

Measurement



LOCATED AT

24953 Powers Ct
Montgomery, TX 77316

FOR

Measure

AS OF

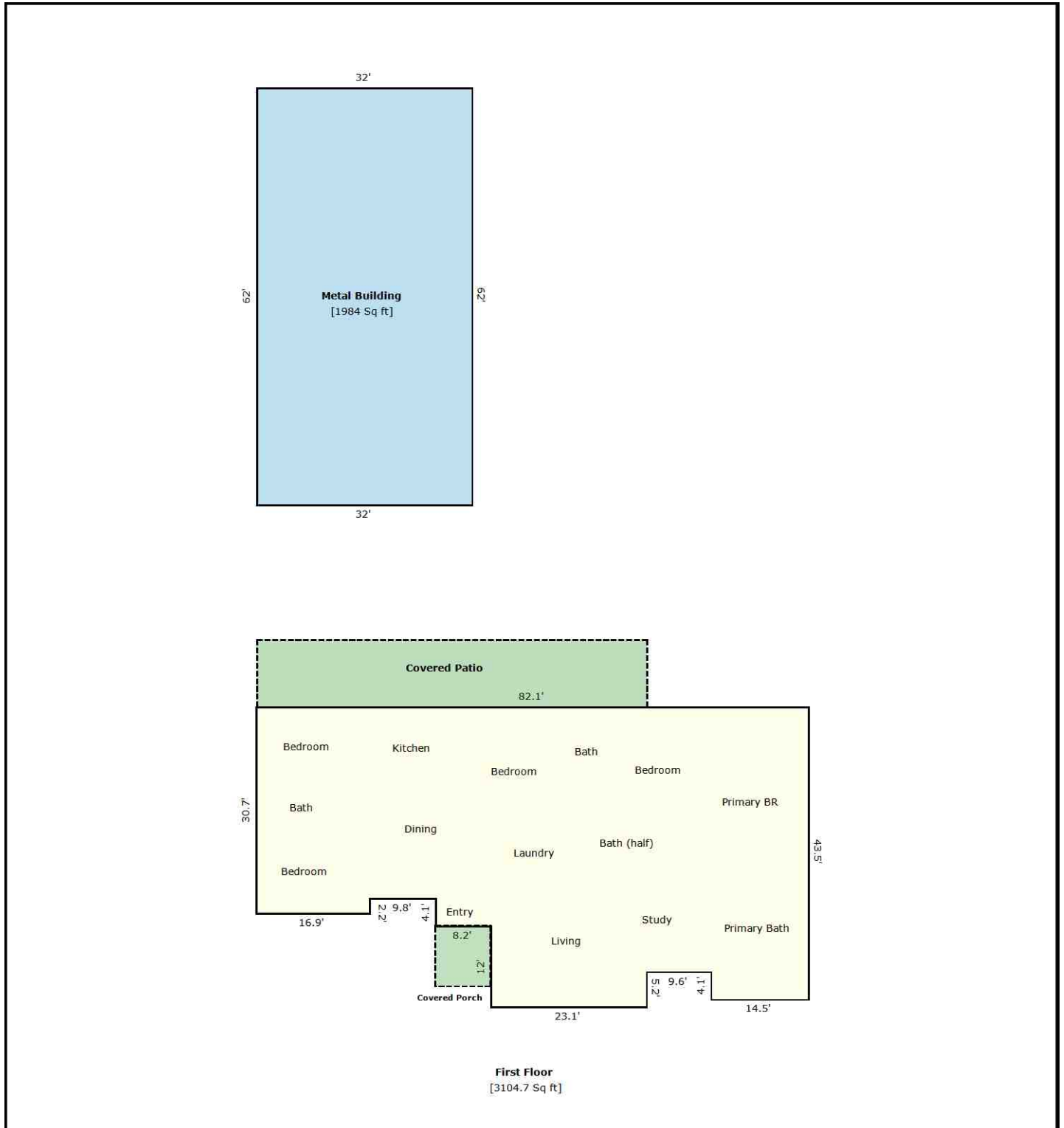
02/27/2026

BY

Deborah Watson Lawson
Merit Appraisals of Texas
14670 Constellation Cir E
Willis, TX 77318
(936) 522-7095
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Building Sketch

Client	Measure			
Property Address	24953 Powers Ct			
City	Montgomery	County	State	TX
Owner	William & Ashley Sims		Zip Code	77316



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	3104.7 Sq ft	$30.7 \times 16.9 = 518.83$ $65.2 \times 28.5 = 1858.2$ $15 \times 14.5 = 217.5$ $10.9 \times 9.6 = 104.64$ $16.1 \times 23.1 = 371.91$ $8.2 \times 4.1 = 33.62$
Total Living Area (Rounded):	3105 Sq ft	
Non-living Area		
Covered Patio	580 Sq ft	$58 \times 10 = 580$
Metal Building	1984 Sq ft	$62 \times 32 = 1984$
Covered Porch	73.8 Sq ft	$9 \times 8.2 = 73.8$

Location Map

Client	Measure			
Property Address	24953 Powers Ct			
City	Montgomery	County	State TX	Zip Code 77316
Owner	William & Ashley Sims			



Flood Map

Client	Measure			
Property Address	24953 Powers Ct			
City	Montgomery	County	State	TX
Owner	William & Ashley Sims		Zip Code	77316

InterFlood by a la mode

Prepared for: Merit Appraisals Of Texas
24953 Powers Ct
Montgomery, TX 77316



SUBJECT
24953 Powers Ct
Montgomery, TX 77316

Google

Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

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MAP DATA

FEMA Special Flood Hazard Area: **No**
Map Number: 48339C0325G
Zone: **X**
Map Date: **August 18, 2014**
FIPS: 48339

MAP LEGEND

- | | |
|--|--|
| <ul style="list-style-type: none"> Areas inundated by 500-year flooding Areas inundated by 100-year flooding Velocity Hazard | <ul style="list-style-type: none"> Protected Areas Floodway Subject Area |
|--|--|

APPRAISER DISCLOSURE STATEMENT

File No. 2026-0303

Name of Appraiser: Deborah Watson Lawson

Class of Certification/Licensure: Certified General
 Certified Residential
 Licensed Residential
 Temporary General Licensed

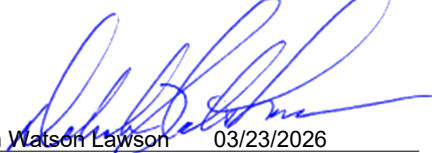
Certification/Licensure Number: 1360399-CR

Certification/Licensure State: TX Expires: 02/28/2027

Scope: This Report is within the scope of my Certification or License
 is not within the scope of my Certification or License

Service Provided By: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:
esign.alamode.com/verify Serial:FBC8E757


Deborah Watson Lawson 03/23/2026

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

Measurement of subject property for confirmation of **3,105 Livable SF**

Porch or Patio measurements are approximate.

Measurements are verified using the ANSI Z765-2021 but are not guaranteed.

