

APPRAISAL OF REAL PROPERTY



LOCATED AT

1402 Oceanside
League City, TX 77573
MARINA VILLAGE (2000) ABST 18, BLOCK 3, LOT 6 & Lot 26

FOR

Joseph Dugan

OPINION OF VALUE

1,020,000

AS OF

01/22/2026

BY

Judson McLeod
Associated Appraisal Service
P.O. Box 310
League City, TX 77574
(281) 332-0270
associatedappraisal@comcast.net

Associated Appraisal Service
P.O. Box 310
League City, TX 77574
(281) 332-0270

01/26/2026

Joseph Dugan
Joseph Dugan

Re: Property: 1402 Oceanside
League City, TX 77573
Borrower: N/A
File No.: 2601-001

Opinion of Value: \$ 1,020,000
Effective Date: 01/22/2026

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,



Judson McLeod
TX Certified Residential Appraiser
License or Certification #: 1333592- CR
State: TX Expires: 08/31/2026
associatedappraisal@comcast.net

RESIDENTIAL APPRAISAL REPORT

File No.: 2601-001

Property Address: 1402 Oceanside	City: League City	State: TX	Zip Code: 77573
County: Galveston	Legal Description: MARINA VILLAGE (2000) ABST 18, BLOCK 3, LOT 6 & Lot 26		
Assessor's Parcel #: 4959-0003-0006-000 & 4959-0003-0026-000			
Tax Year: 2025	R.E. Taxes: \$ 1,267	Special Assessments: \$ 30	Borrower (if applicable): N/A
Current Owner of Record: Joseph & Kelly Dugan		Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing	
Project Type: <input checked="" type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 3,063 <input checked="" type="checkbox"/> per year <input type="checkbox"/> per month	
Market Area Name: League City/Clear Lake		Map Reference: 26420	Census Tract: 7215.01

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: Intended use of this report is to provide an opinion of value for the client, Joseph Dugan. The opinion of value developed is Market Value as defined in the certifications addendum.
Intended User(s) (by name or type): Joseph Dugan and/or assigns
Client: Joseph Dugan Address: 1402 Oceanside Ln, League City, TX 77573
Appraiser: Judson McLeod Address: P.O. Box 310, League City, TX 77574

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner 90	PRICE \$ (000)	AGE (yrs)	<input checked="" type="checkbox"/> Not Likely
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Tenant 5	200 Low 0	2-4 Unit %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	3,000 High 55	Multi-Unit 10 %	* To: _____
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	800 Pred 25	Comm'l 20 %	
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.			Vacant 10 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Market Area Boundaries: North: Clear Lake, South: FM Rd 518 East, East: Hwy 146, West: Egret Bay Blvd.

The small exclusive gated and deed restricted subdivision of Marina Village is located in the eastern sector of the League City market area. The subdivision consists of single family homes on neighborhood lots with some lots located on canal or water front sites on South Shore Marina. Market acceptance of the neighborhood appears to be good. The subject has good access to all of League City, Houston and surrounding communities. The "Other" in Percent Land Use % is Vacant Land.

The subject's neighborhood features an in balance supply/demand and property values are currently stable. Based on available market data, the estimated market and exposure time is 3-6 months.

Dimensions: See attached surveys	Site Area: 8,177 sf
Zoning Classification: RSF-5	Description: Residential Single Family with lots larger than 5,000 sf
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 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 is zoned by the City of League City for use as single family residential. As improved and as allowed legally the subject site is currently being used as its highest and best use at this time.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	8177 sf
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Irregular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	Metal Pole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Limited Water
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)

FEMA Spec'l Flood Hazard Area Yes No **FEMA Flood Zone** AE **FEMA Map #** 48167C0037G **FEMA Map Date** 8/15/2019

Site Comments: The total site is a combination of 2 lots after the current owners purchased the vacant site located to the rear of the original home site, combining the 2 lots and improving the rear site with a swimming pool and other improvements. While the total site is larger than typical sites in the subject's immediate neighborhood, it is typical in size for properties in the subject's greater market area. The site is not water front but does have limited views of South Shore Marina. No adverse easements or encroachments were noted for the subject site.

General Description	Exterior Description	Foundation	Basement <input checked="" type="checkbox"/> None	Heating
# of Units: 1 <input type="checkbox"/> Acc. Unit	Foundation: Concrete Slab	Slab: Concrete	Area Sq. Ft.: 0	Central
# of Stories: 2.5	Exterior Walls: Stone, Stucco, CmtBrd	Crawl Space: None	% Finished: 0	Type: Central
Type: <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface: Comp Shingle	Basement: None	Ceiling: _____	Fuel: Gas
Design (Style): Tuscan	Gutters & Dwnspts: Aluminum	Sump Pump: <input type="checkbox"/> None	Walls: _____	Cooling
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type: Dbl Pane Ins	Dampness: <input type="checkbox"/> None	Floor: _____	Central
Actual Age (Yrs.): 5	Storm/Screens: Aluminum	Settlement: None	Outside Entry: _____	Central Air
Effective Age (Yrs.): 2		Infestation: None		Other: _____

Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
Floors: LVP, Carpet	Refrigerator: <input type="checkbox"/>	Stairs: <input type="checkbox"/>	Fireplace(s) #: None	Garage: # of cars (6 Tot.)
Walls: Sheetrock	Range/Oven: <input checked="" type="checkbox"/>	Drop Stair: <input checked="" type="checkbox"/>	Patio: Covered	Attach: 3
Trim/Finish: Wood	Disposal: <input checked="" type="checkbox"/>	Scuttle: <input type="checkbox"/>	Deck: Pool Deck	Detach: _____
Bath Floor: LVP	Dishwasher: <input checked="" type="checkbox"/>	Doorway: <input type="checkbox"/>	Porch: Cvd Front	Blt.-In: _____
Bath Wainscot: Tile	Fan/Hood: <input checked="" type="checkbox"/>	Floor: <input type="checkbox"/>	Fence: Wood, Iron	Carport: _____
Doors: Wood	Microwave: <input checked="" type="checkbox"/>	Heated: <input type="checkbox"/>	Pool: Inground Pool, Spa	Driveway: 3
	Washer/Dryer: <input type="checkbox"/>	Finished: <input type="checkbox"/>	Other: Balconies	Surface: Concrete

Finished area above grade contains: 8 Rooms 4 Bedrooms 3F2H Bath(s) 3,684 Square Feet of Gross Living Area Above Grade

Additional features: Home features typical energy efficiency items including ceiling fans and programmable thermostat.

Describe the condition of the property (including physical, functional and external obsolescence): The subject is in overall good condition at only 5 years of age with no repairs needed and the home lightly lived in. The subject exterior features stone, stucco and cement board construction with comp shingle roof and insulated windows on concrete slab foundation. The subject interior features luxury vinyl plank and carpet flooring throughout. The kitchen area features quartz counters and stainless steel appliances. Other features include a covered patio area on the right side, a pergola entry on the rear with pool deck space, a firepit area and an inground pool with spa, 2 balcony areas and a covered front porch. Parking is provided by a 2 car attached garage on the left side of the home and a 1 car attached garage on the right side of the home.



RESIDENTIAL APPRAISAL REPORT

File No.: 2601-001

TRANSFER HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> 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/Tax/CAD Records	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: The most recent sale of the property is dated
	Date: 03/23/2021	03/23/2021 for \$815,000. The transfer was an arms length transaction of a new construction home. This sale did not include the lot to the
	Price: 815,000	rear of the subject. The vacant site to the rear was purchased in a separate transaction.
	Source(s): HAR MLS/Tax/CAD Records	
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	1402 Oceanside League City, TX 77573	538 Amalfi Dr League City, TX		842 Signature Cv League City, TX 77573		2182 Marina Way Kemah, TX 77565	
Proximity to Subject		0.71 miles E		1.12 miles SW		0.61 miles E	
Sale Price	\$	\$ 1,164,410		\$ 1,020,000		\$ 1,000,000	
Sale Price/GLA	\$ /sq.ft.	\$ 284.56 /sq.ft.		\$ 336.30 /sq.ft.		\$ 313.87 /sq.ft.	
Data Source(s)	Inspection	HAR MLS# 89353275		HAR MLS# 21439681		HAR MLS# 5444768	
Verification Source(s)	Galveston County CAD	Galveston County CAD		Galveston County CAD		Galveston County CAD	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing Concessions		Undisclosed		Conventional		Undisclosed	
Date of Sale/Time		\$23,245		None		None	
Rights Appraised	Fee Simple	11/17/2025		10/16/2025		08/15/2025	
Location	Residential,Gated	Res,Gated,Canal Front	-65,000	Res,Gated,Canal Front	-65,000	Residential	+7,500
Site	8,177 sf	9,676 sf	-7,495	13,072 sf	-24,475	10560 sf	-11,915
View	Limited Water	Canal Front	0	Canal Front	0	Limited Water	
Design (Style)	Tuscan	New American		Tuscan		Coastal	
Quality of Construction	Good	Good		Good		Good	
Age	0	12	0	15		7	
Condition	Good	Well Maintained	+7,500	Well Maintained	+7,500	Good	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	8 4 3F2H	8 5 4F	0	7 3 2F,2H	+10,000	7 3 4f1H	-10,000
Gross Living Area	3,684 sq.ft.	4,092 sq.ft.	-36,720	3,033 sq.ft.	+58,590	3,186 sq.ft.	+44,820
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Adequate	Adequate		Adequate		Adequate	
Heating/Cooling	Central HVAC	Central HVAC		Central HVAC		Central HVAC	
Energy Efficient Items	Typical	Typical		Typical		Typical	
Garage/Carport	Garage 3	Garage 3		Garage 3		Garage 2,Carport	+3,000
Porch/Patio/Deck	CvdPat,Balconies	CvdPat,Balconies		CvdPat,Balconies		CvdPat,Balconies	
Fireplace	None	None		None		FP 1	-1,000
Pool	Pool,Spa	Pool,Spa		Pool,Spa		Pool,Spa	
Other	Elevator	Boatlift	-20,000	Boatlift	-20,000	None	+7,500
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -121,715	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -33,385	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 39,905
Adjusted Sale Price of Comparables		Net 10.5 %		Net 3.3 %		Net 4.0 %	
		Gross 11.7 %	\$ 1,042,695	Gross 18.2 %	\$ 986,615	Gross 8.6 %	\$ 1,039,905

Summary of Sales Comparison Approach The comparable sales above and the sale and listing presented as additional comparables were the most recent, similar and closest in proximity to the subject property available as of the date of this appraisal that could be verified by this appraiser. All of the sales are located in the subject market area and were considered reliable indicators of value for the subject property. Sales 1 & 2 are located on sites with direct water frontage on canals that give access to Clear Lake. The sales were adjusted downward for superior location factors. Sales 1-3 are located on larger sites and were adjusted downward for overall estimated site value differences. Sales 1 and 2 are reported to be in slightly inferior condition due to age as compared to the subject and were adjusted upward for inferior condition ratings. GLA adjustments were given at \$90 per sf for differences greater than 50 sf and were derived from paired sales analysis using the Sales Price per SF from similar sales in the subject's neighborhood. Typical amenity adjustments were given for patio, parking, pool and other amenities as needed. An additional sale was provided. An active listing was provided as support only and given no weight in the final opinion of value for the subject.

All adjustments made in the Sales Comparison Approach are based on market abstraction via matched paired analysis whenever possible. When this method is utilized, a great degree of care is taken and reasonableness is used. Adjustments are never based on cost, but are based on a combination of market abstraction and discussions with local real estate agents active in the area and our professional experience. The adjustment represents the buyers reaction to the different characteristics of the comparable sales, as compared to the subject property. All adjustments are considered reasonable and necessary in order to derive the market value for the subject. There are no other recent sales available that would require fewer adjustments (gross/net/line item), than the sales used in this report.

The sales presented are considered to be reliable indicators of value for the subject. Sale 1 is the most recent sale but has the second highest adjustments. Sale 2 is the second most recent sale and has the lowest adjustments. Sale 3 is the 3rd most recent sale but has the most similar location factors and has the second smallest adjustments. Sale 4 is the oldest sale and has the highest adjustments. Sales 2 & 3 were given the greatest weight (40% each) with remaining weight given to Sales 1 (15%) then Sale 4 (5%), in the final opinion of value. The active listing was not given weight in the final opinion of value and was provided as support only for the sales comparison approach.

Indicated Value by Sales Comparison Approach \$ 1,020,000



RESIDENTIAL APPRAISAL REPORT

File No.: 2601-001


COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> 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):			
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE ----- = \$	
	Source of cost data:		DWELLING Sq.Ft. @ \$ ----- = \$	
	Quality rating from cost service: Effective date of cost data:		Sq.Ft. @ \$ ----- = \$	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ ----- = \$	
	Complete cost approach not required or considered applicable in this		Sq.Ft. @ \$ ----- = \$	
	report due to the age of the subject property and the availability of comparable sales for reliable		Sq.Ft. @ \$ ----- = \$	
	indicators of value for the subject.		----- = \$	
			Garage/Carport Sq.Ft. @ \$ ----- = \$	
			Total Estimate of Cost-New ----- = \$	
		Less Physical Functional External ----- = \$		
		Depreciation ----- = \$()		
		Depreciated Cost of Improvements ----- = \$		
		"As-is" Value of Site Improvements ----- = \$		
		----- = \$		
		----- = \$		
Estimated Remaining Economic Life (if required): _____ Years		INDICATED VALUE BY COST APPROACH ----- = \$		

INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> 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):		

PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input checked="" type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: Marina Village	
	Describe common elements and recreational facilities: Gated access, street maintenance, pool	

RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 1,020,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____
	Final Reconciliation All three approaches to value have been considered. Only the Sales Comparison approach presented. Income approach not applicable in this analysis due to most homes being owner occupied. The sales comparison approach was given the greatest consideration as the transfer of similar sales is felt to be the most reliable indicator of market value as defined for this report. The sales presented are considered to be reliable indicators of value for the subject. Sale 1 is the most recent sale but has the second highest adjustments. Sale 2 is the second most recent sale and has the lowest adjustments. Sale 3 is the 3rd most recent sale but has the most similar location factors and has the second smallest adjustments. Sale 4 is the oldest sale and has the highest adjustments. Sales 2 & 3 were given the greatest weight (40% each) with remaining weight given to Sales 1 (15%) then Sale 4 (5%), in the final opinion of value. The active listing was not given weight in the final opinion of value and was provided as support only for the sales comparison approach.
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: The subject is existing and both interior and exterior were inspected. Appraisal based on "as is" condition.
	<input type="checkbox"/> 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: \$ 1,020,000, as of: 01/22/2026, 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.

ATTACHMENTS	A true and complete copy of this report contains 24 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 checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input 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 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"/>

SIGNATURES	Client Contact: Joseph Dugan Client Name: Joseph Dugan
	E-Mail: _____ Address: 1402 Oceanside Ln, League City, TX 77573
	APPRAISER
	
	Appraiser Name: Judson McLead
	Company: Associated Appraisal Service
	Phone: (281) 332-0270 Fax: _____
	E-Mail: associatedappraisal@comcast.net
	Date of Report (Signature): 01/26/2026
	License or Certification #: 1333592-CR State: TX
Designation: TX Certified Residential Appraiser	
Expiration Date of License or Certification: 08/31/2026	
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: 01/22/2026	
SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
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"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: _____	



Assumptions, Limiting Conditions & Scope of Work

File No.: 2601-001

Property Address: 1402 Oceanside

City: League City

State: TX

Zip Code: 77573

Client: Joseph Dugan

Address: 1402 Oceanside, League City, TX 77573

Appraiser: Judson McLeod

Address: P.O. Box 310, League City, TX 77574

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.): Scope of work: The request for this report was for a market valuation of a typical single family detached residential property, in a typical suburban neighborhood. The scope of work consisted of an interior/exterior inspection. When a subject is existing the inspection consists of an interior/exterior inspection of the improvements. It will also include a physical measurement of the exterior, with observation of features and present condition. A walk through of the interior with observation of finish, features and present condition will also be performed. THE APPRAISER IS NOT A HOME INSPECTOR. Only a visible inspection of appliances and other mechanical features are performed and all are assumed to be in good working condition. No adverse conditions were noted. All available market data sources were researched for the most recent, similar and close in proximity sales that were available for comparison to the subject. Those identified and deemed appropriate as reliable indicators of value for the subject property are presented in this report. A final value determination of value was reconciled from the adjusted value indications.

Certifications

File No.: 2601-001

Property Address: 1402 Oceanside City: League City State: TX Zip Code: 77573
 Client: Joseph Dugan Address: 1402 Oceanside, League City, TX 77573
 Appraiser: Judson McLeod Address: P.O. Box 310, League City, TX 77574

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.

The appraisal was performed with the definition above as guidance to the development of the opinion of value presented. The opinion of value does not guarantee sales price. It is a professional opinion of value supported by what the appraiser believes are appropriate industry standard methods and scope of work needed to support the conclusions presented.

Client Contact: Joseph Dugan Client Name: Joseph Dugan
 E-Mail: Address: 1402 Oceanside, League City, TX 77573

APPRAISER

Appraiser Name: Judson McLeod
 Company: Associated Appraisal Service
 Phone: (281) 332-0270 Fax: _____
 E-Mail: associatedappraisal@comcast.net
 Date Report Signed: 01/26/2026
 License or Certification #: 1333592-CR State: TX
 Designation: TX Certified Residential Appraiser
 Expiration Date of License or Certification: 08/31/2026
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: 01/22/2026

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

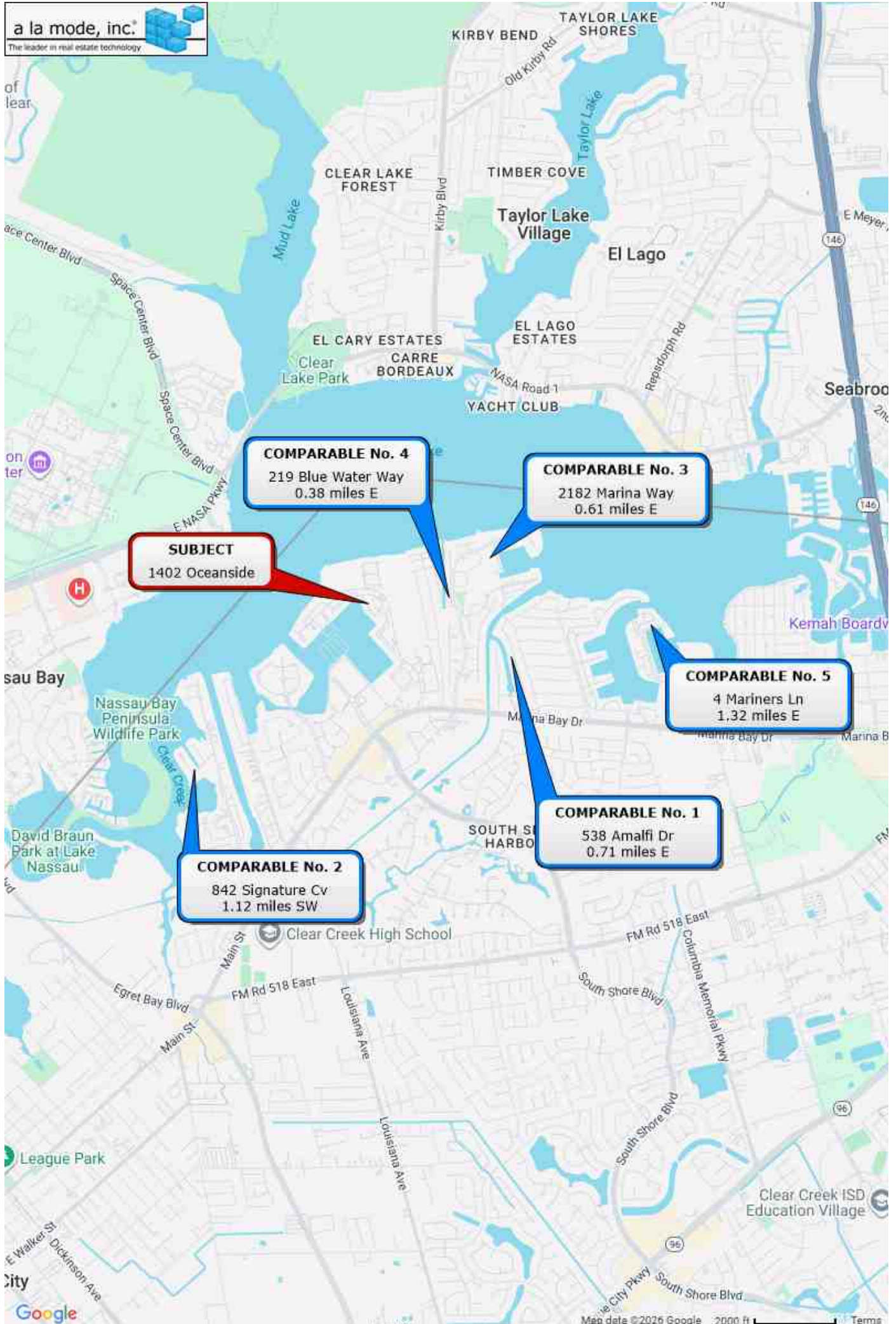
Supervisory or Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date Report Signed: _____
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: _____

SIGNATURES



Location Map

Borrower	N/A			
Property Address	1402 Oceanside			
City	League City	County Galveston	State TX	Zip Code 77573
Lender/Client	Joseph Dugan			



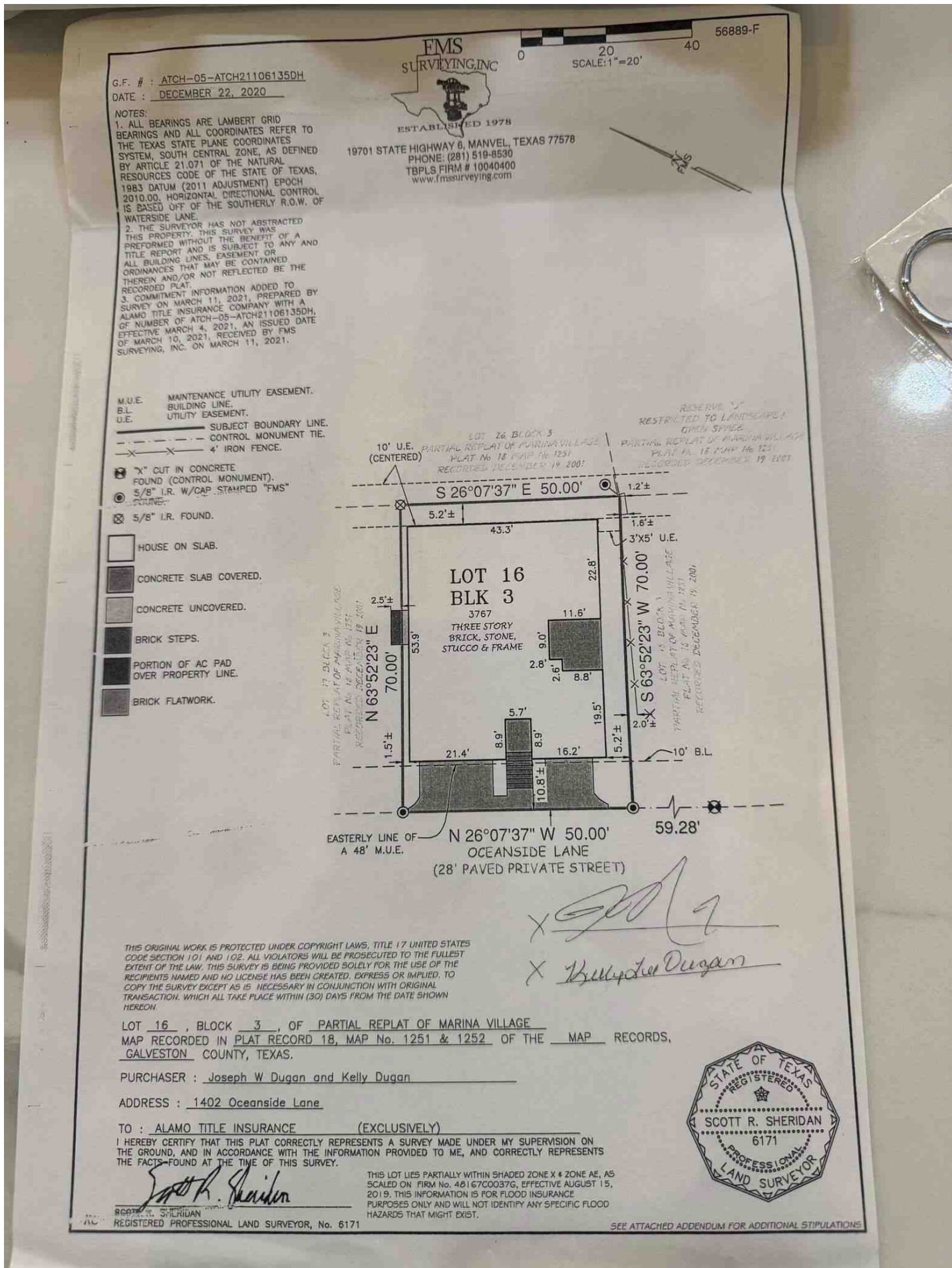
Flood Map

Borrower	N/A			
Property Address	1402 Oceanside			
City	League City	County Galveston	State TX	Zip Code 77573
Lender/Client	Joseph Dugan			



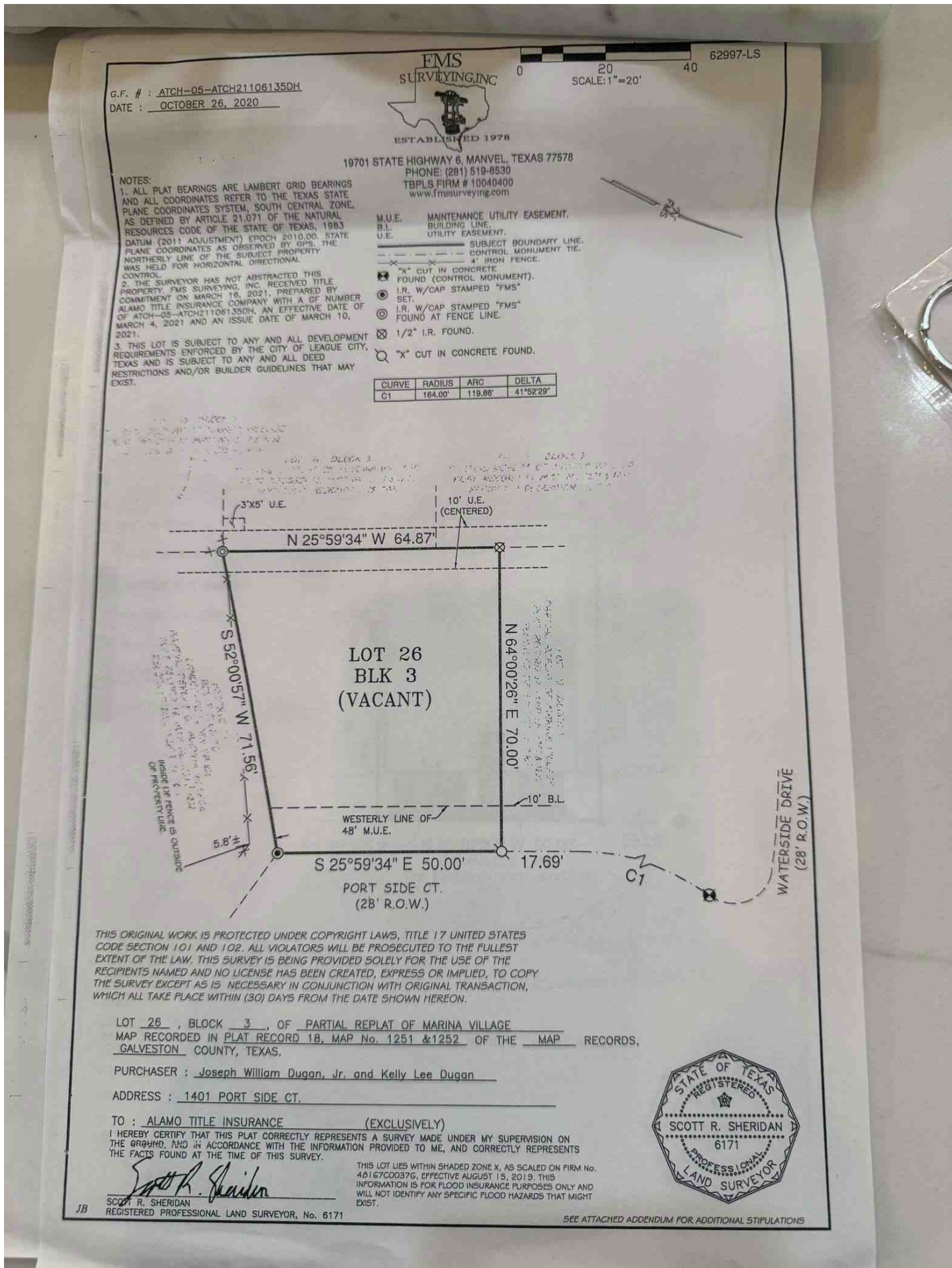
Survey

Borrower	N/A		
Property Address	1402 Oceanside		
City	League City	County Galveston	State TX Zip Code 77573
Lender/Client	Joseph Dugan		



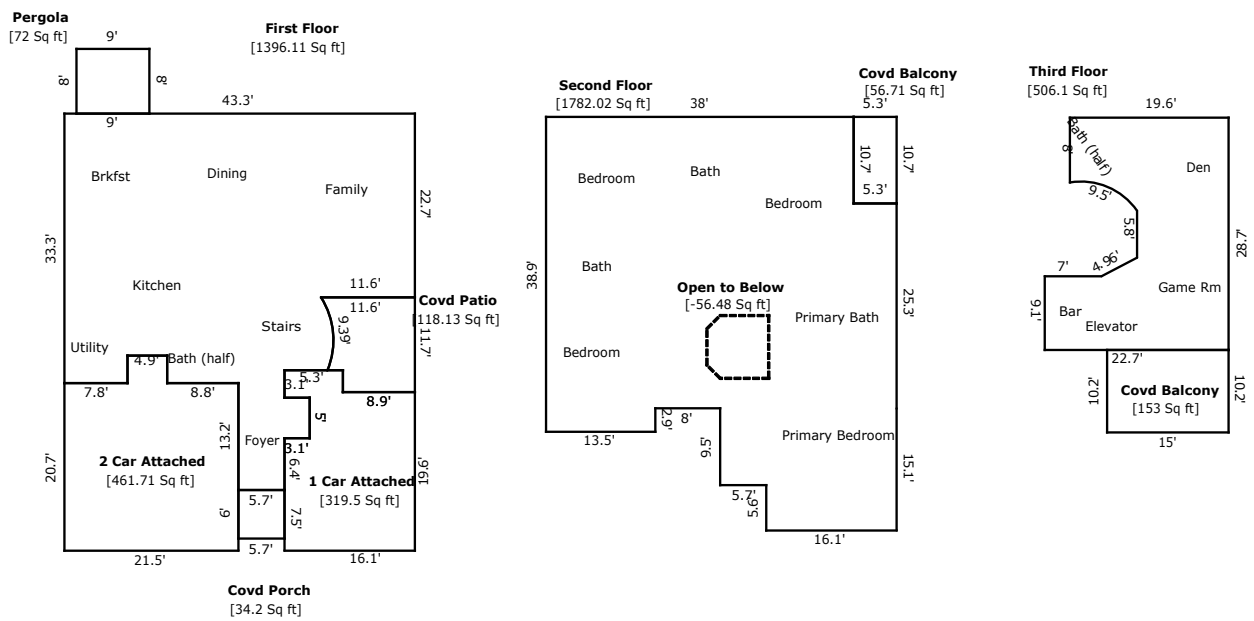
Survey

Borrower	N/A		
Property Address	1402 Oceanside		
City	League City	County Galveston	State TX Zip Code 77573
Lender/Client	Joseph Dugan		



Building Sketch (Page - 1)

Borrower	N/A			
Property Address	1402 Oceanside			
City	League City	County Galveston	State TX	Zip Code 77573
Lender/Client	Joseph Dugan			



TOTAL Sketch by a la mode

Building Sketch (Page - 2)

Borrower	N/A			
Property Address	1402 Oceanside			
City	League City	County Galveston	State TX	Zip Code 77573
Lender/Client	Joseph Dugan			

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details		
First Floor	1396.11 Sq ft	5×3.1	= 15.5
		43.3×22.7	= 982.91
		10.6×7.8	= 82.68
		7.2×4.9	= 35.28
		10.6×8.8	= 93.28
		5.7×14.8	= 84.36
		9×10.2	= 91.8
		$0.5 \times 9 \times 0.8$	= 3.6
		Arc	= 6.7
Second Floor	1838.5 Sq ft	16.1×5.6	= 90.16
		21.8×9.5	= 207.1
		38.9×13.5	= 525.15
		29.8×25.3	= 753.94
		10.7×24.5	= 262.15
Third Floor	506.1 Sq ft	9.1×7	= 63.7
		15.7×9.1	= 142.87
		19.6×11.3	= 221.48
		$0.5 \times 2.3 \times 4.4$	= 5.06
		8.3×8	= 66.4
		$0.5 \times 8.3 \times 3.5$	= 14.52
		Negative Arc	= 7.94
Open to Below	-56.48 Sq ft	7.75×6	= 46.52
		4.5×1.63	= 7.32
		$0.5 \times 1.63 \times 1.63$	= 1.32
		$0.5 \times 1.63 \times 1.63$	= 1.32
Total Living Area (Rounded):	3684 Sq ft		
Non-living Area			
1 Car Attached	319.5 Sq ft	3.4×3.1	= 10.54
		16.1×13.9	= 223.79
		4.1×2.7	= 11.07
		5.7×13	= 74.1
Pergola	72 Sq ft	9×8	= 72
2 Car Attached	461.71 Sq ft	4.9×3.4	= 16.66
		20.7×21.5	= 445.05
Covd Balcony	153 Sq ft	15×10.2	= 153
Covd Patio	118.13 Sq ft	11.7×8.9	= 104.13
		9×1.9	= 17.1
		$0.5 \times 9 \times 0.8$	= 3.6
		Negative Arc	= 6.7
Covd Porch	34.2 Sq ft	6×5.7	= 34.2
Covd Balcony	56.71 Sq ft	10.7×5.3	= 56.71

Subject Photo Page

Borrower	N/A				
Property Address	1402 Oceanside				
City	League City	County	Galveston	State	TX
Lender/Client	Joseph Dugan	Zip Code	77573		



Subject Front

1402 Oceanside
Sales Price
G.L.A. 3,684
Tot. Rooms 8
Tot. Bedrms. 4
Tot. Bathrms. 3F2H
Location Residential, Gated
View Limited Water
Site 8,177 sf
Quality Good
Age 0



Subject Rear



Subject Street

Photograph Addendum

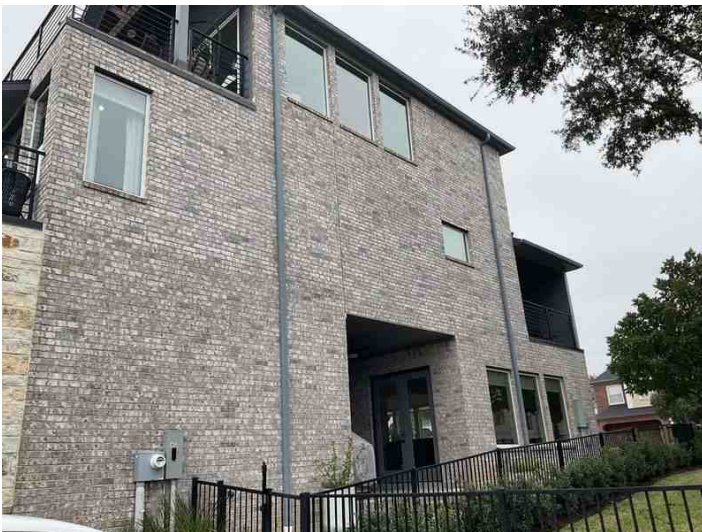
Borrower	N/A						
Property Address	1402 Oceanside						
City	League City	County	Galveston	State	TX	Zip Code	77573
Lender/Client	Joseph Dugan						



Additional Street Scene



Subject Left Side



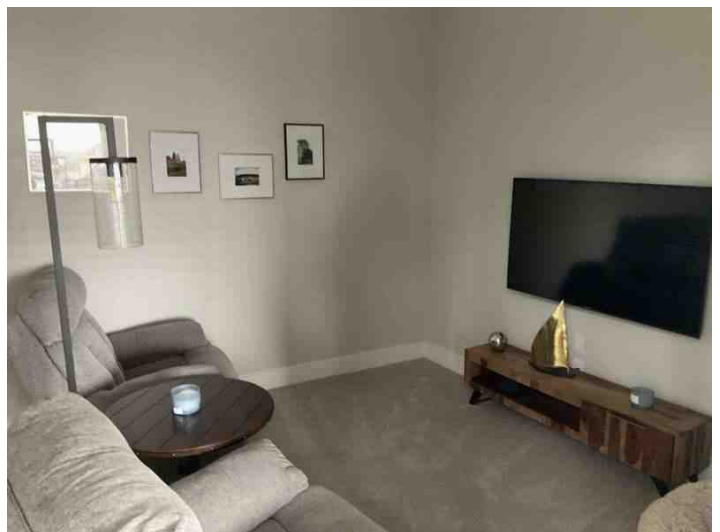
Subject Right Side



Pool,Spa



Deck & Firepit



Den

Photograph Addendum

Borrower	N/A						
Property Address	1402 Oceanside						
City	League City	County	Galveston	State	TX	Zip Code	77573
Lender/Client	Joseph Dugan						



Half Bathroom



Game Room



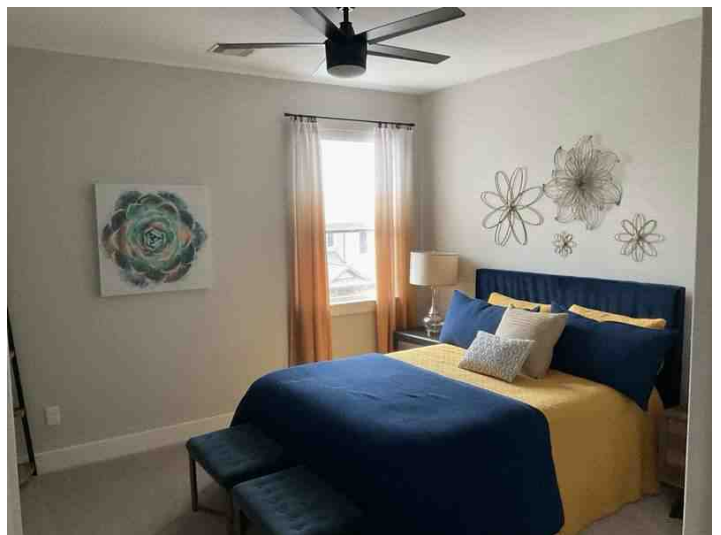
Bar



Elevator



Limited View of Water



Bedroom

Photograph Addendum

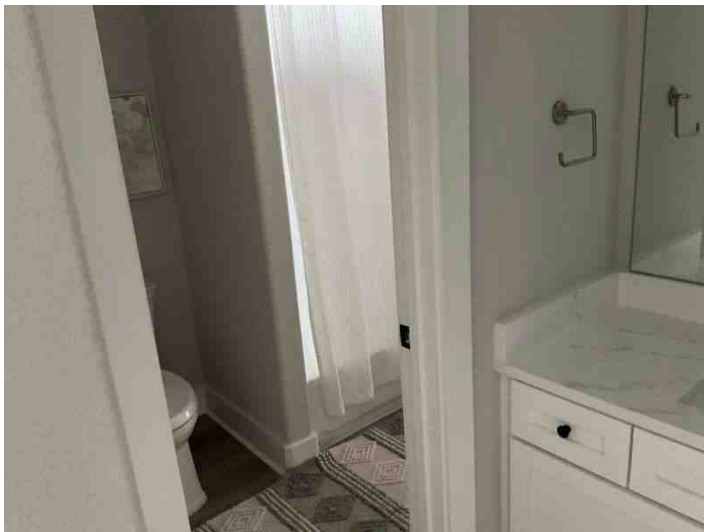
Borrower	N/A						
Property Address	1402 Oceanside						
City	League City	County	Galveston	State	TX	Zip Code	77573
Lender/Client	Joseph Dugan						



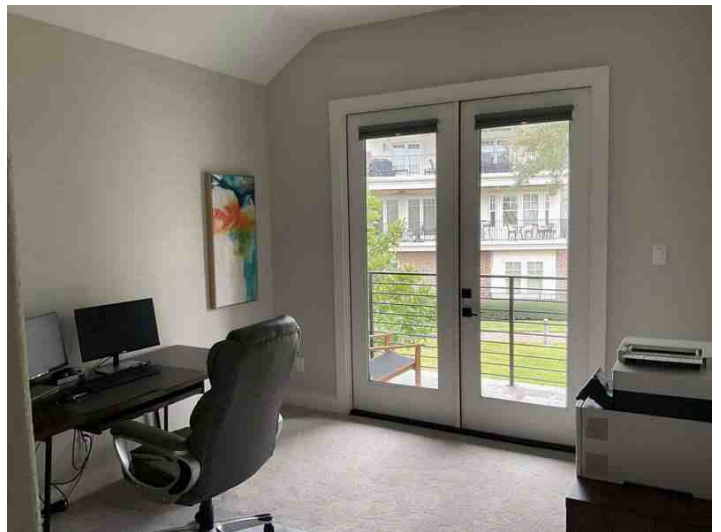
Bathroom



Bedroom



Bathroom



Bedroom



Primary Bedroom



Primary Bathroom

Photograph Addendum

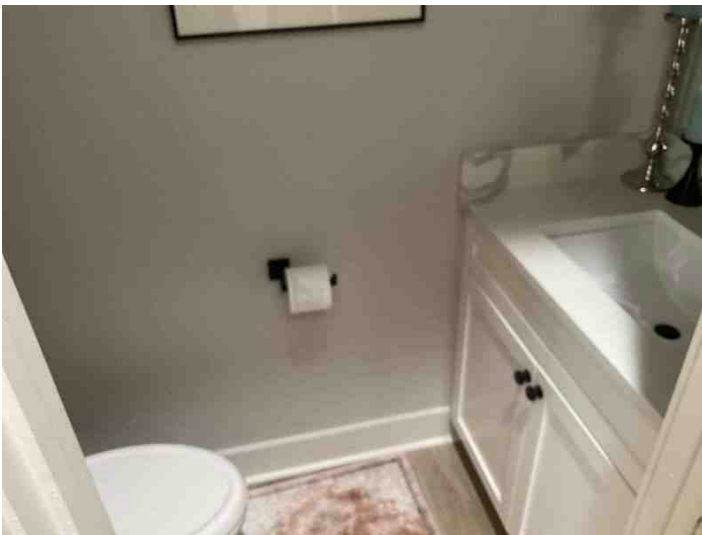
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Property Address	1402 Oceanside						
City	League City	County	Galveston	State	TX	Zip Code	77573
Lender/Client	Joseph Dugan						



**Primary Bathroom
Additional View**



Foyer



Half Bathroom



Utility Room



Kitchen



Breakfast Area

Photograph Addendum

Borrower	N/A						
Property Address	1402 Oceanside						
City	League City	County	Galveston	State	TX	Zip Code	77573
Lender/Client	Joseph Dugan						



Dining



Family Room

Comparable Photo Page

Borrower	N/A			
Property Address	1402 Oceanside			
City	League City	County Galveston	State TX	Zip Code 77573
Lender/Client	Joseph Dugan			



Comparable 1

538 Amalfi Dr	
Proximity	0.71 miles E
Sale Price	1,164,410
GLA	4,092
Total Rooms	8
Total Bedrms	5
Total Bathrms	4F
Location	Res,Gated,Canal Front
View	Canal Front
Site	9,676 sf
Quality	Good
Age	12



Comparable 2

842 Signature Cv	
Proximity	1.12 miles SW
Sale Price	1,020,000
GLA	3,033
Total Rooms	7
Total Bedrms	3
Total Bathrms	2F,2H
Location	Res,Gated,Canal Front
View	Canal Front
Site	13,072 sf
Quality	Good
Age	15



Comparable 3

2182 Marina Way	
Proximity	0.61 miles E
Sale Price	1,000,000
GLA	3,186
Total Rooms	7
Total Bedrms	3
Total Bathrms	4f1H
Location	Residential
View	Limited Water
Site	10560 sf
Quality	Good
Age	7

Comparable Photo Page

Borrower	N/A				
Property Address	1402 Oceanside				
City	League City	County	Galveston	State	TX
Lender/Client	Joseph Dugan			Zip Code	77573



Comparable 4

219 Blue Water Way	
Prox. to Subject	0.38 miles E
Sale Price	1,200,000
Gross Living Area	3,964
Total Rooms	8
Total Bedrooms	5
Total Bathrooms	4F,2h
Location	Res,Gated,Canal Front
View	Canal Front
Site	7800 sf
Quality	Good
Age	5



Comparable 5

4 Mariners Ln	
Prox. to Subject	1.32 miles E
Sale Price	1,149,000
Gross Living Area	4,020
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3F,1H
Location	Residential,Gated
View	Limited Water
Site	7350 sf
Quality	Good
Age	26

Comparable 6

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

USPAP Compliance Addendum

Loan #
File # 2601-001

Borrower	N/A			
Property Address	1402 Oceanside			
City	League City	County Galveston	State TX	Zip Code 77573
Lender/Client	Joseph Dugan			

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- 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.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

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.

PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

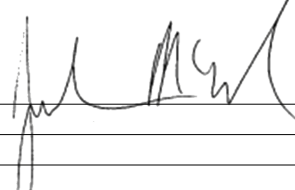
Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 0-90 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 0-90 day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p>Signature <u></u></p> <p>Name <u>Judson McLeod</u></p> <p>Date of Signature <u>01/26/2026</u></p> <p>State Certification # <u>1333592- CR</u></p> <p>or State License # _____</p> <p>State <u>TX</u></p> <p>Expiration Date of Certification or License <u>08/31/2026</u></p> <p>Effective Date of Appraisal <u>01/22/2026</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior</p>
--	--

Qualifications

QUALIFICATIONS OF JUDSON MCLEOD

STATE CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER TX-1333592-R

EDUCATIONAL HISTORY

Undergraduate- Southeastern Oklahoma State University, Durant, Oklahoma 1999 B.S. Business Administration

REAL ESTATE COURSES COMPLETED

Principles of Residential Real Estate Appraising, NAIFA- 1999	Market Data Analysis of Residential R.E. Appraising, NAIFA- 200
UAPAP, American Society of Appraisers- 2000	Property Inspections, Robinson R.E. School- 2002
Real Estate Land Valuation, Robinson R.E. School- 20 02	USPAP Update, Robinson R.E. School- 2002
Fannie Mae Update, Lincoln- May 2003	2005, Fannie Mae Forms, NAIFA- 2005
National USPAP Update, NAIFA- 2005	Problems in Analyzing the Subject, Columbia Institute- 2006
Fundamentals of Appraisal Review, Columbia Institute- 2006	Basic Appraisal Procedures, McKissock- 2015
Residential Sales Comparison & Income Approaches, McKissock- 2015	Appraisal Subject Matter Electives, McKissock- 2015
National USPAP-, McKissock- 2016	Residential Appraiser Site Valuation & Cost Approach, McKissock- 2016
Residential Report Writing and Case Studies, McKissock- 2016	Statistics, Modeling and Finance, McKissock- 2016
Advanced Residential Applications, McKissock- 2016	FHA Appraisal Standards, OREP- 2016
Supporting and Proving Adjustments, OREP - 2018	2018-2019 USPAP Update, McKissock – 2018
Relocation Appraisal & ERC Form , McKissock – 2018	Texas Supervisor Trainee, McKissock – 2022
Managing Appraiser Liability, McKissock -2020	That's a Violation, McKissock – 2020
Divorce and Estate Appraisals, McKissock 2020	Complex Properties, McKissock – 2020
2022-2023 7 Hour USPAP Update, McKissock 2022	The FHA Handbook 4000.1, McKissock-2022
Residential Property Appraisal Inspection, McKissock 2022	Residential Construction For Appraiser, McKissock-2022
2024-2025 7-Hour National USPAP Update, McKissock 2024	Best Practices For Bifurcated and Hybrid Appraisals, McKissock-2024
Introductio to Expert Witness Testimony, McKissock 2024	Market Disturbances, Atypical Markets, McKissock- 2024
Residential Property Measurement, McKissock- 2024	The FHA Handbook 4000.1 McKissock-2024
Valuation of Residential Solar, McKissock - 2024	

EXPERIENCES

Staff Appraiser, Associated Appraisal Service, League City, TX, 1999-2008

Director of Student Ministry, FUMC, Nacogdoches 2008-2011

Director of Student Ministry, FUMC Pearland, 2012-2014

Staff Appraiser, Associated Appraisal 2015-April 2018

Owner Eagle Realty Services, DBA Associated Appraisal Service – April 2018 to Present

Residential appraisal experience includes the valuation of rural properties, single family homes, waterfront properties, town homes, resort-type properties, estate type homes, two and four family units, relocation appraisals and new and proposed construction.



Certified Residential Real Estate Appraiser

Appraiser: **Judson Edward McLeod**
License #: **TX 1333592 R** License Expires: **08/31/2026**

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