

MJP Appraisal Group  
P.O. Box 153025  
Lufkin, TX 75915  
(936) 634-8584

04/05/2025

Nathaniel Abshier Schneps  
nschneps1@gmail.com

Re: Property: 0 McGuire Rd  
Liberty, TX 77575  
Borrower: NA  
File No.: 25-109

Opinion of Value: \$ 272,000  
Effective Date: 04/02/2025

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

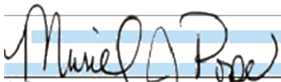
The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

A handwritten signature in black ink that reads "Muriel Jordan Pope". The signature is written over a light blue horizontal striped background.

Muriel Jordan Pope  
Certified General  
License or Certification #: TX 1338570 G  
State: TX Expires: 11/30/2025  
muriel@mjpg.com

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

0 McGuire Rd  
Liberty, TX 77575  
Lot 3, Block B Abshier Subdivision

## FOR

Nathaniel Abshier Schneps  
nschneps1@gmail.com

## OPINION OF VALUE

272,000

## AS OF

04/02/2025

## BY

Muriel Jordan Pope  
MJP Appraisal Group  
P.O. Box 153025  
Lufkin, TX 75915  
(936) 634-8584  
muriel@mjpg.com

Borrower	NA	File No.	25-109
Property Address	0 McGuire Rd		
City	Liberty	County	Liberty
		State	TX
		Zip Code	77575
Lender/Client	Nathaniel Abshier Schneps		

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# LAND APPRAISAL REPORT

SUBJECT	Property Address: <b>0 McGuire Rd</b>		City: <b>Liberty</b>		State: <b>TX</b>		Zip Code: <b>77575</b>																																																																																						
	County: <b>Liberty</b>		Legal Description: <b>Lot 3, Block B Abshier Subdivision</b>																																																																																										
	Assessor's Parcel #: <b>32818</b>		Tax Year: <b>2025</b>		R.E. Taxes: \$ <b>1,558</b>		Special Assessments: \$ <b>0.00</b>																																																																																						
ASSIGNMENT	Market Area Name: <b>Lake Liberty</b>		Map Reference: <b>26420</b>		Census Tract: <b>7014.00</b>																																																																																								
	Current Owner of Record: <b>Nathaniel Abshier Schneps</b>		Borrower (if applicable): <b>NA</b>																																																																																										
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)		HOA: \$ <input type="checkbox"/> per year <input type="checkbox"/> per month																																																																																										
	Are there any existing improvements to the property? <input type="checkbox"/> No <input type="checkbox"/> Yes		If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable																																																																																										
	If Yes, give a brief description: _____																																																																																												
MARKET AREA DESCRIPTION	The purpose of this appraisal is to develop an opinion of: <input 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 type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																												
	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: <b>To determine opinion of fair market value</b>																																																																																												
	Intended User(s) (by name or type): <b>Owner/Client</b>																																																																																												
SITE DESCRIPTION	Client: <b>Nathaniel Abshier Schneps</b>		Address: _____																																																																																										
	Appraiser: <b>Muriel Jordan Pope</b>		Address: <b>P.O. Box 153025, Lufkin, TX 75915</b>																																																																																										
	<b>Characteristics</b>		<b>Predominant Occupancy</b>		<b>One-Unit Housing</b>		<b>Present Land Use</b>		<b>Change in Land Use</b>																																																																																				
	Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural		<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)		PRICE AGE \$(000) (yrs)		One-Unit <b>20</b> % <input type="checkbox"/> Not Likely		<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *																																																																																				
	Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%				Low		2-4 Unit %																																																																																						
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow				High		Multi-Unit %		* To: _____																																																																																				
	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining				Pred		Comm'l %																																																																																						
	Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply						Industrial <b>20</b> %																																																																																						
	Marketing time: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos.						Ag.timb,lake <b>60</b> %																																																																																						
	<b>Factors Affecting Marketability</b>																																																																																												
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Appeal to Market	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																																								
Market Area Comments: <b>See Community Report attached.</b>																																																																																													
Dimensions: <b>See plat attached</b> Site Area: <b>27.21 Acres</b>																																																																																													
Zoning Classification: <b>Area not zoned</b> Description: <b>Area not zoned</b>																																																																																													
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements																																																																																													
Uses allowed under current zoning: _____																																																																																													
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ _____ /																																																																																													
Comments: _____																																																																																													
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) _____																																																																																													
Actual Use as of Effective Date: <b>Wildlife/timber/recreation tract</b> Use as appraised in this report: <b>Wildlife/timber/recreation tract</b>																																																																																													
Summary of Highest & Best Use: <b>This use of wildlife/timber/recreation tract is a temporary use until the demand for more industrial tracts reaches this tract.</b>																																																																																													
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Provider/Description</th> <th>Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th>Frontage</th> <th>None</th> </tr> </thead> <tbody> <tr> <td>Electricity</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><b>Available in the area</b></td> <td>Street</td> <td><b>None no access</b></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Topography</td> <td><b>Gently sloping to lake</b></td> </tr> <tr> <td>Gas</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><b>Not available</b></td> <td>Width</td> <td></td> <td></td> <td></td> <td>Size</td> <td><b>Mid size</b></td> </tr> <tr> <td>Water</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><b>Available</b></td> <td>Surface</td> <td></td> <td></td> <td></td> <td>Shape</td> <td><b>Square</b></td> </tr> <tr> <td>Sanitary Sewer</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><b>Not available</b></td> <td>Curb/Gutter</td> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Drainage</td> <td><b>Some areas assumed to hold wtr</b></td> </tr> <tr> <td>Storm Sewer</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><b>None</b></td> <td>Sidewalk</td> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>View</td> <td><b>Water</b></td> </tr> <tr> <td>Telephone</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><b>Available</b></td> <td>Street Lights</td> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> <tr> <td>Multimedia</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><b>Available</b></td> <td>Alley</td> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> </tbody> </table>										Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	None	Electricity	<input type="checkbox"/>	<input type="checkbox"/>	<b>Available in the area</b>	Street	<b>None no access</b>	<input type="checkbox"/>	<input type="checkbox"/>	Topography	<b>Gently sloping to lake</b>	Gas	<input type="checkbox"/>	<input type="checkbox"/>	<b>Not available</b>	Width				Size	<b>Mid size</b>	Water	<input type="checkbox"/>	<input type="checkbox"/>	<b>Available</b>	Surface				Shape	<b>Square</b>	Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<b>Not available</b>	Curb/Gutter		<input type="checkbox"/>	<input type="checkbox"/>	Drainage	<b>Some areas assumed to hold wtr</b>	Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<b>None</b>	Sidewalk		<input type="checkbox"/>	<input type="checkbox"/>	View	<b>Water</b>	Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<b>Available</b>	Street Lights		<input type="checkbox"/>	<input type="checkbox"/>			Multimedia	<input type="checkbox"/>	<input type="checkbox"/>	<b>Available</b>	Alley		<input type="checkbox"/>	<input type="checkbox"/>						
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Multimedia	<input type="checkbox"/>	<input type="checkbox"/>	<b>Available</b>	Alley		<input type="checkbox"/>	<input type="checkbox"/>																																																																																						
Other site elements: <input 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 <b>X</b> FEMA Map # <b>48291C0475D</b> FEMA Map Date <b>01/19/2018</b>																																																																																													
Site Comments: <b>Subject site is low lying land densely covered in mixed woods. It has an approximately 9 acre pond on it and has approximately 500' frontage on Lake Liberty. There are no pipelines running under nor transmission lines running over. Soil report shows highest and best use is wildlife/timber.</b>																																																																																													

# LAND APPRAISAL REPORT

25-109  
File No.: 25-109

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):

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:
Date:	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	0 South Mcguire Rd Liberty, TX 77575	0 Mcguire Rd Liberty, TX 77575	0 County Road 126 Liberty, TX 77575	0 W Of Faulkner Rd Cleveland, TX 77328
Proximity to Subject				
Sale Price	\$	\$ 9,075	\$ 3,000	\$ 7,000
Price/ Acre	\$	\$ 658.90	\$ 300.00	\$ 248.76
Data Source(s)		HARMLS#93802042	HARMLS#87172579	HARMLS#7161089
Verification Source(s)		CAD/Days on Market 2,360	CAD/Days on Market 89	CAD/Days on Market 590
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
		+(-) \$ Adjust	+(-) \$ Adjust	+(-) \$ Adjust
Sales or Financing		Cash	VA	Conv
Concessions		0.00	0.00	0.00
Date of Sale/Time		08/23/2023	12/27/2023	02/24/2023
		+545	+180	+420
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Lake Liberty	Lake Liberty	Liberty	Cleveland
Site Area (in Acres)	27.21	13.773	10	28.14
Topo	Gntly slping	Similar	Similar	Similar
Access	None	Easement access	None	None
View	Water	Woods	Woods	Woods
		+3,000	+3,000	+3,000
Covering	Dense woods	Dense woods	Dense woods	Dense woods
Surface water	9 acre pond	None	None	None
		+1,653	+1,653	+1,653
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -802	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 4,833	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 5,073
Adjusted Sale Price (in \$)		\$ 8,273	\$ 7,833	\$ 12,073

Summary of Sales Comparison Approach      The sales were weighted as follows:

Sale No. 1:33%  
Sale No. 2:27%  
Sale No. 3:40%

Indicated Value \$10,000 per acre x 27.21 acres \$272,100 (r) \$272,000

Sale three most heavily relied on needing least adjustments.

**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 \$ \_\_\_\_\_

Final Reconciliation \_\_\_\_\_

This appraisal is made  "as is", or  subject to the following conditions: \_\_\_\_\_

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

Based upon an inspection of the subject property, 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: \$ 272,000, as of: 04/02/2025, 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.

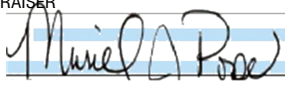
A true and complete copy of this report contains 27 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:  Scope of Work

Limiting cond./Certifications     Narrative Addendum     Location Map(s)     Flood Addendum     Additional Sales

Photo Addenda     Parcel Map     Hypothetical Conditions     Extraordinary Assumptions   

Client Contact: \_\_\_\_\_ Client Name: Nathaniel Abshier Schneps

E-Mail: \_\_\_\_\_ Address: \_\_\_\_\_

<p>APPRaiser</p>  <p>Appraiser Name: Muriel Jordan Pope Company: MJP Appraisal Group Phone: (936) 634-8584 Fax: _____ E-Mail: muriel@mjpg.com Date of Report (Signature): 04/05/2025 License or Certification #: TX 1338570 G State: TX Designation: Certified General Expiration Date of License or Certification: 11/30/2025 Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: 04/02/2025</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect Date of Inspection: _____</p>
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# Assumptions, Limiting Conditions & Scope of Work

25-109

File No.: 25-109

Property Address: 0 McGuire Rd City: Liberty State: TX Zip Code: 77575

Client: Nathaniel Abshier Schneps

Address:

Appraiser: Muriel Jordan Pope

Address: P.O. Box 153025, Lufkin, TX 75915

## 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 plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- 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.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, 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.
- 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. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

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 & Definitions

25-109

File No.: 25-109

Property Address: 0 McGuire Rd	City: Liberty	State: TX	Zip Code: 77575
Client: Nathaniel Abshier Schneps	Address:		
Appraiser: Muriel Jordan Pope	Address: P.O. Box 153025, Lufkin, TX 75915		

## 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 \*:

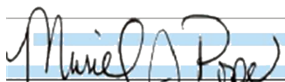
Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition 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:	Client Name: Nathaniel Abshier Schneps
E-Mail:	Address:

## APPRAISER



Appraiser Name: Muriel Jordan Pope  
 Company: MJP Appraisal Group  
 Phone: (936) 634-8584 Fax: \_\_\_\_\_  
 E-Mail: muriel@mjpg.com  
 Date Report Signed: 04/05/2025  
 License or Certification #: TX 1338570 G State: TX  
 Designation: Certified General  
 Expiration Date of License or Certification: 11/30/2025  
 Inspection of Subject:  Did Inspect  Did Not Inspect (Desktop)  
 Date of Inspection: 04/02/2025

SUPERVISORY APPRAISER (if required)  
 or CO-APPRAISER (if applicable)

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:  Did Inspect  Did Not Inspect  
 Date of Inspection: \_\_\_\_\_

SIGNATURES



Borrower	NA	File No. 25-109
Property Address	0 McGuire Rd	
City	Liberty	County Liberty State TX Zip Code 77575
Lender/Client	Nathaniel Abshier Schneps	

**APPRAISAL AND REPORT IDENTIFICATION**

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

**Comments on Standards Rule 2-3**

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

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

**Reasonable Exposure Time**

(USPAP defines Exposure Time as the estimated length of time that the property interest being

appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 900-2050 days

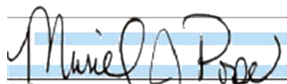
**Comments on Appraisal and Report Identification**

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

I have not performed services, as an appraiser on the property that is the subject of this report, within the three-year period immediately preceding acceptance of this assignment.

Intended user is Client/Owner

**APPRAISER:**



Signature: \_\_\_\_\_  
 Name: Muriel Jordan Pope  
Certified General  
 State Certification #: TX 1338570 G  
 or State License #: \_\_\_\_\_  
 State: TX Expiration Date of Certification or License: 11/30/2025  
 Date of Signature and Report: 04/05/2025  
 Effective Date of Appraisal: 04/02/2025  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): 04/02/2025

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date of Signature: \_\_\_\_\_  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): \_\_\_\_\_

# Photograph Addendum

Borrower	NA						
Property Address	0 McGuire Rd						
City	Liberty	County	Liberty	State	TX	Zip Code	77575
Lender/Client	Nathaniel Abshier Schneps						



**Land behind 4600 McGuire Road**



**McGuire Road**



**Subject land on otherside of Lake Liberty**



**View of Subject land in distance**



**View from Industrial Circle**



**Industrial Circle**

# Tax Sheet - Page 1

## Liberty CAD Property Search

### Property Details

Account		
Property ID:	32818	Geographic ID: 002045-000013-005-UDI
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	SOUTH OF MCGUIRE RD LIBERTY, TX 77575	
Map ID:	1008, 52 C	Mapsco:
Legal Description:	ABSHIER TRACT, BLOCK B, LOT 3, ACRES 27.21	
Abstract/Subdivision:	002045	
Neighborhood:	(LISD01) LIBERTY ISD - IMPS ONLY	
Owner		
Owner ID:	184695	
Name:	ABSHIER MARY ANNETTE	
Agent:		
Mailing Address:	350 GEORGETOWN ST BEAUMONT, TX 77707-1813	
% Ownership:	50.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

### Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Timber Market Valuation:	\$69,920 (+)
Market Value:	\$69,920 (=)
Agricultural Value Loss:Ⓢ	(\$4,350) (-)

## Tax Sheet - Page 2

<b>Appraised Value:</b>	\$4,350 (=)
<b>HS Cap Loss:</b>	\$0 (-)
<b>Circuit Breaker:</b>	\$0 (-)
<b>Assessed Value:</b>	\$4,350
<b>Ag or Timber Use Value:</b>	\$4,350

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.

### Property Taxing Jurisdiction

**Owner:** ABSHIER MARY ANNETTE **%Ownership:** 50.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
SLI	LIBERTY ISD	1.007270	\$69,920	\$0	\$0.00	
CLI	CITY OF LIBERTY	0.591700	\$69,920	\$0	\$0.00	
GLI	LIBERTY COUNTY	0.470000	\$69,920	\$0	\$0.00	
WD5	WATER DISTRICT 5	0.076447	\$69,920	\$0	\$0.00	
PR1	PRECINCT 1	0.000000	\$69,920	\$0	\$0.00	
CAD	APPRAISAL DIST	0.000000	\$69,920	\$0	\$0.00	
HD1	HOSPITAL DISTRICT 1	0.083630	\$69,920	\$0	\$0.00	

**Total Tax Rate:** 2.229048

**Estimated Taxes With Exemptions:** \$0.00

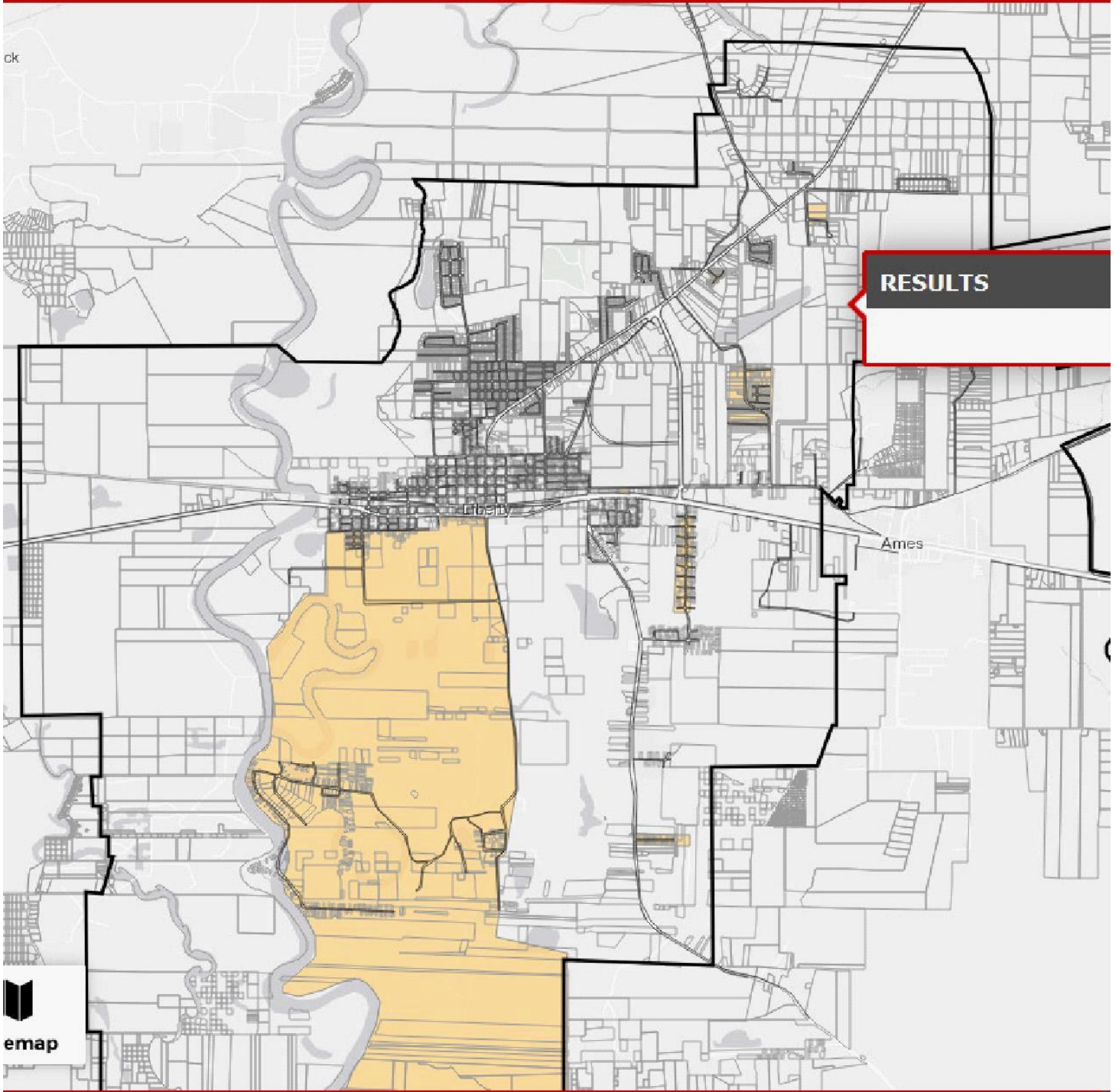
**Estimated Taxes Without Exemptions:** \$1,558.54



# Zoning Map

City of Liberty

Zoning Map  
Planning Department



# Sale No. One



<b>Country Homes/Acreage</b>	<b>Sold</b>	
ML#: 93802042		Price: \$125,000↑
Address: <a href="#">0 Mcguire Road</a>		LP/Acre: \$10883.61
City/Location: <b>Liberty</b>		Zip Code: <a href="#">77575</a>
Tax Acc #: <a href="#">002045-000007-000</a>		DOM: 2,360
County: <b>Liberty</b>		House: <b>No</b>
Market Area: <b>Liberty</b>		Lease Also: <b>No</b>
Subdivision: <b>Abshier</b>		Year Built:
Lot Value: <b>Yes</b>		
Legal Desc: <b>ABSHIER TRACT, BLOCK A, LOT 6, ACRES 13.773</b>	SqFt: /	Appr Dist
Tax Acc #2:		Tax Acc#3:

Directions: **US 90 North, Left Highway 146 Bypass, Right North Main, Right Industrial Rd, Left Industrial Park, Left Industrial Circle.**

<b>Listing Office Information</b>
-----------------------------------

List Agent: <a href="#">NRE/Michael A. Nassif</a>	List Broker: <a href="#">NRER01/NRE Realty</a>
Appt #: 281-484-4900 / Call Agent	
Agent Email: <a href="mailto:mnassifsr@yahoo.com">mnassifsr@yahoo.com</a>	Agent Phone: 713-253-3862
Cell Phone:	Office Phone: 281-300-7189
Licensed	Fax #: 713-758-0127
Supervisor:	

<b>School Information</b>
---------------------------

School District: <a href="#">73 - Liberty</a>	Elem: <a href="#">LIBERTY ELEMENTARY SCHOOL (LIBERTY)</a>
Middle: <a href="#">LIBERTY MIDDLE SCHOOL (LIBERTY)</a>	High: <a href="#">LIBERTY HIGH SCHOOL (LIBERTY)</a>
2nd Middle:	

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

<b>Description Information</b>
--------------------------------

Style:	# Stories:	Bedrooms:	0/
Main Dwell Ext:	Access:	Baths F/H:	0/0
Main Dwell	Access/Lockbox:		
Type:			
New Constr.: <b>No</b>	Appx Complete:		
Lot Dim:	Acres:	<b>13.773 / 10 Up to 15 Acres</b>	
Frnt. Door Faces:	Garage:	<b>0</b>	
Gar/Car:	Carport:		
Showing: <b>No Appointment Required</b>			
Instruct:			
Agent Remarks: <b>Seller is a licensed Real Estate Broker.</b>			

Public Remarks: **Access could be behind 4600 Block of McGuire Rd. Culvert needed to cross ditch.**

<b>Interior, Exterior, Utilities and Additional Information</b>
-----------------------------------------------------------------

Interior:	Improvements:
	Prvt Pool: <b>No</b>
Lot Description:	Water/Sewer: <b>No Sewer, No Water</b>
Road Surface: <b>Asphalt</b>	Road Front: <b>Private</b>
Topography:	Mineral Rights:
Occupant:	Land Use: <b>Unrestricted</b>
Exclusions:	Trees:
Disclosures: <b>Owner/Agent</b>	Waterfront Feat:
Spec Conditions: <b>Access By Easment</b>	
List Type: <b>Exclusive Agency to Sell/Lease</b>	
List Date: <b>03/09/2017</b> Expire Date:	T/Date:

<b>Financial Information</b>
------------------------------

Maint. Fee: <b>No</b>	Exemptions:
Other Mand Fee: <b>No/0</b>	Tax Rate: <b>2.7425</b>
Taxes w/o Exempt: <b>\$369/2016</b>	

Prepared By: Muriel Pope

Data Not Verified/Guaranteed by MLS  
Obtain Signed HAR Broker Notice to Buyer Form

Date: 03/29/2025 11:28 AM

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# Sale No. Two - Page 1



<b>Country Homes/Acreage</b>	<b>Sold</b>
ML#: 87172579	Price: <b>\$30,000</b>
Address: <a href="#">TBD S Of County Road 126</a>	LP/Acre: <b>\$3000</b>
City/Location: <b>Liberty</b>	Zip Code: <a href="#">77575</a>
Tax Acc #: <a href="#">006520-000003-006</a>	DOM: <b>79</b>
County: <b>Liberty</b>	House: <b>No</b>
Market Area: <b>Liberty</b>	Lease Also: <b>No</b>
Subdivision: <b>Miles</b>	Year Built:
Lot Value: <b>Yes</b>	SqFt:
Legal Desc: <b>MILES, LOT 1 72, ACRES 10.0</b>	Tax Acc#3:
Tax Acc #2:	

Directions: **From Houston you will take I10 East, Exit the Liberty/Anahuac Exit, You will take a right onto FM 563. Take FM 563 for about 9 miles. County Road 126 will be on your right.**

<b>Listing Office Information</b>
-----------------------------------

List Agent: <a href="#">Danielloria/Daniel K. Loria</a>	List Broker: <a href="#">RMEA01/RE/MAX Excellence</a>
Appt #: <b>832-984-5824 / Call Agent</b>	Agent Phone: <b>832-984-5824</b>
Agent Email: <a href="mailto:danielloria@remax.net">danielloria@remax.net</a>	Office Phone: <b>281-839-7889</b>
Cell Phone:	Fax #:
Licensed Supervisor:	

<b>School Information</b>
---------------------------

School District: <a href="#">73 - Liberty</a>	Elem: <a href="#">SAN JACINTO ELEMENTARY SCHOOL (LIBERTY)</a>
Middle: <a href="#">LIBERTY MIDDLE SCHOOL (LIBERTY)</a>	High: <a href="#">LIBERTY HIGH SCHOOL (LIBERTY)</a>
2nd Middle:	

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

<b>Description Information</b>
--------------------------------

Style:	# Stories:	Bedrooms:	<b>0/</b>
Main Dwell Ext:	Access:	Baths F/H:	<b>0/0</b>
Main Dwell Type:	Access/Lockbox:		
New Constr.: <b>No</b>	Appx Complete:		
Lot Dim:	Acres:	<b>10 / 5 Up to 10 Acres</b>	
Frt. Door Faces:	Garage:	<b>0</b>	
Gar/Car:	Carport:		
Showing	<b>No Appointment Required, Vacant/Unoccupied</b>		
Instruct:			
Agent Remarks:	<b>Contact listing agent for title details. This property is landlocked. It will be up to the buyer to obtain an easement.</b>		
Public Remarks:	<b>10 unrestricted Wooded Acres for sale! Less than 10 minutes from I10 and only 15 minutes from Liberty. This property would be perfect for building your dream home. Property is landlocked, and it would be up to the buyer to obtain an easement.</b>		

<b>Interior, Exterior, Utilities and Additional Information</b>
-----------------------------------------------------------------

Interior:	Improvements:
	Prvt Pool: <b>No</b>
Lot Description: <b>Wooded</b>	Water/Sewer: <b>No Sewer, No Water</b>
Road Surface: <b>Asphalt</b>	Road Front: <b>County Maintained</b>
Topography:	Mineral Rights: <b>No</b>
Occupant:	Land Use: <b>Horses Allowed, Hunting, Mobile Home Allowed, Timber, Unrestricted</b>
Exclusions: <b>N/A</b>	Trees: <b>Densely Wooded</b>
Disclosures: <b>No Disclosures</b>	Waterfront Feat:
Spec Conditions: <b>Access By Easment</b>	
List Type: <b>Exclusive Right to Sell/Lease</b>	
List Date: <b>08/10/2023</b> Expire Date:	T/Date:

<b>Financial Information</b>
------------------------------

Maint. Fee: <b>No</b>	Exemptions: <b>,,,,,,,,,Agricultur</b>
Other Mand Fee: <b>No</b>	Tax Rate: <b>1.9905</b>
Taxes w/o Exempt: <b>\$34/2022</b>	

## Sale No. Two - Page 2

Obtain Signed HAR Broker Notice to Buyer Form

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# Sale No. Three



<b>Country Homes/Acreage</b>	<b>Sold</b>	
ML#: 7161089		Price: \$196,973
Address: <a href="#">0 W of Faulkner Rd</a>		LP/Acre: \$9000
City/Location: <b>Cleveland</b>		Zip Code: <a href="#">77328</a>
Tax Acc #: <a href="#">NA</a>		DOM: 590
County: <b>Montgomery</b>		House: <b>No</b>
Market Area: <b>Cleveland Area</b>		Lease Also: <b>No</b>
Subdivision: <b>None</b>		Year Built:
Lot Value: <b>Yes</b>		
Legal Desc: <b>Tract 13 &amp; 15, G. Pressley, A-230, Montgomery Co., TX</b>	SqFt:	
Tax Acc #2:		Tax Acc#3:

Directions: **Property is located between Morgan Cem. Rd. & Faulkner Rd.**

### Listing Office Information

List Agent: <a href="#">CAshorn/Christopher L. Ashorn</a>	List Broker: <a href="#">HLPI01 /HomeLand Properties, Inc.</a>
Appt #: 936-295-2500 / Office	
Agent Email: <a href="mailto:cashorn@homelandprop.com">cashorn@homelandprop.com</a>	Agent Phone: 936-295-2500
Cell Phone: 936-435-5211	Office Phone: 936-295-2500 Ext:1222
Licensed Supervisor:	Fax #: 936-295-9574

### School Information

School District: <a href="#">47 - Splendor</a>	Elem: <a href="#">PINEY WOODS ELEMENTARY SCHOOL</a>
Middle: <a href="#">SPLENDORA JUNIOR HIGH</a>	High: <a href="#">SPLENDORA HIGH SCHOOL</a>
2nd Middle:	

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

### Description Information

Style:	# Stories:	Bedrooms:	0/
Main Dwell Ext:	Access:	Baths F/H:	0/0
Main Dwell	Access/Lockbox:		
Type:			
New Constr.: <b>No</b>	Appx Complete:		
Lot Dim:	Acres:	<b>28.14 / 20 Up to 50 Acres</b>	
Frnt. Door Faces:	Garage:		
Gar/Car:	Carport:		
Showing	<b>No Appointment Required</b>		
Instruct:			

Agent Remarks: **Buyer &/or agents must notify Homeland Properties of intent to view/tour & make advance appointment. A minimum of 24 hours' notice is required. Buyers must be accompanied by broker/agent. Property has no legal access. Buyer will have to secure access on their own. Portion of Tax IDs: R42361, R42362.**

Public Remarks: **Heavily wooded tracts. No legal access at this time. Buyer will need to secure access.**

### Interior, Exterior, Utilities and Additional Information

Interior:	Improvements:
	Prvt Pool: <b>No</b>
Lot Description: <b>Wooded</b>	Water/Sewer: <b>No Sewer, No Water</b>
Road Surface: <b>Other</b>	Road Front: <b>No Road Frontage</b>
Topography: <b>Sloped</b>	Mineral Rights: <b>No</b>
Occupant: <b>Vacant</b>	Land Use: <b>Timber, Unrestricted</b>
Exclusions:	Trees: <b>Densely Wooded</b>
Disclosures: <b>No Disclosures</b>	Waterfront Feat:
Spec Conditions: <b>No Special Conditions</b>	
List Type: <b>Exclusive Right to Sell/Lease</b>	
List Date: <b>06/21/2021</b> Expire Date:	T/Date:

### Financial Information

Maint. Fee: <b>No</b>	Exemptions: <b>Timber</b>
Other Mand Fee: <b>No</b>	Tax Rate: <b>2.1029</b>
Taxes w/o Exempt: <b>\$179/2021</b>	

Prepared By: **Muriel Pope**

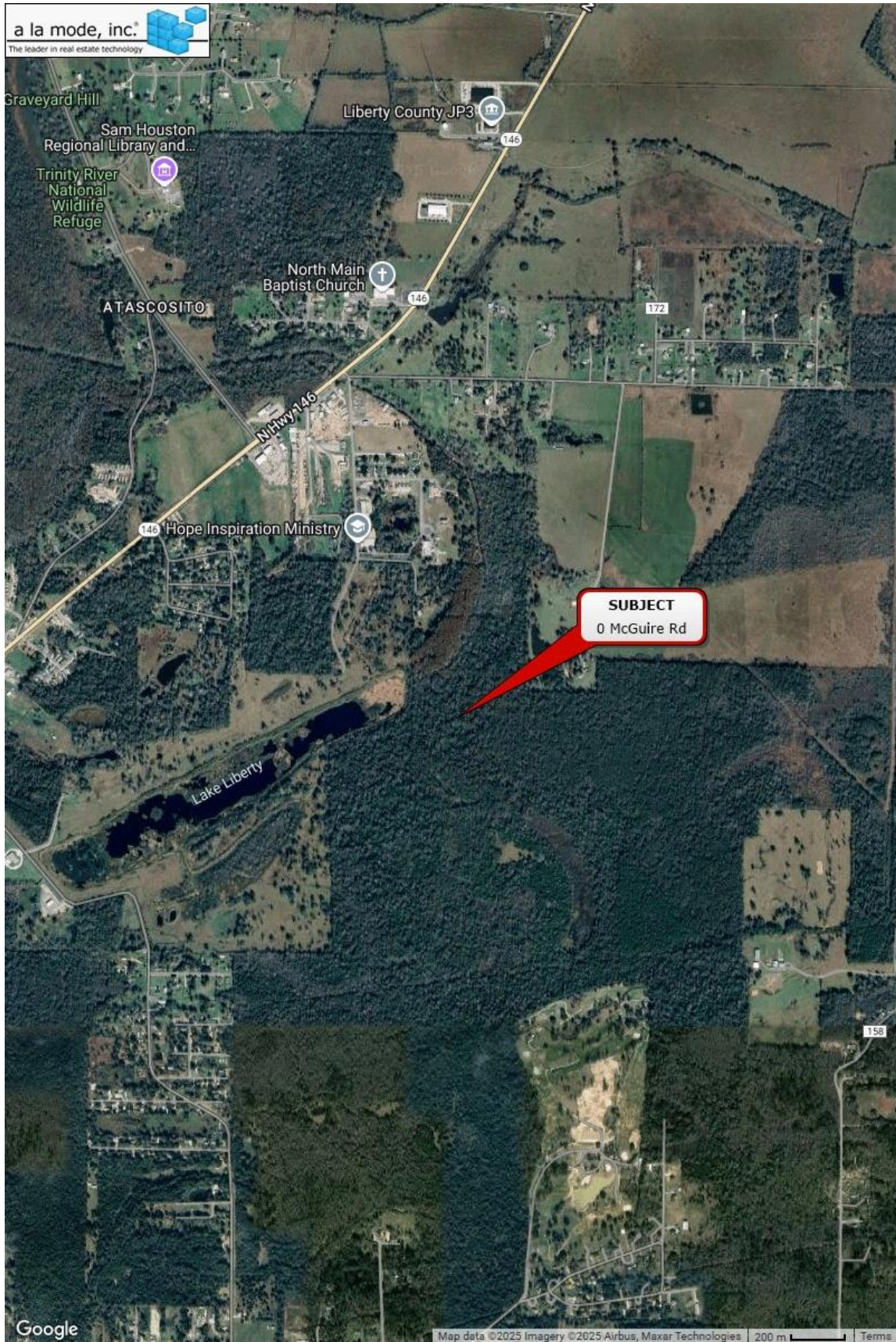
Data Not Verified/Guaranteed by MLS  
Obtain Signed HAR Broker Notice to Buyer Form

Date: **03/29/2025 11:57 AM**

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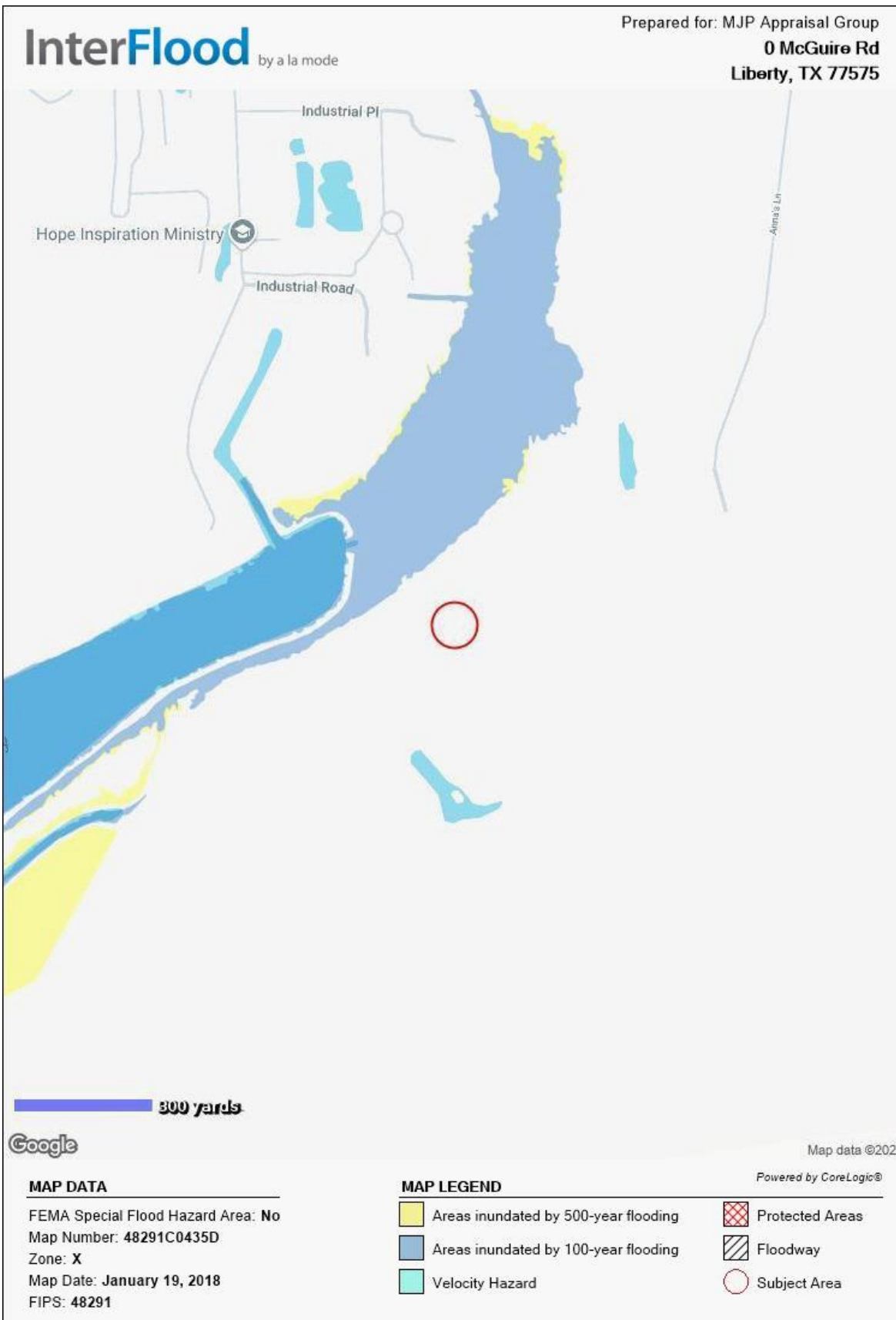
# Aerial Map

Borrower	NA				
Property Address	0 McGuire Rd				
City	Liberty	County	Liberty	State	TX
Lender/Client	Nathaniel Abshier Schneps				
				Zip Code	77575

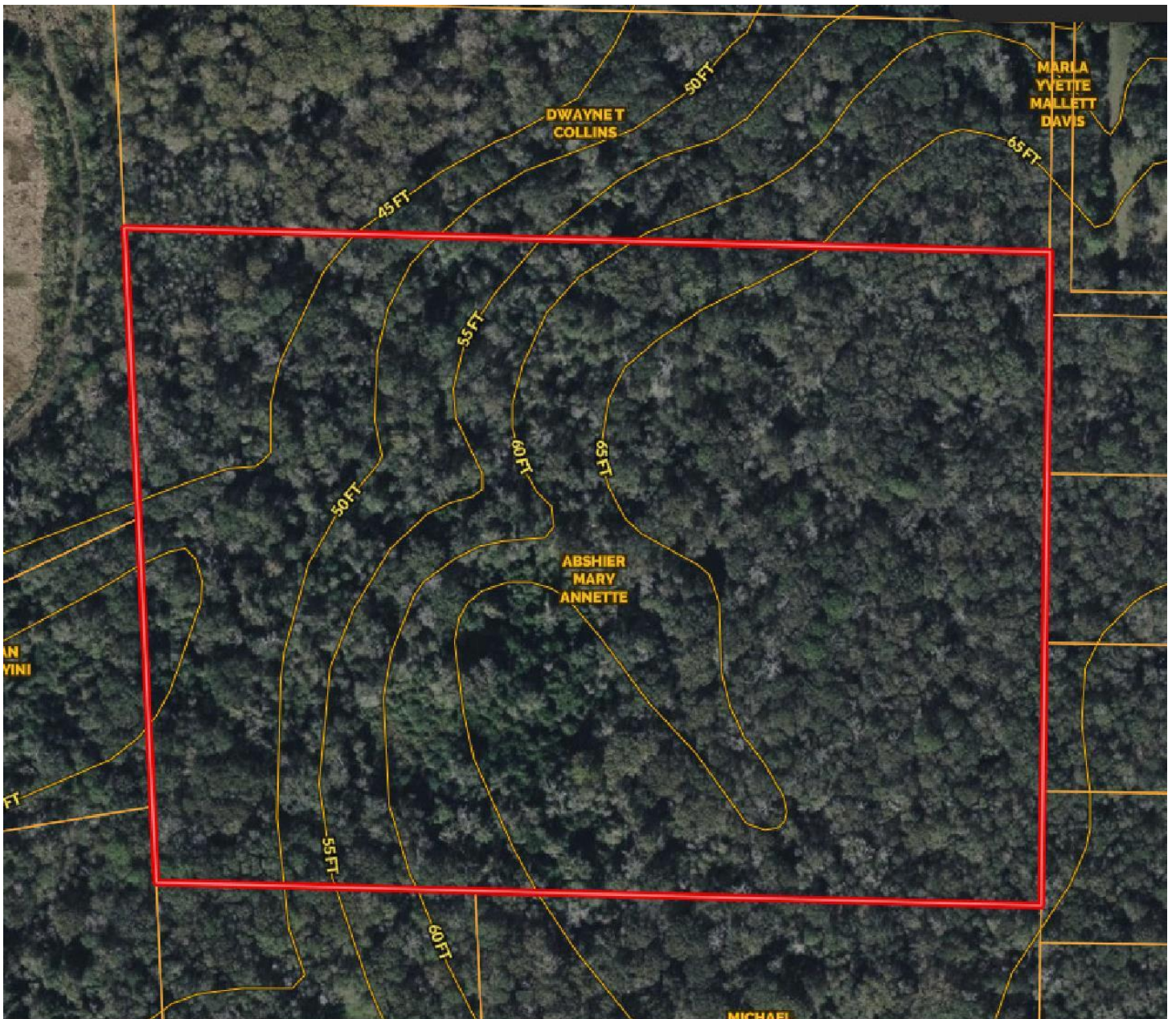


# Flood Map

Borrower	NA				
Property Address	0 McGuire Rd				
City	Liberty	County	Liberty	State	TX
Lender/Client	Nathaniel Abshier Schneps		Zip Code	77575	



# Contour Lines Map

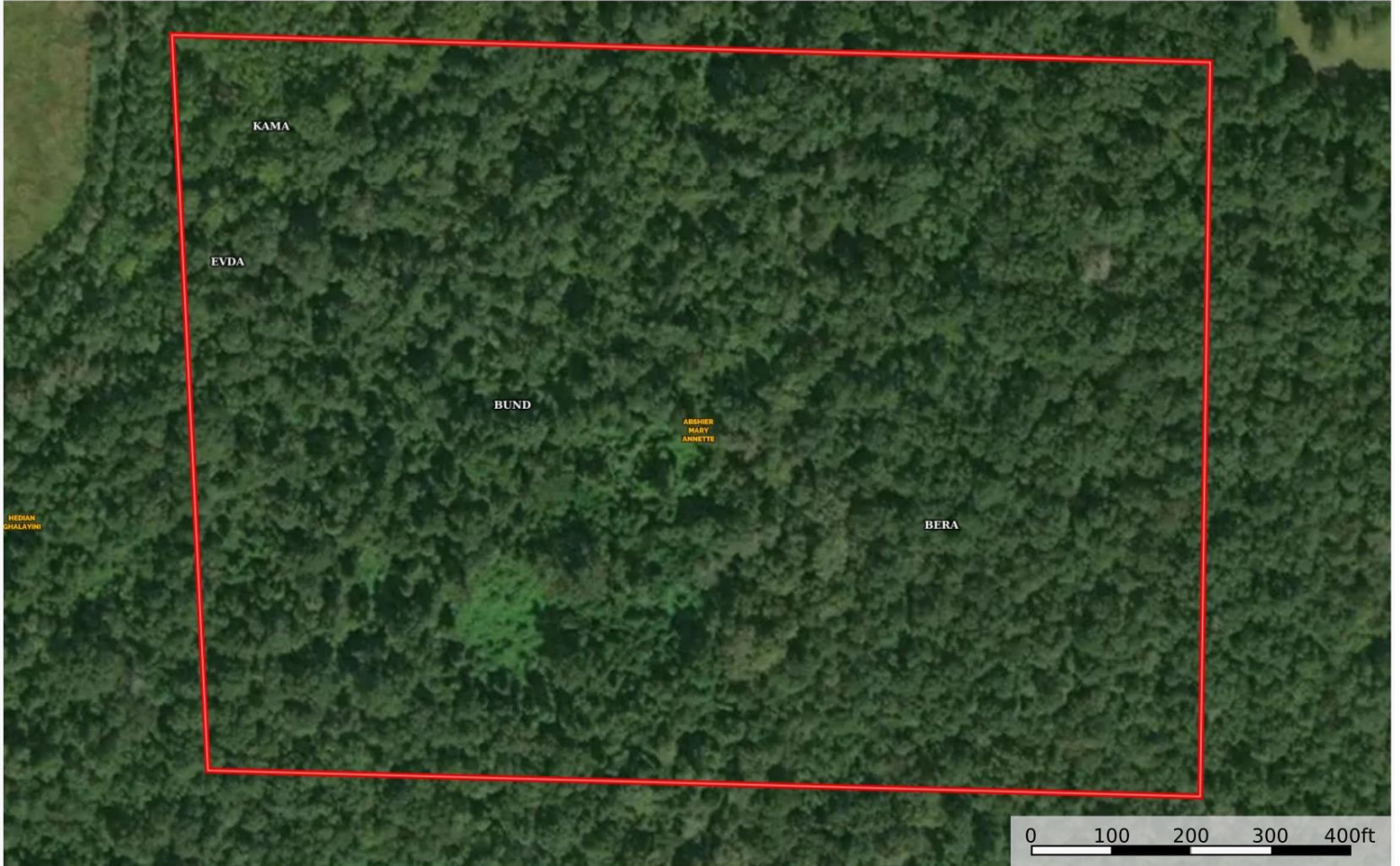


# Surface Water Map



# Soil Report - Page 1

Texas, AC +/-



Boundary

Muriel Pope  
P: 9366348584    mjpgag.com    P.O. Box 153025

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

## Soil Report - Page 2

|  Boundary 26.71 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BunD	Buna very fine sandy loam, 3 to 8 percent slopes	13.99	52.38	0	61	3e
BerA	Belrose-Kenefick complex, 0 to 1 percent slopes	11.04	41.33	0	46	2w
KamA	Kaman clay, 0 to 1 percent slopes, occasionally flooded	1.35	5.05	0	46	5w
EvdA	Evadale-Aldine complex, 0 to 1 percent slopes	0.33	1.24	0	55	3s
TOTALS		26.71(*)	100%	-	53.97	2.69




(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

# Community Report - Page 1

Change Location

Housing

People

Schools

Environment

Quality of Life

Map



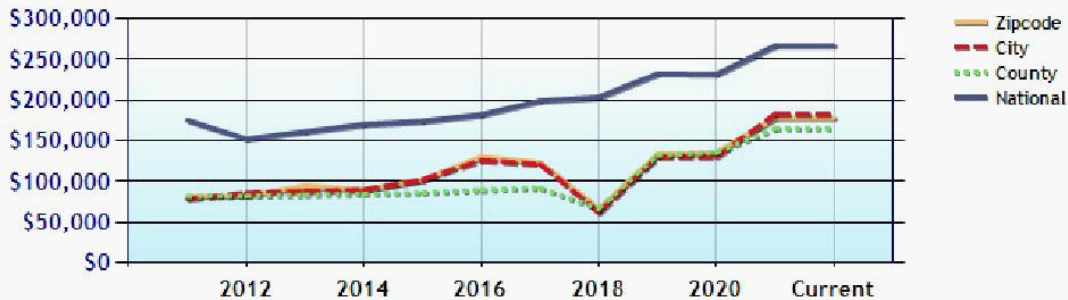
Compare This Location

Create or View New Location

## Home Values near Zip Code 77575

	Zipcode	City	County	National
Median Sale Price	\$198,412	\$194,063	\$211,961	\$308,980

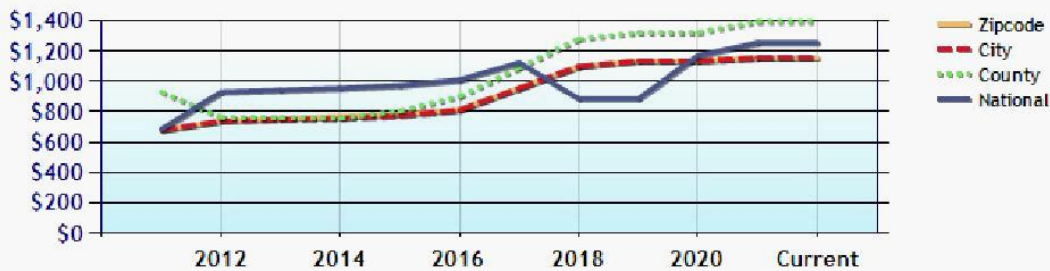
### Median Sale Price - Ten Year Chart



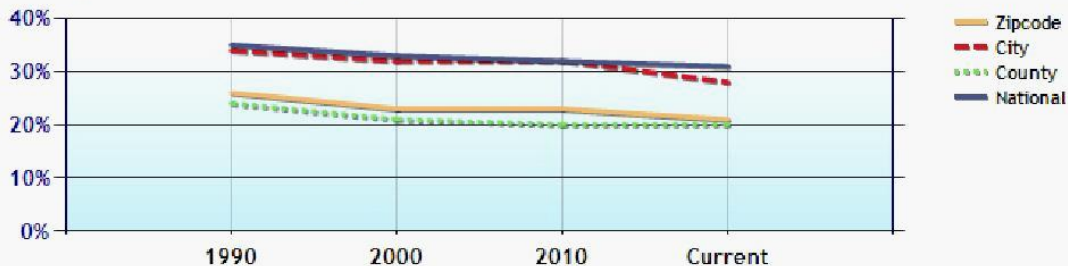
## Homes Statistics near Zip Code 77575

	Zipcode	City	County	National
Median Age of Home	49.0	53.0	42.0	51.0
Homes Owned	67.0%	61.0%	68.0%	58.0%
Homes Rented	21.0%	28.0%	20.0%	31.0%
Homes Vacant	12.0%	11.0%	12.0%	11.0%

### Average Rental Cost - Ten Year Chart

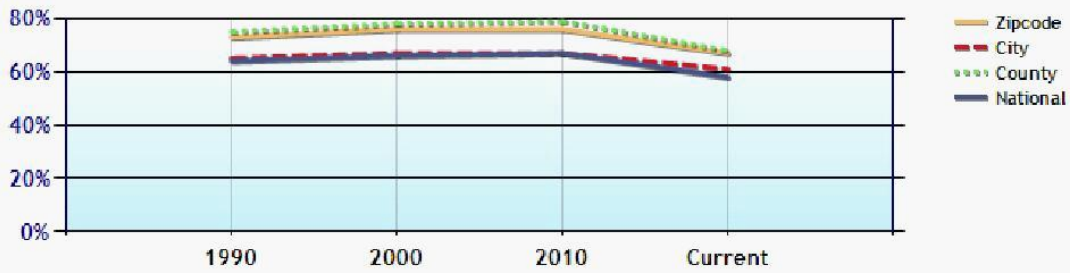


### Percentage of Homes Rented - Thirty Year Chart

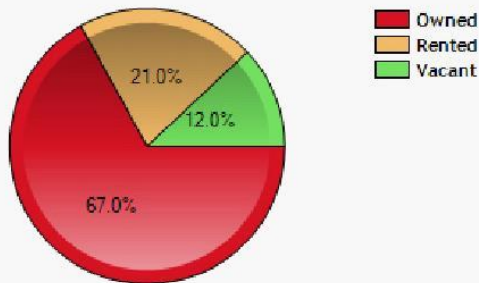


## Community Report - Page 2

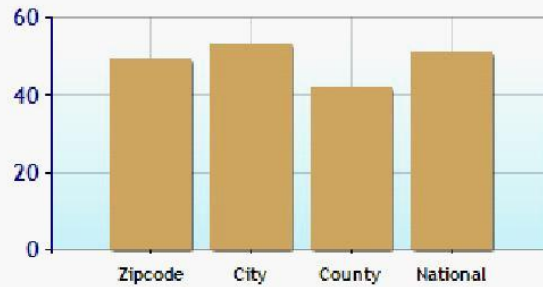
Percentage of Homes Owned - Thirty Year Chart



Home Use



Median Age of Home



The data included herein is a compilation of many disparate datasets obtained from various sources and compiled by Real Estate Digital. [Complete list of data sources.](#) We use our best efforts to present the most accurate and up-to-date information, but we are not responsible for the results of any defects that may be found to exist, or any lost profits or other consequential damages that may result from such defects. You should not assume that this content is error-free or that it will be suitable for the particular purpose that you have in mind when using it. The owner and operator of the website that displays this data makes no warranty or representation of any kind with respect to the completeness or accuracy of the information included herein.

## Qualifications of Appraiser

Muriel J. Pope

Owner of

Muriel Jordan Pope Appraisal Group

[WWW.mipag.com](http://WWW.mipag.com)

(936) 634-8584

### **Education:**

Graduated 1996, Stephen F. Austin State University, BBA in Finance

### **Real Estate Education:**

Principals of Real Estate, 1990 Angelina Jr. College

Real Estate Law, 1990 Angelina Jr. College

Appraisal Principals, 1995, Stephen F. Austin State University

Appraisal Practices, 1995, Stephen F. Austin State University

USPAP, 1995

Net Operating Income and Cap Review 1997

Principals of Business Appraisals 1998

Yield Cap of Income Property 1998

Techniques of Income Property 1998

Construction Detail & Trends 2003

Appraising Manufactured Homes 2003

Information and Technology and the Appraiser 2005

Appraising for the Secondary Market 2005

Appraising the Oddball 2007

Appraising Partial Acquisitions by IRWA

Easement Valuations by IRWA

Sales Comparison Approach for General Appraisers A302 ASFMRA 2014

Cost Approach for General Appraisers A302 ASFMRA 2014

## **Qualifications of Appraiser - Page 2**

### **Appraisal Institute Education:**

General Appraiser Sales Comparison Approach 2008  
General Appraiser Income Approach 1, 2008  
General Appraiser Site Valuation & Cost Approach, 2008  
General Appraiser Market Analysis & Highest and Best Use, 2008  
General Appraiser Basic Appraisal Principles, 2008  
General Appraiser Report Writing and Case Studies, 2008  
Business Practices and Ethics, 2011  
Appraisal Curriculum Overview, 2011  
Analyzing Distressed Real Estate, 2011  
Sales/Rent Analysis Concepts, 2013  
Workshop in Appraisal Concepts, 2013  
Seller Concessions, 2013  
Effective Rent, 2013  
Marketability Studies: Six-Step Process & Basic Applications

### **Experience:**

1990 Real Estate Sales Agent  
1992-1995 Abstractor/Title Researcher  
1996-2008 Texas Certified Residential Appraiser  
2008-Present Texas Certified General Appraiser

## Qualifications of Appraiser - Page 3

### **Types of Properties Appraised:**

Residential

Timber land

Pasture land

Ranches

Residential Tracts

Commercial land

Chicken houses

Subdivisions

Offices

Retail

Restaurants

Salt Water Disposal Wells

Industrial

Manufactured Home Parks

RV Parks

Convenience Stores

Duplex

Apartments

# INVOICE

**FROM:**  
 MJP Appraisal Group  
 MJP Appraisal Group  
 P.O. Box 153025  
 Lufkin, TX 75915

Telephone Number: (936) 634-8584 Fax Number:

INVOICE NUMBER	
	25-109
DATES	
Invoice Date:	
Due Date:	
REFERENCE	
Internal Order #:	25-109
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	25-109
Other File # on form:	25-109
Federal Tax ID:	
Employer ID:	

**TO:**  
 Nathaniel Abshier Schneps  
 nschneps1@gmail.com

E-Mail:  
 Telephone Number: Fax Number:  
 Alternate Number:

## DESCRIPTION

Lender: Nathaniel Abshier Schneps Client: Nathaniel Abshier Schneps  
 Purchaser/Borrower: NA  
 Property Address: 0 McGuire Rd  
 City: Liberty State: TX Zip: 77575  
 County: Liberty  
 Legal Description: Lot 3, Block B Abshier Subdivision

FEES	AMOUNT
------	--------

	1,600.00
<b>SUBTOTAL</b>	1,600.00

PAYMENTS	AMOUNT
----------	--------

Check #: Date: Description: Paid thank you!	1,600.00
Check #: Date: Description:	
Check #: Date: Description:	
<b>SUBTOTAL</b>	1,600.00

<b>TOTAL DUE</b>	<b>\$ 0</b>
------------------	-------------