755  
Total Rooms 4  
Total Bedrooms 2  
Total Bathrooms 2.0  
Location Alleyton  
View Woods  
Site 5.0 ac  
Quality Good  
Age 17



#### Pole Barn Office



#### Front Left

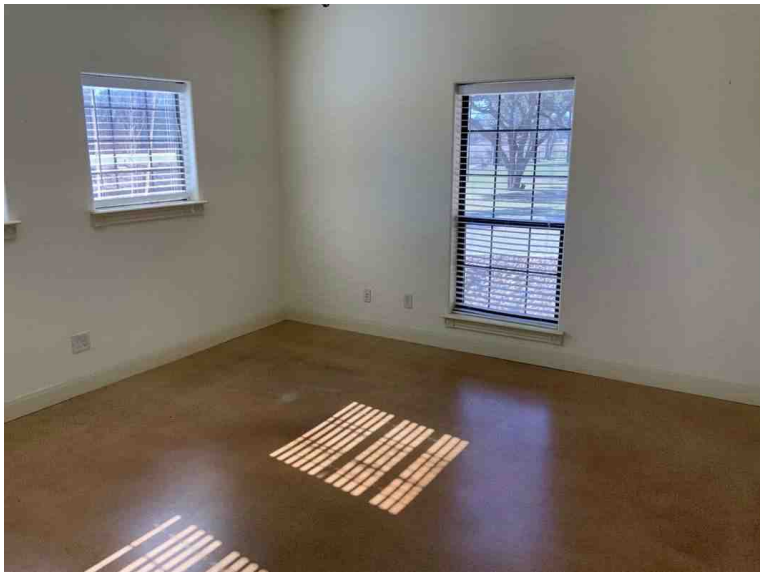
### Subject Interior Photo Page

Borrower	N/A						
Property Address	4443 Highway 90						
City	Alleyton	County	Colorado	State	TX	Zip Code	78935
Lender/Client	N/A						



#### Front Left

4443 Highway 90  
Sales Price  
Gross Living Area 1,755  
Total Rooms 4  
Total Bedrooms 2  
Total Bathrooms 2.0  
Location Alleyton  
View Woods  
Site 5.0 ac  
Quality Good  
Age 17



#### Office #1



#### Office #2

### Subject Interior Photo Page

Borrower	N/A						
Property Address	4443 Highway 90						
City	Alleyton	County	Colorado	State	TX	Zip Code	78935
Lender/Client	N/A						

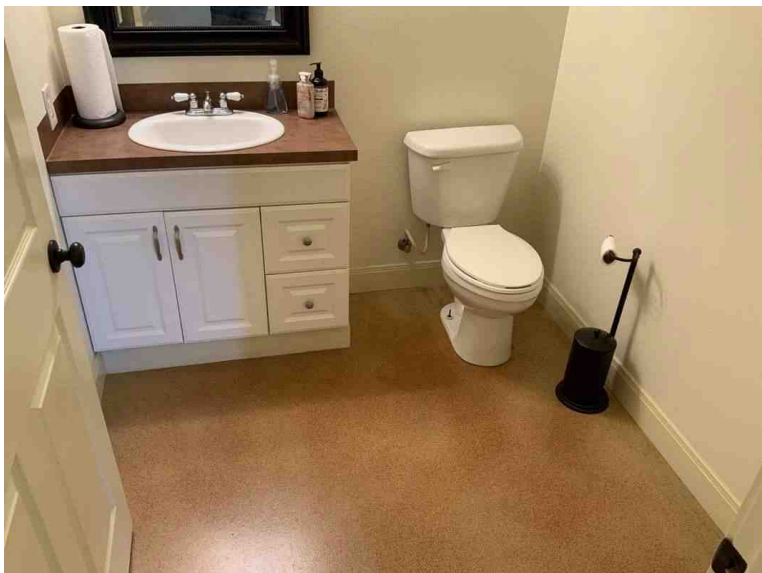


#### Office #3

4443 Highway 90  
Sales Price  
Gross Living Area 1,755  
Total Rooms 4  
Total Bedrooms 2  
Total Bathrooms 2.0  
Location Alleyton  
View Woods  
Site 5.0 ac  
Quality Good  
Age 17



#### Office #4



#### Office Bath (Half)

### Subject Interior Photo Page

Borrower	N/A				
Property Address	4443 Highway 90				
City	Alleyton	County	Colorado	State	TX Zip Code 78935
Lender/Client	N/A				

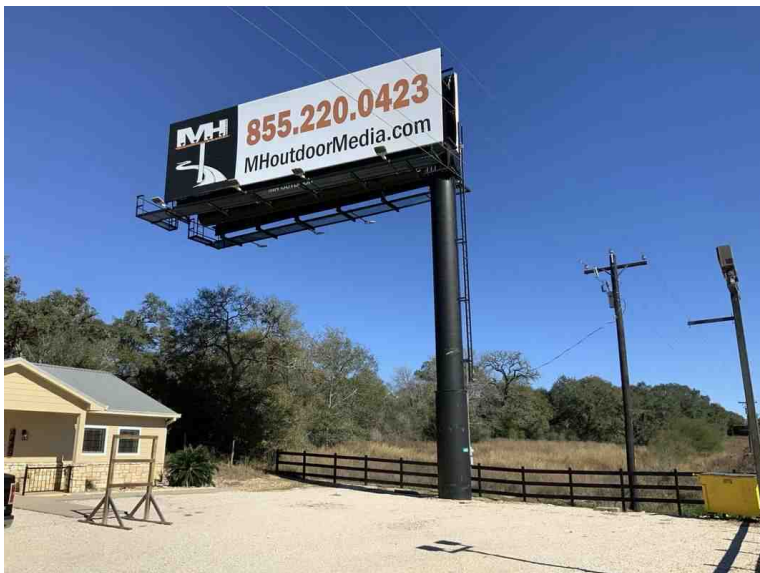


#### Office Kitchen

4443 Highway 90  
Sales Price  
Gross Living Area 1,755  
Total Rooms 4  
Total Bedrooms 2  
Total Bathrooms 2.0  
Location Alleyton  
View Woods  
Site 5.0 ac  
Quality Good  
Age 17



#### Office Rear



#### Advertising Sign

### Subject Interior Photo Page

Borrower	N/A						
Property Address	4443 Highway 90						
City	Alleyton	County	Colorado	State	TX	Zip Code	78935
Lender/Client	N/A						



#### Road View

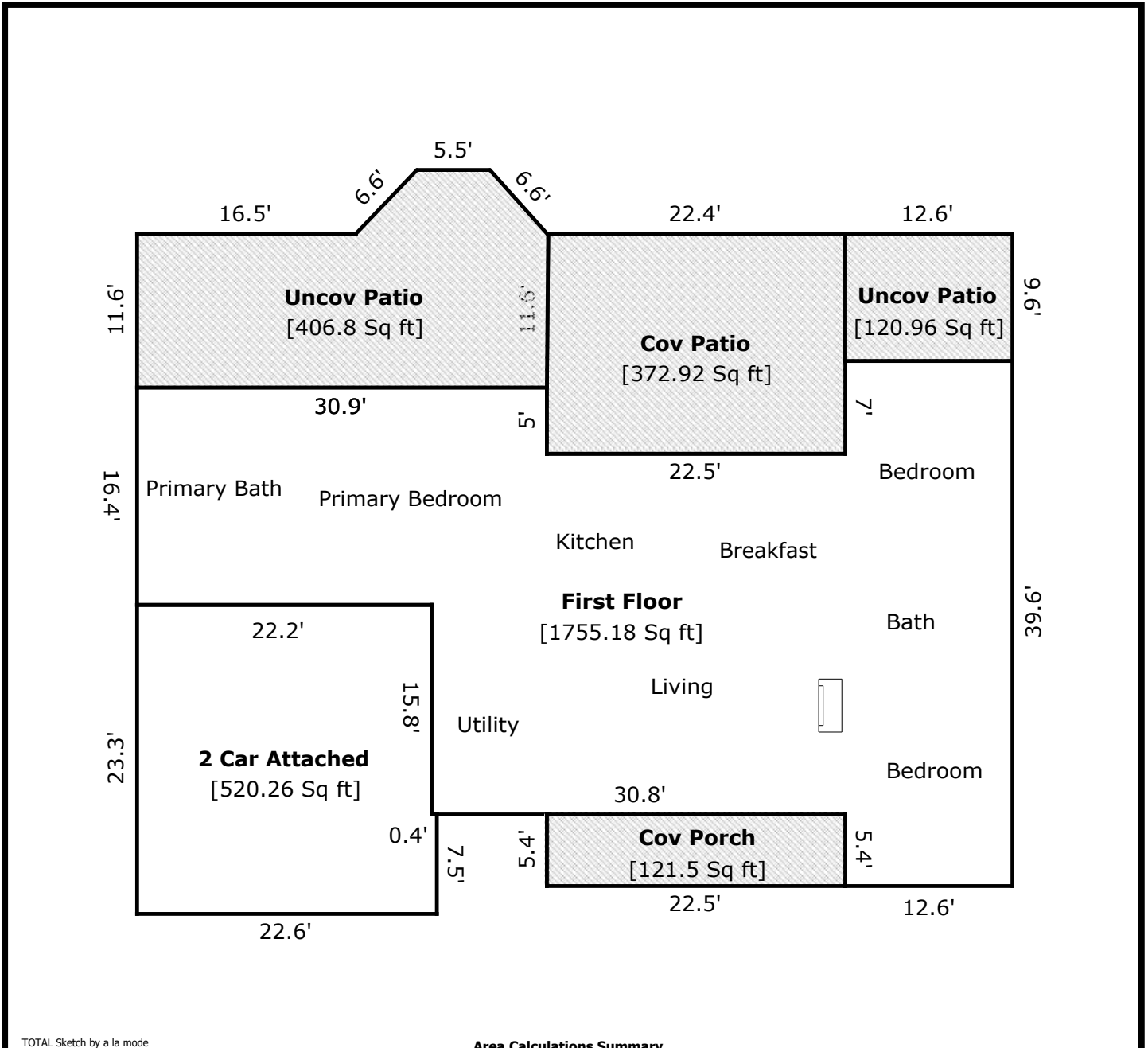
4443 Highway 90  
Sales Price  
Gross Living Area 1,755  
Total Rooms 4  
Total Bedrooms 2  
Total Bathrooms 2.0  
Location Alleyton  
View Woods  
Site 5.0 ac  
Quality Good  
Age 17



#### Office Front

### Building Sketch (Page - 1)

Borrower	N/A				
Property Address	4443 Highway 90				
City	Alleyton	County	Colorado	State	TX
Lender/Client	N/A				
				Zip Code	78935



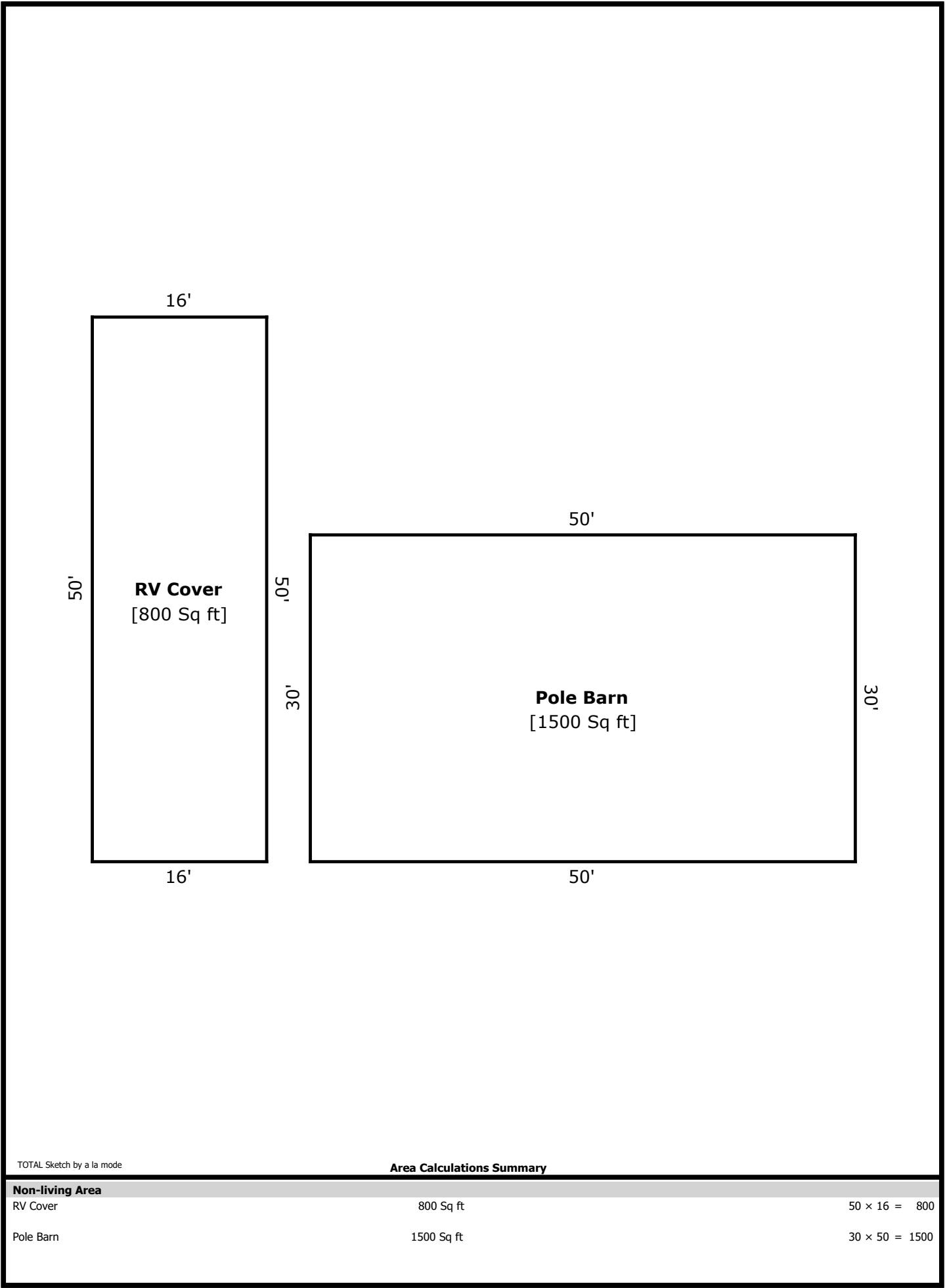
TOTAL Sketch by a la mode

**Area Calculations Summary**

Living Area	Calculation Details
First Floor	1755.2 Sq ft
	39.6 × 12.6 = 499
	27.2 × 22.5 = 612
	16.4 × 22.2 = 364.1
	32.2 × 8.7 = 280.1
<b>Total Living Area (Rounded):</b>	<b>1755 Sq ft</b>
Non-living Area	
Cov Patio	372.9 Sq ft
	16.6 × 22.4 = 371.8
	0.1 × 5 = 0.5
	0.5 × 0.1 × 11.6 = 0.6
Uncov Patio	406.8 Sq ft
	11.6 × 16.5 = 191.4
	14.4 × 11.5 = 165.6
	0.5 × 0.1 × 11.5 = 0.6
	0.1 × 4.6 = 0.4
	0.5 × 4.6 × 4.8 = 11
	4.9 × 5.5 = 26.9
	0.5 × 4.9 × 4.4 = 10.8
Cov Porch	121.5 Sq ft
	5.4 × 22.5 = 121.5
Uncov Patio	121 Sq ft
	9.6 × 12.6 = 121
2 Car Attached	520.3 Sq ft
	23.3 × 22.2 = 517.3
	7.5 × 0.4 = 3

### Building Sketch (Page - 2)

Borrower	N/A				
Property Address	4443 Highway 90				
City	Alleyton	County	Colorado	State	TX
Lender/Client	N/A				
				Zip Code	78935



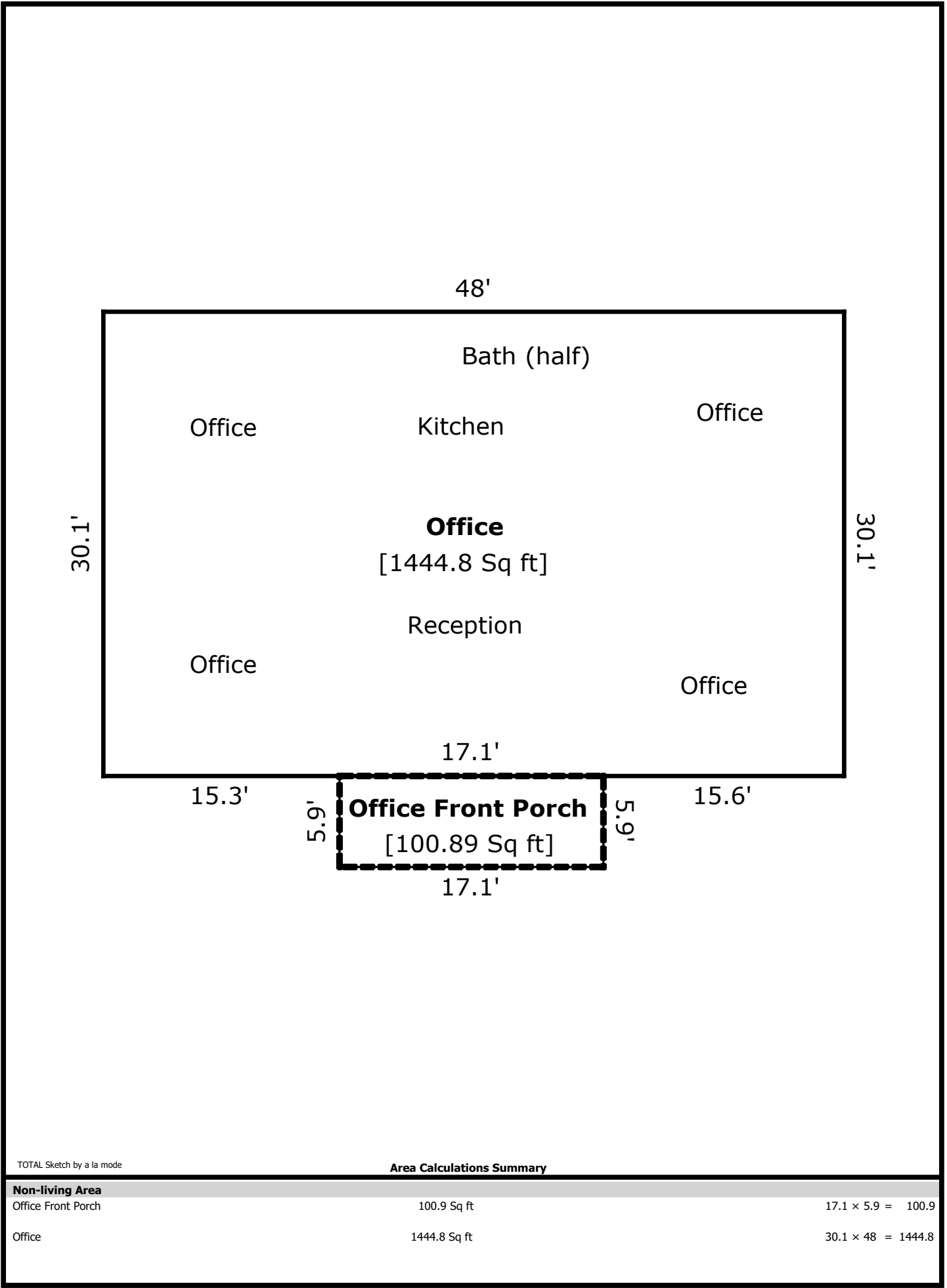
TOTAL Sketch by a la mode

**Area Calculations Summary**

Non-living Area		
RV Cover	800 Sq ft	50 × 16 = 800
Pole Barn	1500 Sq ft	30 × 50 = 1500

### Building Sketch (Page - 3)

Borrower	N/A			
Property Address	4443 Highway 90			
City	Alleyton	County Colorado	State TX	Zip Code 78935
Lender/Client	N/A			

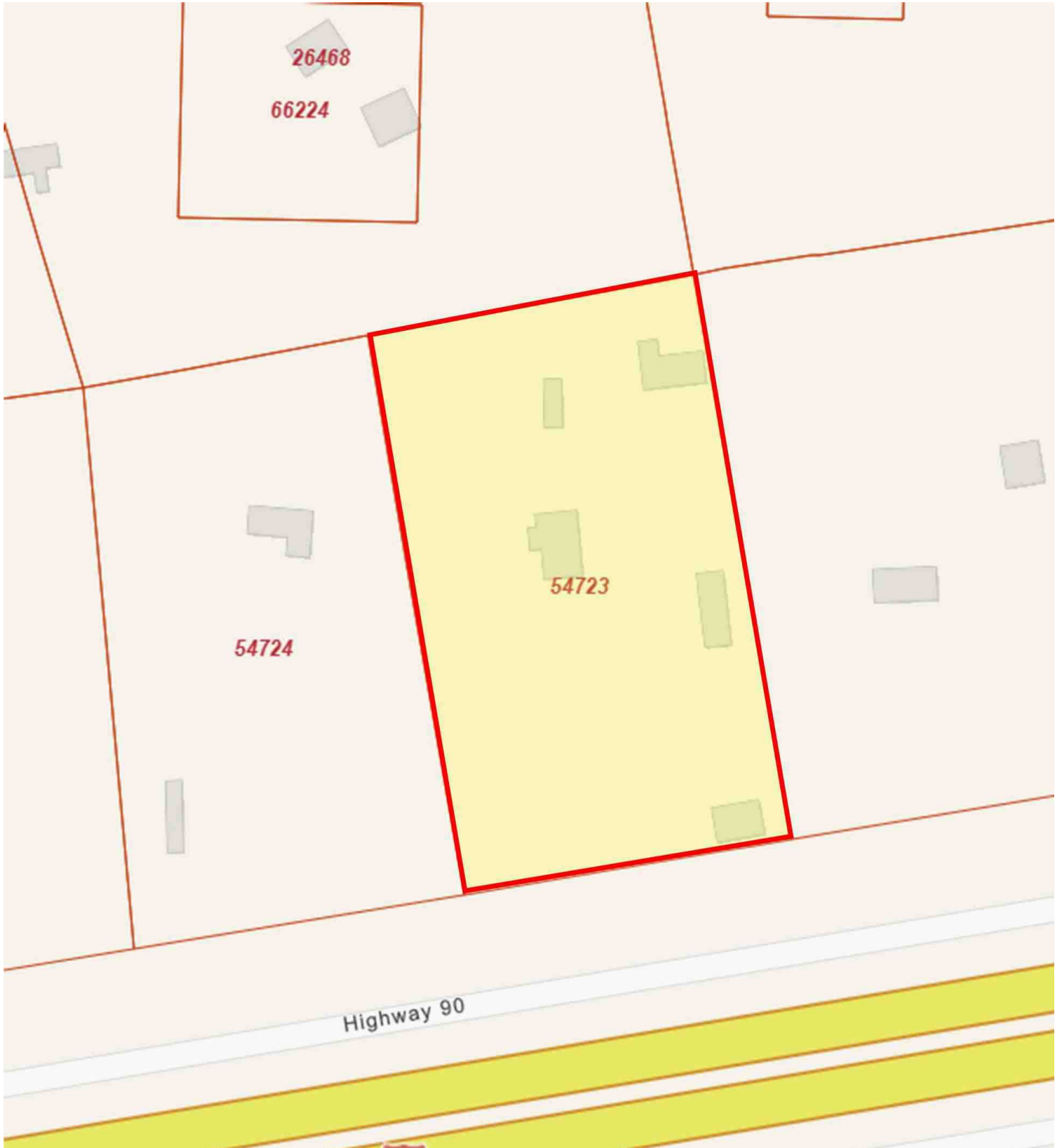


TOTAL Sketch by a la mode

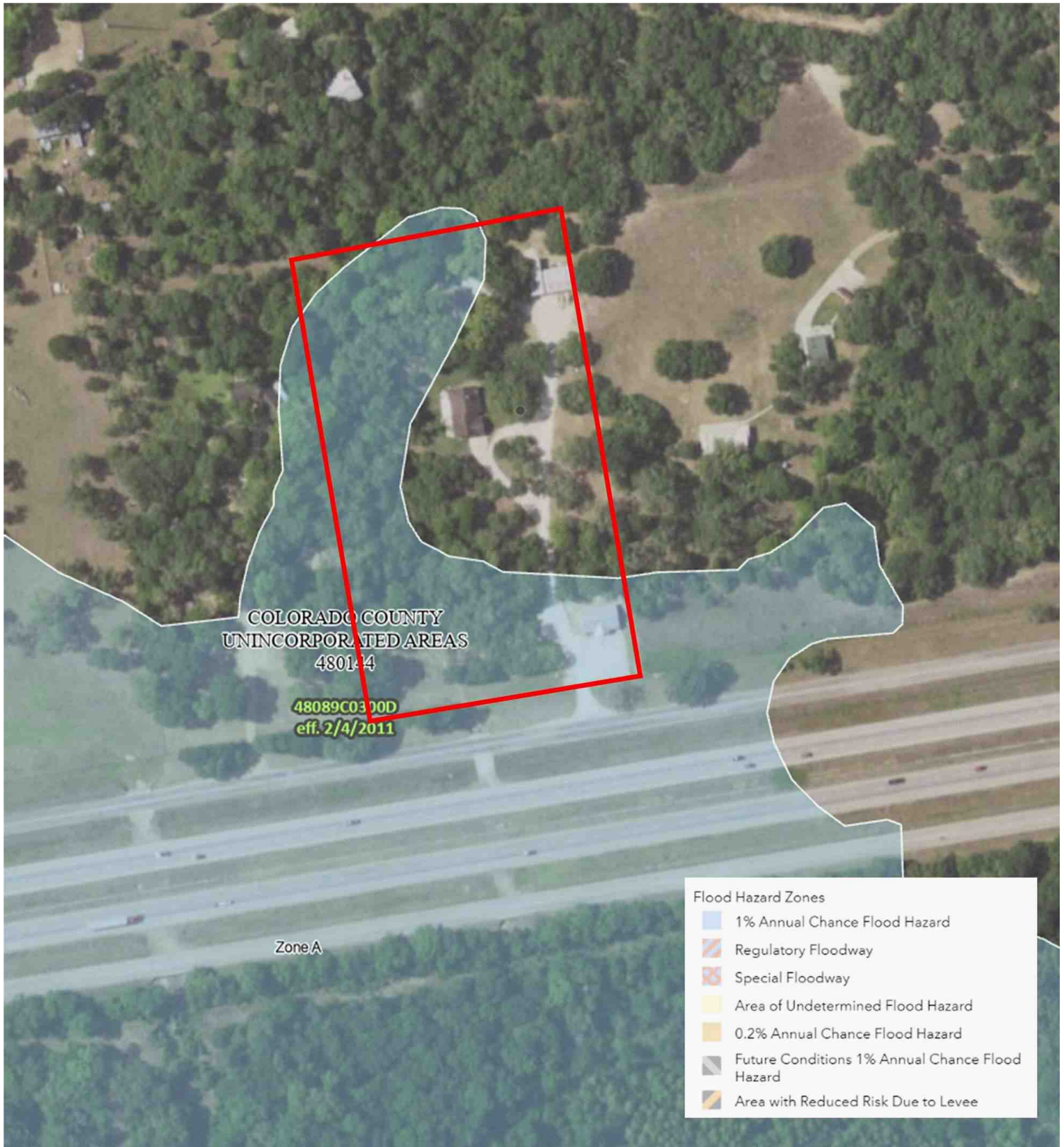
**Area Calculations Summary**

Non-living Area		
Office Front Porch	100.9 Sq ft	17.1 × 5.9 = 100.9
Office	1444.8 Sq ft	30.1 × 48 = 1444.8

# Appraisal District Plat Map

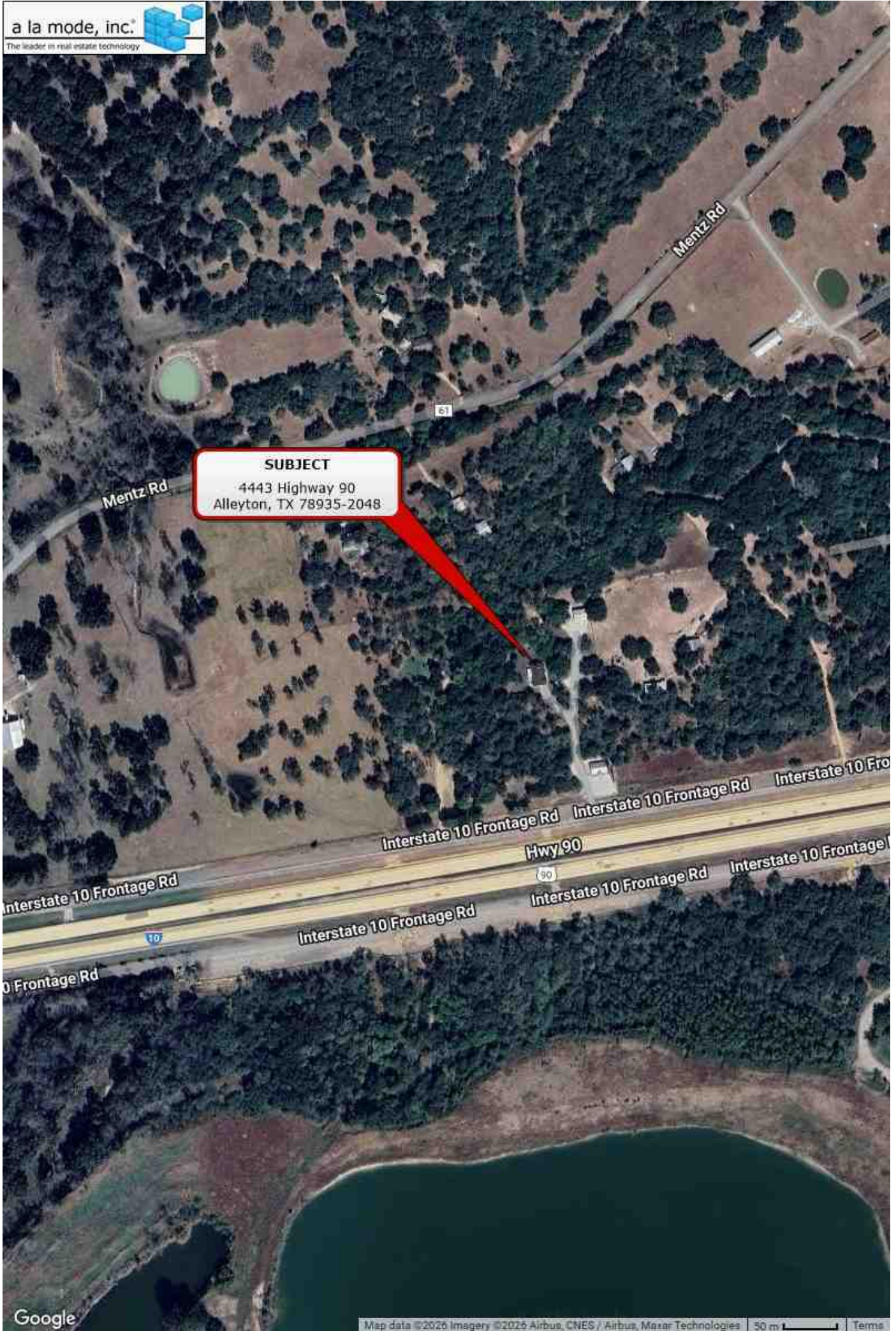


# Flood Map



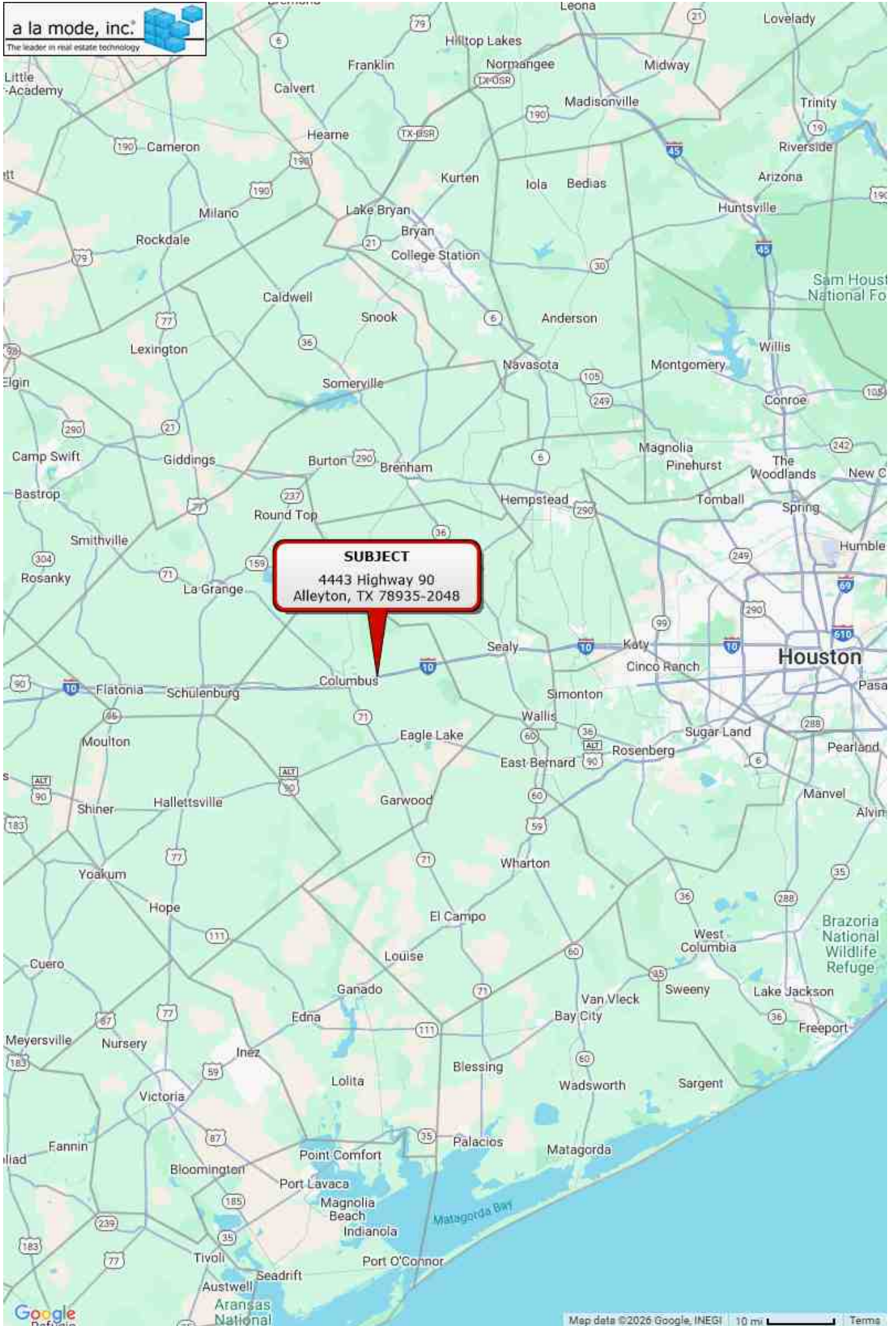
### Aerial Map

Borrower	N/A				
Property Address	4443 Highway 90				
City	Alleyton	County	Colorado	State	TX Zip Code 78935
Lender/Client	N/A				



### Community Map

Borrower	N/A				
Property Address	4443 Highway 90				
City	Alleyton	County	Colorado	State	TX Zip Code 78935
Lender/Client	N/A				



# Subject Tax Card - Page 1

12/29/25, 11:13 AM

Colorado CAD Property Search

## Colorado CAD Property Search

### Property ID: 54723 For Year 2025

#### Property Details

<b>Account</b>		
<b>Property ID:</b>	54723	<b>Geographic ID:</b> 2020202100000
<b>Type:</b>	R	<b>Zoning:</b>
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	4443 HWY 90 ALLEYTON, TX	
<b>Map ID:</b>	65L	<b>Mapsco:</b>
<b>Legal Description:</b>	A-202 R FOCKEN & A-1 R ALLEY 5.000 AC HOUSE & BLDG (LOT 2)	
<b>Abstract/Subdivision:</b>	A-202	
<b>Neighborhood:</b>	(RUR 2A-1) Rural Region 2A Nbhd 1	
<b>Owner</b>		
<b>Owner ID:</b>	47146	
<b>Name:</b>	BRABHAM, GLEN & DEANNA	
<b>Agent:</b>		
<b>Mailing Address:</b>	4443 HIGHWAY 90 ALLEYTON, TX 78935-2048	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	HS - OV65 - For privacy reasons not all exemptions are shown online.	

#### Property Values

<b>Improvement Homesite Value:</b>	\$227,900 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$180,000 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$407,900 (=)
<b>Agricultural Value Loss:</b>	\$0 (-)
<b>Appraised Value:</b>	\$407,900 (=)
<b>HS Cap Loss:</b>	\$34,542 (-)
<b>Circuit Breaker:</b>	\$0 (-)

## Subject Tax Card - Page 2

12/29/25, 11:13 AM

Colorado CAD Property Search

<b>Assessed Value:</b>	\$373,358
<b>Ag Use Value:</b>	\$0
<p>Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.</p> <p>PLEASE NOTE: When searching by name, search "LAST NAME, FIRST NAME"</p> <p>If using other search criteria (Address, ID, ARB Search, or Advanced Search) please navigate to the notated field and input your criteria</p>	

### Property Taxing Jurisdiction

**Owner:** BRABHAM, GLEN & DEANNA

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CS	COLUMBUS ISD	0.763057	\$407,900	\$173,358	\$1,322.82	\$296.60
C	COLORADO COUNTY	0.464918	\$407,900	\$279,778	\$1,300.74	
CAD	COLORADO APPRAISAL DISTRICT	0.000000	\$407,900	\$373,358	\$0.00	
GCD	COLORADO CO GCD	0.006800	\$407,900	\$279,778	\$19.02	

**Total Tax Rate:** 1.234775

**Estimated Taxes With Exemptions:** \$1,616.36

**Estimated Taxes Without Exemptions:** \$5,036.65

### Property Improvement - Building

**Description:** Rural Homesite **Type:** Rural Homesite **Living Area:** 0 sqft **Value:** \$35,580

Type	Description	Class CD	Year Built	SQFT
SITE	WELL/SEPTIC IMPROVEMENTS	*	0	1
STG	STORAGE BLDG	STGF	0	1500

**Type:** Rural Homesite **Living Area:** 1673.0 sqft **Value:** \$192,320

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	AM1	2008	1673
AGAR	ATTACHED GARAGE	AGAR	2008	576
OP	OPEN PORCH	*	0	115
OP	OPEN PORCH	*	0	115
OP	OPEN PORCH	*	0	276

### Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
HS	Homesite	5.00	217,800.00	0.00	0.00	\$180,000	\$0

### Subject Tax Card - Page 3

12/29/25, 11:13 AM

Colorado CAD Property Search

#### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$227,900	\$180,000	\$0	\$407,900	\$34,542	\$373,358
2024	\$219,090	\$165,000	\$0	\$384,090	\$44,674	\$339,416
2023	\$218,560	\$90,000	\$0	\$308,560	\$0	\$308,560
2022	\$206,900	\$90,000	\$0	\$296,900	\$0	\$296,900
2021	\$206,900	\$90,000	\$0	\$296,900	\$0	\$296,900
2020	\$201,020	\$90,000	\$0	\$291,020	\$0	\$291,020
2019	\$199,550	\$90,000	\$0	\$289,550	\$0	\$289,550
2018	\$186,770	\$125,000	\$0	\$311,770	\$636	\$311,134
2017	\$179,140	\$100,000	\$0	\$279,140	\$191	\$278,949

#### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/2/2003	WD	WARRANTY DEED	PEIKERT, DONALD R	BRABHAM, GLEN & DEANNA	422	775	0

#### ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination

#### Estimated Tax Due

If Paid:  

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees
2025	COLORADO COUNTY	0.464918	\$407,900	\$279,778	\$1,300.74	\$1,300.74	\$0.00	\$0.00	\$0.00
2025	COLUMBUS ISD	0.763057	\$407,900	\$173,358	\$296.60	\$296.60	\$0.00	\$0.00	\$0.00
2025	COLORADO CO GCD	0.006800	\$407,900	\$279,778	\$19.02	\$19.02	\$0.00	\$0.00	\$0.00
	2025 Total:	1.234775			\$1,616.36	\$1,616.36	\$0.00	\$0.00	\$0.00
2024	COLORADO COUNTY	0.464913	\$384,090	\$250,598	\$1,165.07	\$1,165.07	\$0.00	\$0.00	\$0.00
2024	COLUMBUS ISD	0.774200	\$384,090	\$229,416	\$1,006.75	\$1,006.75	\$0.00	\$0.00	\$0.00
2024	COLORADO CO GCD	0.007250	\$384,090	\$250,598	\$18.17	\$18.17	\$0.00	\$0.00	\$0.00
	2024 Total:	1.246363			\$2,189.99	\$2,189.99	\$0.00	\$0.00	\$0.00

# Subject Tax Card - Page 1

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Colorado CAD Property Search

## Colorado CAD Property Search

### Property ID: 80570 For Year 2025

#### Property Details

<b>Account</b>		
<b>Property ID:</b>	80570	<b>Geographic ID:</b> 202020210002*
<b>Type:</b>	R	<b>Zoning:</b>
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	4449 HWY 90 TX	
<b>Map ID:</b>		<b>Mapsco:</b>
<b>Legal Description:</b>	A-202 R FOCKEN - OFFICE BLDG ONLY	
<b>Abstract/Subdivision:</b>	A-202	
<b>Neighborhood:</b>	(RUR 2A-1) Rural Region 2A Nbhd 1	
<b>Owner</b>		
<b>Owner ID:</b>	47146	
<b>Name:</b>	BRABHAM, GLEN & DEANNA	
<b>Agent:</b>		
<b>Mailing Address:</b>	4443 HIGHWAY 90 ALLEYTON, TX 78935-2048	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

#### Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$230,070 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$230,070 (=)
<b>Agricultural Value Loss:</b>	\$0 (-)
<b>Appraised Value:</b>	\$230,070 (=)
<b>HS Cap Loss:</b>	\$0 (-)
<b>Circuit Breaker:</b>	\$116,396 (-)
<b>Assessed Value:</b>	\$113,674
<b>Ag Use Value:</b>	\$0

<https://esearch.coloradocad.org/Property/View/80570?year=2025&ownerId=47146>

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## Subject Tax Card - Page 2

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Colorado CAD Property Search

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

PLEASE NOTE: When searching by name, search "LAST NAME, FIRST NAME"

If using other search criteria (Address, ID, ARB Search, or Advanced Search) please navigate to the notated field and input your criteria

### Property Taxing Jurisdiction

**Owner:** BRABHAM, GLEN & DEANNA

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CS	COLUMBUS ISD	0.763057	\$230,070	\$113,674	\$867.40	
C	COLORADO COUNTY	0.464918	\$230,070	\$113,674	\$528.49	
CAD	COLORADO APPRAISAL DISTRICT	0.000000	\$230,070	\$113,674	\$0.00	
GCD	COLORADO CO GCD	0.006800	\$230,070	\$113,674	\$7.73	

**Total Tax Rate:** 1.234775

**Estimated Taxes With Exemptions:** \$1,403.62

**Estimated Taxes Without Exemptions:** \$2,840.85

### Property Improvement - Building

**Description:** Commercial **Type:** Commercial **Living Area:** 1440.0 sqft **Value:** \$230,070

Type	Description	Class CD	Year Built	SQFT
PRO-OFFICE	Professional Office	POGC	2011	1440
OP	OPEN PORCH	*	0	108

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$230,070	\$0	\$0	\$230,070	\$0	\$113,674
2024	\$125,860	\$0	\$0	\$125,860	\$0	\$94,728
2023	\$78,940	\$0	\$0	\$78,940	\$0	\$78,940
2022	\$92,360	\$0	\$0	\$92,360	\$0	\$92,360
2021	\$92,360	\$0	\$0	\$92,360	\$0	\$92,360
2020	\$84,010	\$0	\$0	\$84,010	\$0	\$84,010
2019	\$84,010	\$0	\$0	\$84,010	\$0	\$84,010
2018	\$77,100	\$0	\$0	\$77,100	\$0	\$77,100
2017	\$77,100	\$0	\$0	\$77,100	\$0	\$77,100

### Property Deed History

# USPAP ADDENDUM

File No. 2026-005

Borrower	N/A		
Property Address	4443 Highway 90		
City	Alleyton	County	Colorado
		State	TX
		Zip Code	78935
Lender	N/A		

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: less than 90 days

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

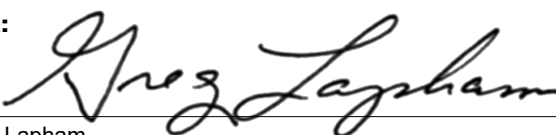
I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

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.

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

**Additional Comments**

**APPRAISER:**

Signature: 

Name: Greg Lapham

Date Signed: 01/06/2026

State Certification #: 1335347

or State License #: \_\_\_\_\_

State: TX

Expiration Date of Certification or License: 09/30/2027

Effective Date of Appraisal: 12/30/2025

**SUPERVISORY APPRAISER: (only if required)**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date Signed: \_\_\_\_\_

State Certification #: \_\_\_\_\_

or State License #: \_\_\_\_\_

State: \_\_\_\_\_

Expiration Date of Certification or License: \_\_\_\_\_

Supervisory Appraiser Inspection of Subject Property:

Did Not     Exterior-only from Street     Interior and Exterior

**Appraiser License**



**Certified General  
Real Estate Appraiser**

Appraiser: **Greg Daniel Lapham**

License #: **TX 1335347 G**

License Expires: **09/30/2027**

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

*Chelsea Buchholtz*  
**Chelsea Buchholtz  
Executive Director**

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

File No. 2026-005

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

\*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., 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 either are almost new or have been recently completely renovated and are similar in condition to new construction.

#### 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.

#### 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.

#### 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.

#### 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.

### Quality Ratings and Definitions

#### Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

#### Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

#### 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.

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

### Quality Ratings and Definitions (continued)

#### 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

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

