



Appraisal of Real Property

LOCATED AT:

7260 Hudson Cemetery Rd
Anderson, Matthew Survey Abstract 9 Tract 7J & 7J01
Mansfield, TX 76063

FOR:

Greg Steward

AS OF:

09/25/2025

BY:

David Cosgrove
State Certified Residential Real Estate Appraiser
TX1336553

RESIDENTIAL APPRAISAL REPORT

File No.: 250925001

Property Address: 7260 Hudson Cemetery Rd	City: Mansfield	State: TX	Zip Code: 76063
County: Tarrant	Legal Description: Anderson, Matthew Survey Abstract 9 Tract 7J & 7J01		
Assessor's Parcel #: 06255442			
Tax Year: 2024	R.E. Taxes: \$ 11,259	Special Assessments: \$ 0	Borrower (if applicable):
Current Owner of Record: Steward, Brenda J	Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Manufactured Housing	
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)	HOA: \$	<input type="checkbox"/> per year <input type="checkbox"/> per month	
Market Area Name: Anderson, Matthew Survey	Map Reference: 23104	Census Tract: 1114.08	

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 type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: The intended use of this valuation is to provide an opinion of estimated market value as of the effective date of this appraisal report.			
Intended User(s) (by name or type):			
Client: Greg Steward	Address: 2832 Inniswood Cir, Arlington, TX 76015		
Appraiser: David Cosgrove	Address: 7606 Willow Oak Ln, Arlington, TX 76001		

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.
Predominant Occupancy		One-Unit Housing		Present Land Use	
<input checked="" type="checkbox"/> Owner 95		PRICE AGE		<input checked="" type="checkbox"/> Not Likely	
<input checked="" type="checkbox"/> Tenant 3		\$(000) (yrs)		<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *	
<input checked="" type="checkbox"/> Vacant (0-5%)		84 Low 0		2-4 Unit 1%	
<input type="checkbox"/> Vacant (>5%)		1,747 High 95		Multi-Unit 1%	
		425 Pred 0		Comm'l 5%	
				Other 15%	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Neighborhood Boundaries: north - IH-20, south - FM 1187, east - Hwy 287, west - Forest Hill Dr/Rendon Rd; The subject's neighborhood is located in an unincorporated area of Tarrant County adjacent to the west of the cities of Arlington and Mansfield which also includes portions of the communities of Rendon and Kennedale. Support facilities and transportation arteries accessible via Hwy 287. The subject's neighborhood primarily consists of detached single family homes located on acreage sites varying in age and design with minimal exterior deferred maintenance noted. The neighborhood is primarily served by the Mansfield ISD but also includes the Kennedale ISD to the north. Overall, the neighborhood market exhibits adequate employment stability, amenities, and market appeal as no unfavorable conditions were noted that would have an adverse impact. Present Land Use "Other" consists of undeveloped, public, recreational, houses of worship, and educational land uses. See report page 4, Competing Market Analysis for above indications support.

Dimensions: 173'x 268' x 199' x 447' x 362' x 716'	Site Area: 4.82 ac
Zoning Classification: SFR	Description: Single Family Residential
Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	Ground Rent (if applicable) \$ /

Actual Use as of Effective Date: Single Family Residential Use as appraised in this report: Single Family Residential
 Summary of Highest & Best Use: The subject property improvements are Legally Permissible. Legally improving the subject site is Physically Possible and being existing, Financially Feasible. Based on current market conditions/conformity, the current use is Maximally Productive. The highest and best use of the vacant subject property would be for a SFR dwelling similar in design/quality.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Mostly Level
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Typical
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Propane	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Mostly Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic	Street Lights	Standard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Res,Reservoir,Cemetery
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 48439C0455K FEMA Map Date 09/25/2009

Site Comments: No apparent adverse site conditions were noted at time of inspection. A survey and title search are required to determine if there is a presence of adverse site conditions, easements, encroachments, special assessments, flood hazard, etc... Due to privacy fence/landscaping buffering, no impact noted from adjacent cemetery and although pipeline work currently underway, no impact noted from the across the road water reservoir.

General Description	Exterior Description	Foundation	Basement	Heating
# of Units 1 <input checked="" type="checkbox"/> Acc. Unit	Foundation Slab	Slab Conc	Area Sq. Ft. 0	Type FWA
# of Stories 1	Exterior Walls Brk,Stucco	Crawl Space	% Finished 0	Fuel Electric
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att.	Roof Surface Composition	Basement	Ceiling	
Design (Style) Neoclec	Gutters & Dwnspts. Metal	Sump Pump <input type="checkbox"/>	Walls	Cooling
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type Metal SH	Dampness <input type="checkbox"/>	Floor	Central X
Actual Age (Yrs.) 38	Storm/Screens Mesh	Settlement	Outside Entry	Other
Effective Age (Yrs.) 25		Infestation		

Interior Description	Appliances	Attic	Amenities	Car Storage
Floors Cpt,Hwd,Tile	Refrigerator <input type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # 1	Garage # of cars (4 Tot.)
Walls Drywall	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input checked="" type="checkbox"/>	Patio Tile	Attach. 2
Trim/Finish Painted Wood	Disposal <input checked="" type="checkbox"/>	Scuttle <input type="checkbox"/>	Deck Wood	Detach. _____
Bath Floor Tile	Dishwasher <input checked="" type="checkbox"/>	Doorway <input type="checkbox"/>	Porch Tile	Blt.-In _____
Bath Wainscot Tile	Fan/Hood <input checked="" type="checkbox"/>	Floor <input type="checkbox"/>	Fence Vinyl	Carport _____
Doors Hollow Core	Microwave <input checked="" type="checkbox"/>	Heated <input type="checkbox"/>	Pool None	Driveway 2
	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>	Outblgd Stall Barn	Surface Concrete

Finished area above grade contains: 6 Rooms 3 Bedrooms 2.1 Bath(s) 2,600 Square Feet of Gross Living Area Above Grade

Additional features: 6 rooms excludes bathrooms, nook, utility, and entry areas. Living area rooms are as follows: 3 bedrooms, 1 living room, 1 family room, 1 kitchen, 1 dining room. Due to exposure to the elements is required for access, guest quarters not included in total living area. Describe the condition of the property (including physical, functional and external obsolescence): Based on a visual inspection, the subject property appears to have been adequately maintained for a home of this age. No significant deferred maintenance items were noted above what is considered typical for a home of this age. Utilities were on and systems tested functional. Features: sprinkler system, frame storage building, covered porch, covered patio, open wood deck, hardwood flooring in the foyer, kitchen, dining, nook, and wet bar areas, cooktop island kitchen with granite countertops and tile backsplash, separate garden tub/updated shower and dual vanities in the primary bathroom, dual vanities in the full bathroom, floor to ceiling fireplace, vaulted living room ceiling with transom windows, plantation shutters in the kitchen nook, crown moldings, and ceiling fans. Detached guest quarters with kitchen and full bath. No value noted with pond, metal storage and greenhouse.



Summary of Sale Comparison

File No. 250925001

Borrower						
Property Address 7260 Hudson Cemetery Rd						
City	Mansfield	County	Tarrant	State	TX	Zip Code 76063
Lender/Client Greg Steward						

Competing Market Analysis:

Traditional financing (conventional, FHA, and VA) are abundant with 1.8 concession points being typical with a current 98% sale to list price factor. Although current/prior 3 month comparison indicated +31.0%, current/prior 6 month comparison indicated -1.0% and the Overall Property Value Trend is considered Stable; The current 6.0 month housing supply is In Balance; Overall comparable sales DOM are 35 & current 3 months is 41.5 which are Under 3 Months. Current/prior 6 month comparison indicated absorption rates as stable (11 sold/11 sold respectively); Competing Market Search Parameters: 1.0 ac and larger, 2,000 sf and larger; Data obtained from North Texas Real Estate Information Systems (NTREIS MLS) and reported utilizing DataMaster Competing Market Analysis.

Summary of Sales Comparison Approach:

All of the utilized comparables, except Sale 1, are located within the subject's defined market. Although located slightly outside of the defined neighborhood, Sale 1 is included for site and living area size similarities. The subject and all utilized sales are served by the Mansfield ISD. Due to the lack of sufficient market data from the subject and sales locations, market preferences could not be established and location adjustments were not made. Distance is not considered to have any adverse impact as the typical buyer in the market for an acreage property routinely travels beyond one mile to consider properties.

As noted, 1.8 concession points are typical within the subject's comparable market and excessive concession points are adjusted 1% of the comparable's sale price per point over 1.8 and then rounded. Realtor reported Sold Date utilized as Settled Date. As reported on report page 2, Market Area Description, Property Values and above Competing market Analysis, overall property values are considered to have remained stable over the prior 12 months and time adjustments were not necessary.

Lot sizes obtained from NTREIS Property Details and considered to be reliable. While Sales 1 & 2's site sizes are considered to offer similar appeal/utility, Sale 3's smaller site warranted a rounded \$64,500/ac site difference adjustment. Site difference adjustment was developed with pairing land sales NTREIS#20894150 (3.0 ac, \$314,342) & 20378977 (5.41 ac, \$470,000) and extracting the amount paid for the additional site size per acre. As noted, no measurable impact note from the subject's external influences and the subject and sales are considered to have similar residential views.

Sale 1's siding construction (appeared to be vinyl) along with inferior interior amenities (flooring & bath) warranted the rounded 10% inferior quality adjustment while the subject and remaining sales are considered similar. The subject and sales are considered to have similar ages (effective), and be in similar condition. Bath count differences are adjusted \$5,000/half bath, \$8,000/full bath, and GLA differences are adjusted \$95/sf. Utilized for noted similarities which includes stall barn, Sales 2 & 3 are larger than preferred which resulted in unavoidable excessive living area adjustments. Bath difference adjustments are developed by determining full and half bath contributions (or lack of) and then combining to arrive at the utilized adjustment value ((+/- full bath) + (+/- half bath) = bath count adjustment value). Comparable sales with similar or less bathroom counts were not noted and the "across the board" adjustment was unavoidable.

Additional adjustments made for garage size (\$10,000/bay), lack of open deck and superior covered balcony, fireplace, pool and pool with spa (Sale 2's larger pool with additional features warranted a greater pool adjustment), accessory building*, stall shed (Sale 1's stall shed is considered to only contribute \$5,000 and warranted an inferior adjustment), and storage and sheds. The subject's storage building, equipment shed, and loafing sheds are considered to contribute \$6,500 in which adjustments are based. Sale 3's finished pool house is considered to contribute similar value as a two car garage (\$20,000) along with full bath (\$5,000).

*The subject's guest house contributory value is based on \$45/sf plus \$5,000 for the full bath then rounded (\$24,840 + \$5,000). Sale 3's guest house, which is of similar quality as the main area, contributory value was determined utilizing similar adjustment values as the main area (\$95/sf, \$8,000 full bath, \$5,000 half bath) then subject's contributory value was subtracted out, and then rounded (\$177,750 - \$30,000 = \$147,800).

All of the comparables utilized are felt to be relevant to the subject property and are considered reliable indicators for stated opinion of value. All comparables were adjusted for significant variances from the subject property. Sales 2 & 3's greater than 15% net and 25% gross adjusted sales price percentages are due to the noted excessive site, living area, and amenities line adjustments. Adjustment values were developed with paired sales extraction, cost manuals/depreciation, and consideration to assessed value contribution percentages. All of the comparables are felt to be representative of the subject's stated opinion of value and each were carefully considered in final value analysis. Design similarity and bracketed by Sales 1 & 3, most weight placed on Sale 2. No adverse impact noted on marketability from opinion of value being above predominate market price as dwellings similar or greater in price were noted. Subject not considered to be an over-improvement or non-conforming.

FIRREA / USPAP ADDENDUM

Borrower

Property Address 7260 Hudson Cemetery Rd
 City Mansfield County Tarrant State TX Zip Code 76063
 Lender/Client Greg Steward

Purpose

The purpose of this appraisal is to estimate the subjects market value in a fee simple estate interest. The use of this appraisal is to assist the client in determining a reasonable market value of the subject property. This report may NOT be used with a federally related transaction.

Scope

The term "Scope of Work" as defined by The Appraisal Foundation is the amount and type of information researched and the analysis applied in an assignment. The Scope of Work included identifying the intended user, intended use and the purpose of the appraisal. The subjects market area was researched and all pertinent market data was analyzed, confirmed through local sources such as the multiple listing service, local tax authorities, property owners, builders and other sources familiar with the real estate market. This information is deemed reliable and credible but is not guaranteed. The completion of this report required a physical inspection of the subject property and exterior field inspection of the comparable sales utilized within the report. The effective date of this appraisal and the date of inspection are the same.

Intended Use / Intended User

This appraisal report is prepared for the sole and exclusive use of the Client/Intended User for estimating the subjects market value. It is not to be relied upon by any third parties for any purpose, whatsoever. The appraiser assumes no obligation, liability, or accountability to any third party.

History of Property

Current listing information: Active listing noted - NTREIS#21002932, DOM:61, List Date:07/18/2025, Orig/Current List Price:\$1,350,000, No price changes or Temp Off Mkt noted. No other listing noted within the prior 12 months from the effective date of this report.

Prior sale: Research of applicable public records, private data source (MLS), and an interview of the current owner, revealed that the subject property is not under contract agreement or option. Additionally, according to these sources the subject property has not transferred ownership during the prior 3 years from the effective date of this report.

Exposure Time / Marketing Time

Exposure time is the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical assumption of a sale at market value on the effective date of the appraisal. Exposure time can be estimated by examining past historical sales information in the market. Marketing time is an estimate of time it might take to sell a property interest in real estate at the estimated market value level during the period immediately after the effective date of an appraisal. The exposure time for the subject property is estimated to be 0-60 days.

Personal (non-realty) Transfers

No personal property is included in the valuation of the subject property, Personal Property is defined by The Appraisal Foundation as identifiable tangible objects that are considered by the general public as being "personal" for example, furnishings, artwork, antiques, gems, collectibles, machinery and equipment; all tangible property that is not classified as "Real Estate".

Additional Comments

The appraiser is not a home inspector. This report is not to be relied upon to disclose any conditions present in the subject property. The appraisal report does not guarantee that the property is free of defects. A professional home inspection is recommended to determine if any defects exist.

The digital signature included on this report is recognized as an original which is password protected. This is recognized as typical industry wide.

Cost Approach Method

The cost approach to value assumes that a potential purchaser will consider building a substitute residence that has the same use as the property being appraised. This approach, then, measures value as a cost of production. It may be appropriate to use the cost approach when appraising new or proposed construction, property that is undergoing renovation, unique property, or property that features functional depreciation, to support the sales comparison approach analysis. The reliability of the cost approach depends on valid reproduction cost estimates, proper depreciation estimates, and accurate site values. **Due to the age of the subject property/depreciation estimates, the Cost Approach was not utilized.**

Income Approach Method

The income approach to value is based on the assumption that market value is related to the market rent or income that a property can be expected to earn. The income approach to value is required in the valuation of two-unit to four-unit properties and may be appropriate in neighborhoods that consist of one-unit properties when there is a substantial rental market. The income approach to value may not be appropriate in areas that consist mostly of owner-occupied properties because adequate rental data does not exist for those areas. **Due to the subject's neighborhood being primarily an owner occupied market and limited comparable rent data, the Income Approach was not utilized.**

Certification Supplement

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.
3. 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.
4. The subject property was inspected by and report completed by the Appraiser signing the report.



Appraiser(s): David Cosgrove Supervisory Appraiser(s):
 Effective date / Report date: 09/25/2025 Effective date / Report date:

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

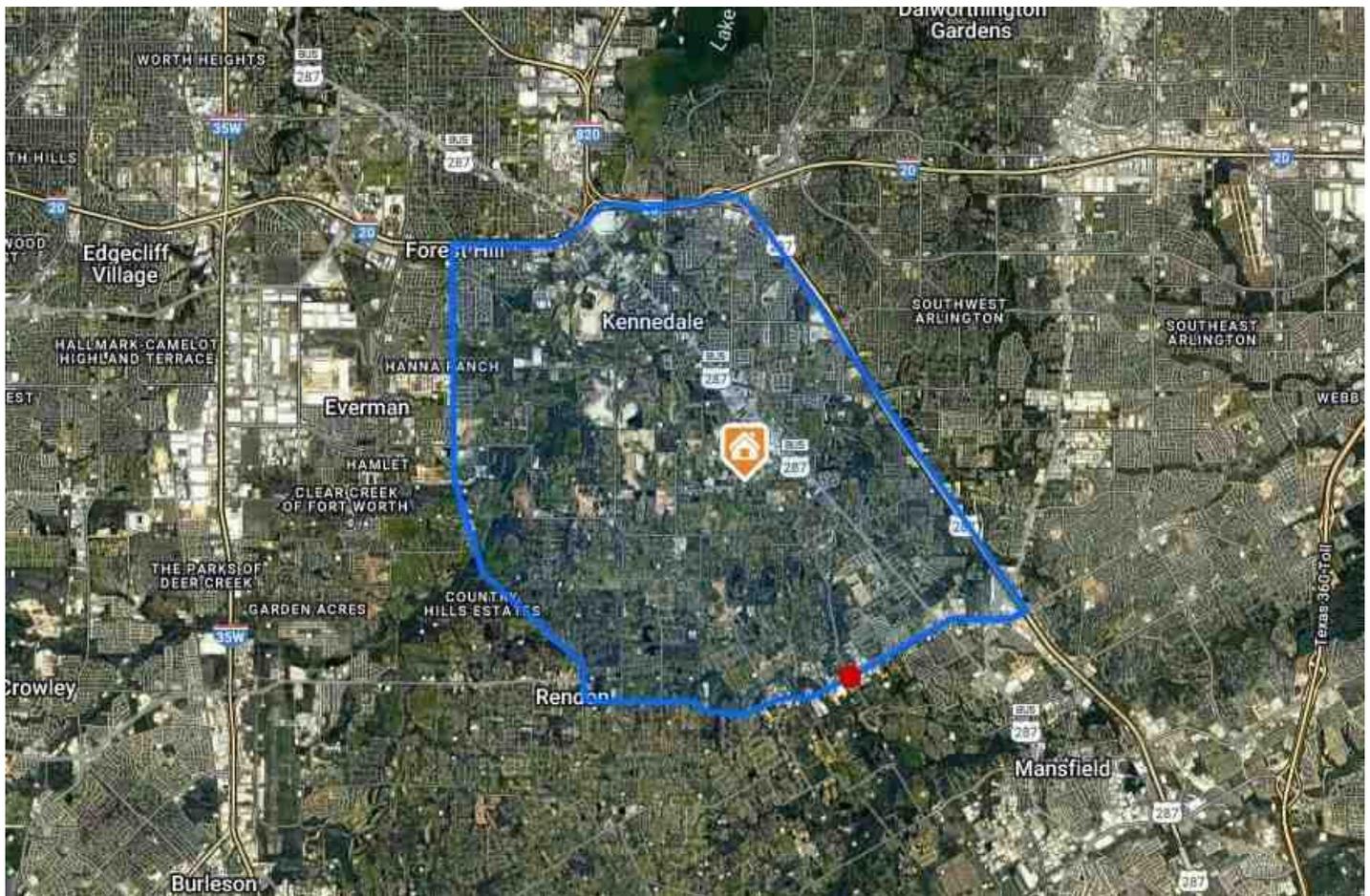
Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us an any time if you have any questions about the confidentiality of the information that you provide to us.

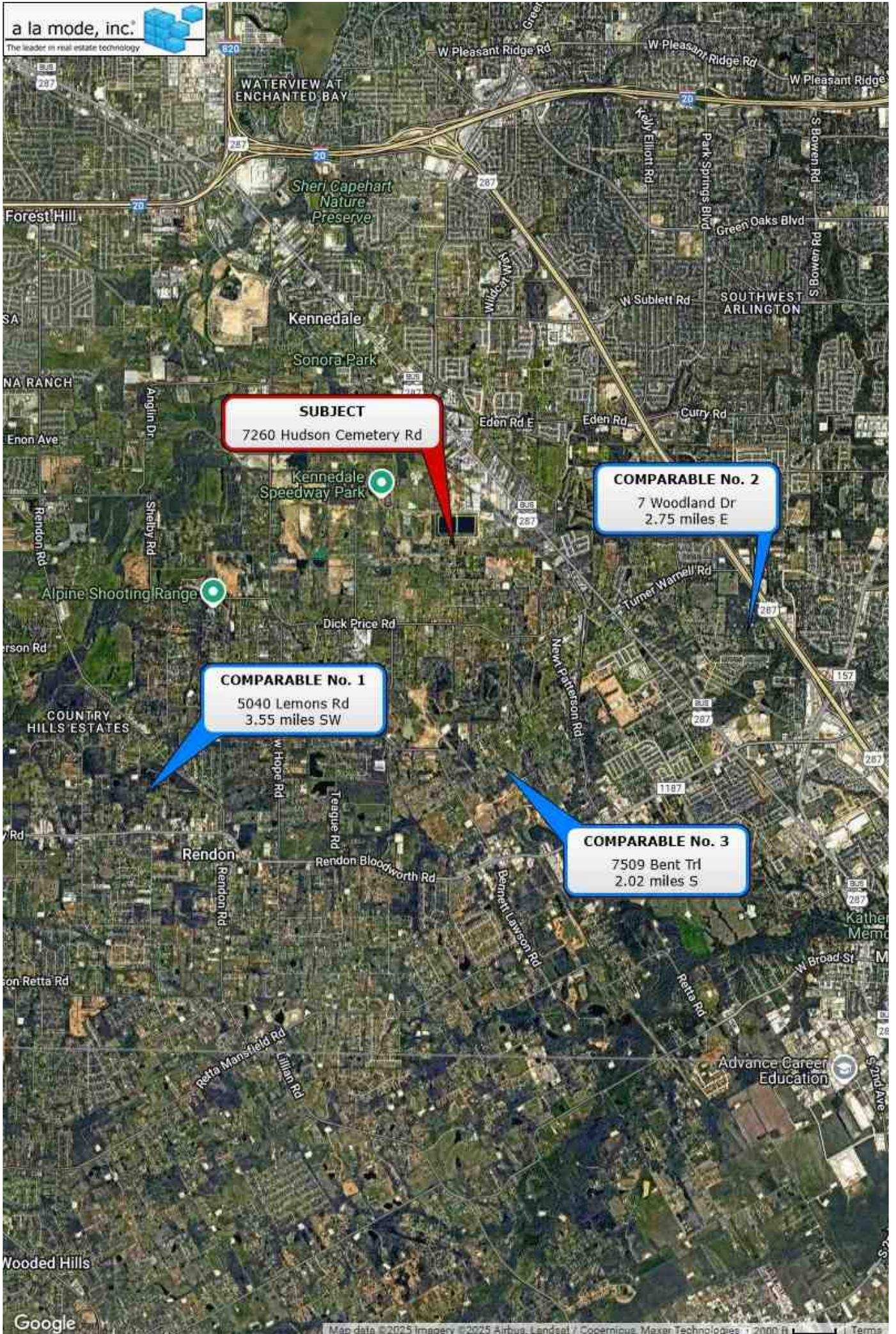
Neighborhood Boundaries

Borrower							
Property Address	7260 Hudson Cemetery Rd						
City	Mansfield	County	Tarrant	State	TX	Zip Code	76063
Lender/Client	Greg Steward						



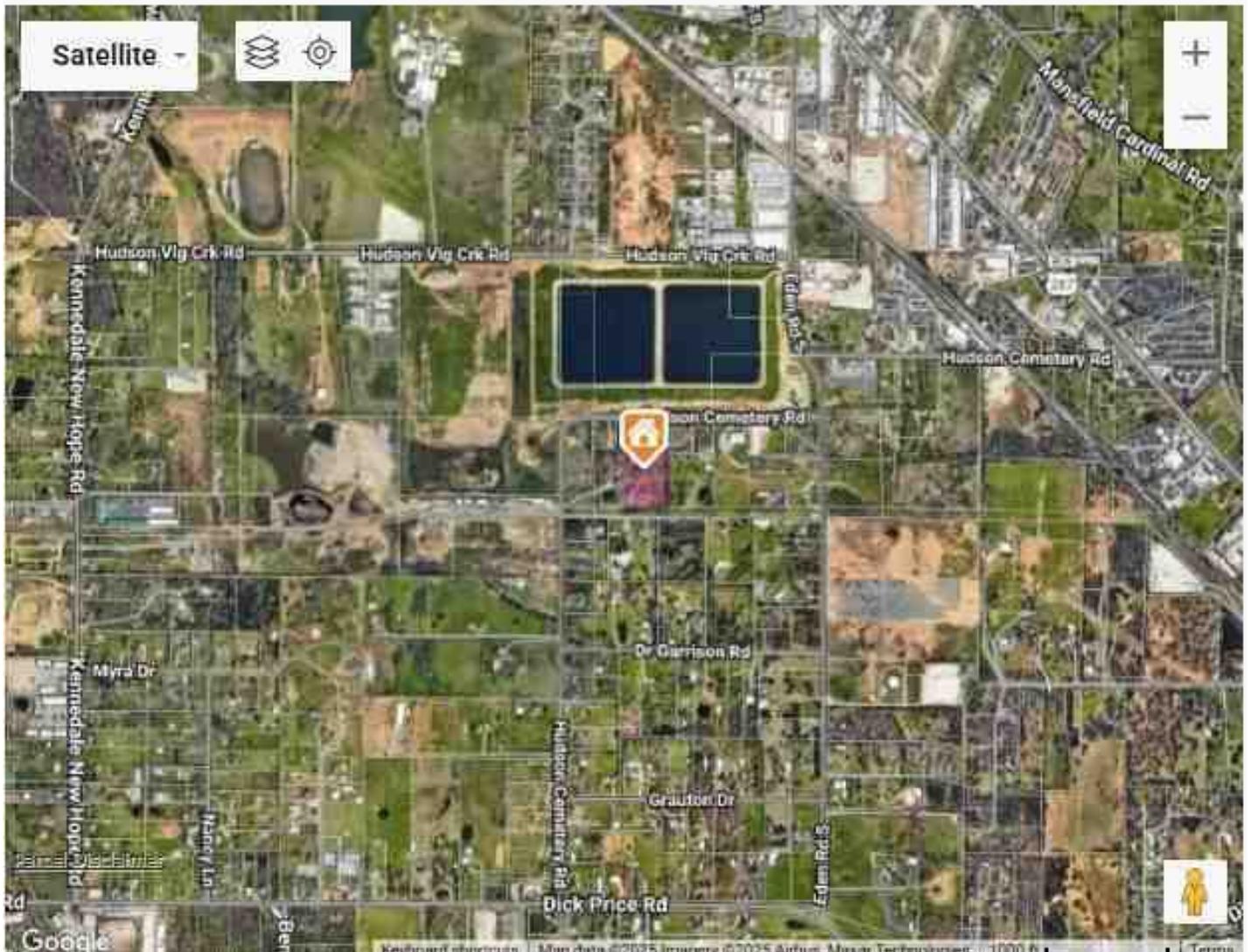
Location Map

Borrower				
Property Address	7260 Hudson Cemetery Rd			
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Plat/Parcel Map

Borrower				
Property Address 7260 Hudson Cemetery Rd				
City	Mansfield	County	Tarrant	State TX Zip Code 76063
Lender/Client	Greg Steward			



Flood Map

Borrower				
Property Address 7260 Hudson Cemetery Rd				
City	Mansfield	County	Tarrant	State TX Zip Code 76063
Lender/Client	Greg Steward			

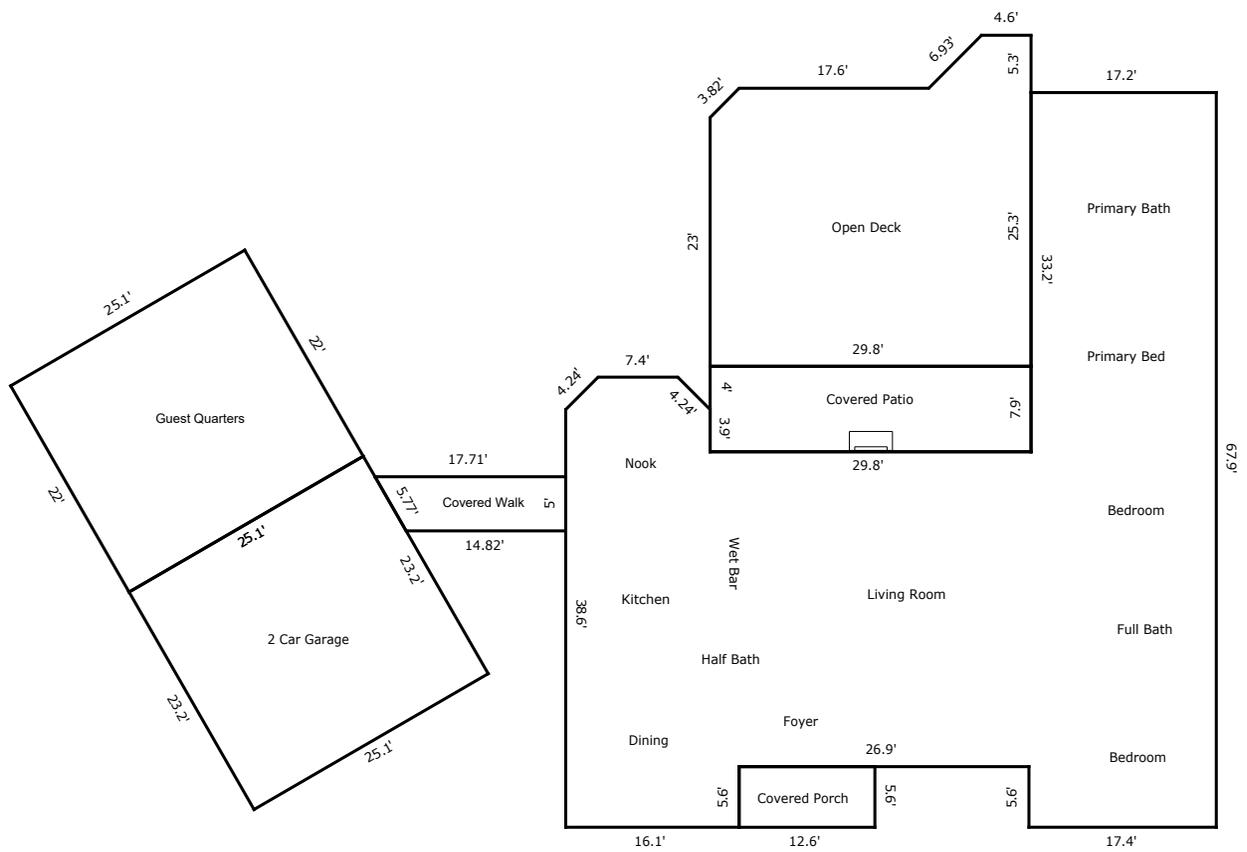
Flood Zone Code: X **Special Flood Hazard Area (SFHA):** Out
Flood Zone Date: 09/25/2009
Flood Zone Panel: 48439C0455K
Flood Code Description: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.

Legend:
■ Coastal 100-Year Floodway ■ Coastal 100-year Floodplain ■ 100-year Floodway ■ 100-year Floodplain
■ Undetermined ■ 500-year Floodplain incl. levee protected area ■ Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Building Sketch (Page - 1)

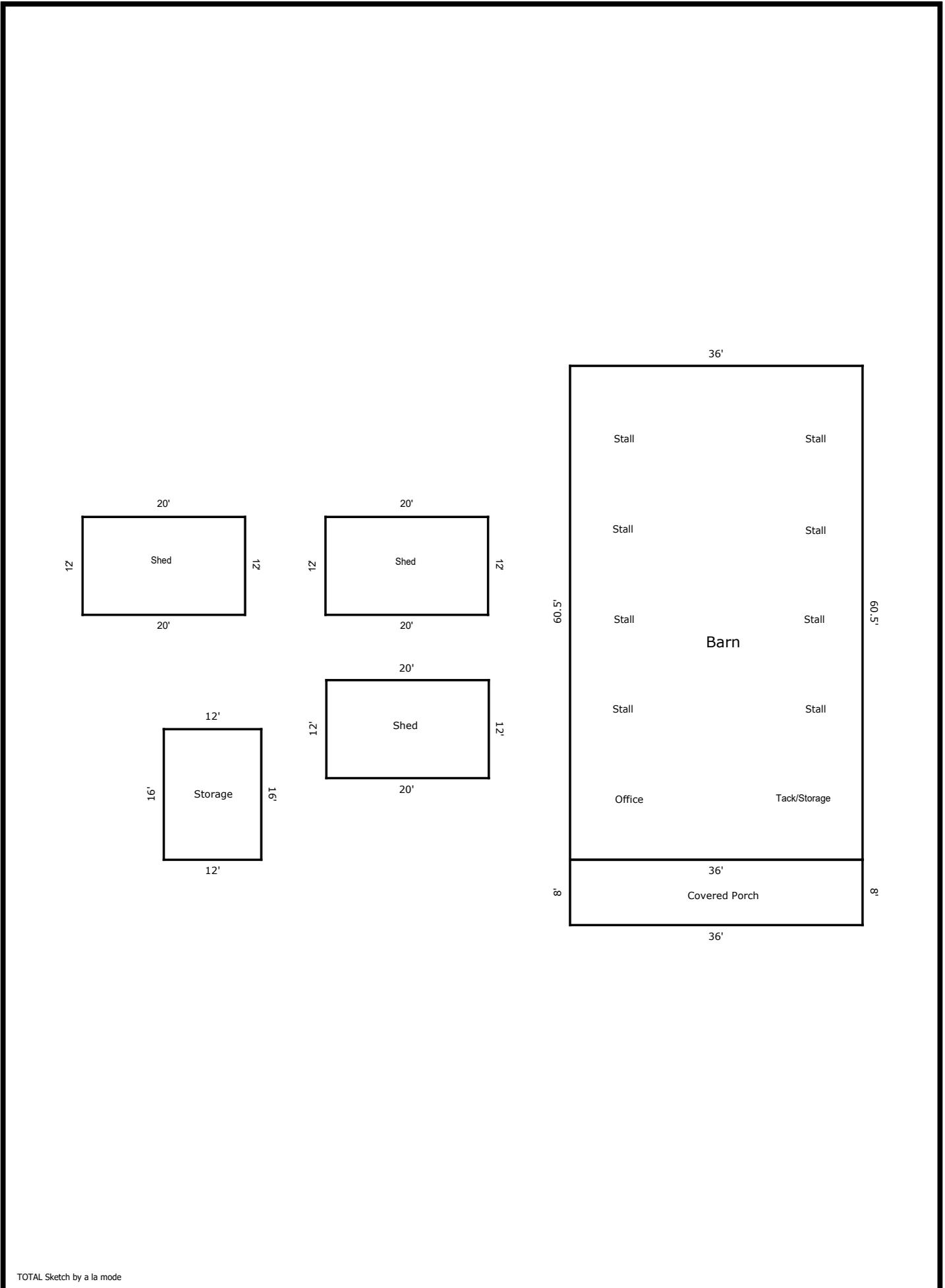
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TOTAL Sketch by a la mode

Building Sketch (Page - 2)

Borrower				
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TOTAL Sketch by a la mode

Building Sketch (Page - 3)

Borrower				
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TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details		
First Floor	2599.74 Sq ft		
		17.2 × 33.2	= 571.04
		34.7 × 17.4	= 603.78
		29.1 × 26.9	= 782.79
		16.1 × 34.7	= 558.67
		13.4 × 3.9	= 52.26
		7.4 × 3	= 22.2
		0.5 × 3 × 3	= 4.5
		0.5 × 3 × 3	= 4.5
Total Living Area (Rounded):	2600 Sq ft		
Non-living Area			
2 Car Attached	582.32 Sq ft	23.2 × 25.1	= 582.32
Covered Patio	235.42 Sq ft	29.8 × 7.9	= 235.42
Open Deck	796.76 Sq ft	0.5 × 4.9 × 4.9	= 12
		4.6 × 4.9	= 22.54
		0.5 × 2.7 × 2.7	= 3.64
		27.1 × 2.7	= 73.17
		29.8 × 23	= 685.4
Covered Porch	70.56 Sq ft	5.6 × 12.6	= 70.56
Guest House	552.2 Sq ft	25.1 × 22	= 552.2
Covered Walk	81.32 Sq ft	5 × 14.82	= 74.1
		0.5 × 5 × 2.89	= 7.22
Covered Porch	288 Sq ft	8 × 36	= 288
Storage	192 Sq ft	12 × 16	= 192
Shed	240 Sq ft	20 × 12	= 240
Shed	240 Sq ft	20 × 12	= 240
Barn	2178 Sq ft	36 × 60.5	= 2178
Shed	240 Sq ft	12 × 20	= 240

Subject Photo Page

Borrower							
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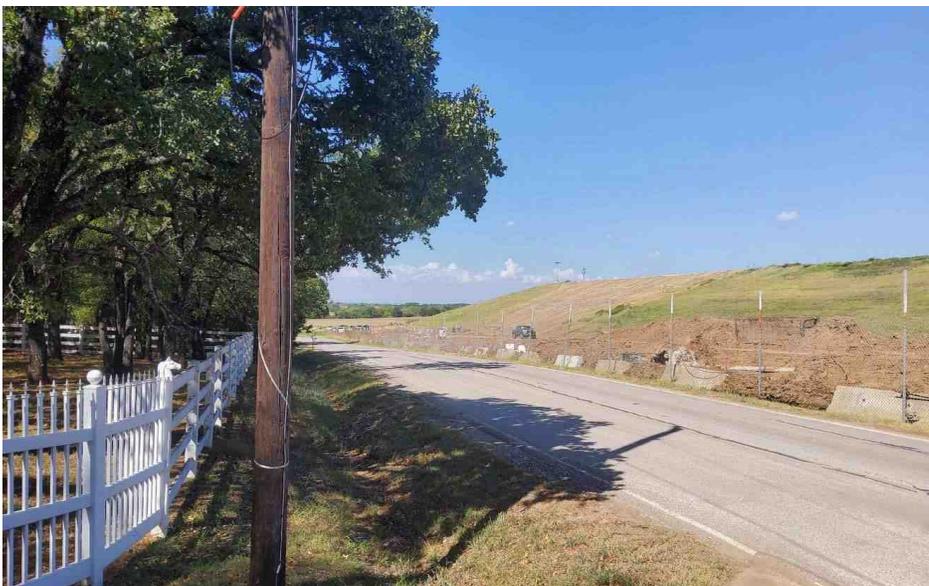


Subject Front

7260 Hudson Cemetery Rd
Sales Price
Gross Living Area 2,600
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.1
Location Anderson Survey
View Residential
Site 4.82 ac
Quality Good
Age 38



Subject Rear



Subject Street

Additional Subject Photos

Borrower							
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Kitchen



Living Room



Master Bathroom



Full Bathroom



Half Bathroom



Primary Bedroom

Additional Subject Photos

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Bedroom



Bedroom



Dining Room



Kitchen Nook



Wet Bar



Garage View

Additional Subject Photos

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Guest Quarters



Guest Quarters Full Bath



View From Rear



**View From Property Entrance
Water Reservoir**



From Street Cemetery View



Propane Tank

Additional Subject Photos

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Stall Barn



Stall Barn Interior



Frame Storage Building



Equipment Shed



Loafing Shed



Loafing Shed

Additional Subject Photos

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Metal Storage, Green House



Seasonal Pond



**Buffered Front View of Cemetery
Photo Obtained from
NTREIS#21002932**

Comparable Photo Page

Borrower					
Property Address 7260 Hudson Cemetery Rd					
City	Mansfield	County	Tarrant	State	TX
			Zip Code	76063	
Lender/Client Greg Steward					



Comparable 1

5040 Lemons Rd
 Prox. to Subject 3.55 miles SW
 Sale Price 725,000
 Gross Living Area 2,586
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location Rendon Survey
 View Residential
 Site 4.67 ac
 Quality Average
 Age 30

Photo obtained from
 NTREIS#:20649289



Comparable 2

7 Woodland Dr
 Prox. to Subject 2.75 miles E
 Sale Price 1,100,000
 Gross Living Area 4,289
 Total Rooms 9
 Total Bedrooms 5
 Total Bathrooms 5.0
 Location Woodlands Add
 View Residential
 Site 5.00 ac
 Quality Good
 Age 41

Photo obtained from
 NTREIS#:20975306



Comparable 3

7509 Bent Trl
 Prox. to Subject 2.02 miles S
 Sale Price 1,180,000
 Gross Living Area 3,960
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 4.0
 Location Tate Add
 View Residential
 Site 3.30 ac
 Quality Good
 Age 29

Photo obtained from
 NTREIS#:20714268



Certified Residential Real Estate Appraiser

Appraiser: **David Bryan Cosgrove**

License #: **TX 1336553 R**

License Expires: **11/30/2026**

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
Executive Director