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To: _____

From: Martha Turner Sotheby's International Realty (Broker)

Property Address: 13926 Woodthorpe Ln., Houston, TX 77079

Date: March 19, 2026

(1) Broker obtained the attached information, identified as Building Sketch (3 pages)

from Andrew Mobley Cox, Certified Residential Real Estate Appraiser

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: N/A

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

Martha Turner Sotheby's International Realty

Broker

By: 
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Receipt of this notice is acknowledged by:

Signature Date

Signature Date

APPRAISAL CERTIFICATION-Andrew Cox



**Certified Residential
Real Estate Appraiser**

Appraiser: **Andrew Mobley Cox**

License #: **TX 1329893 R**

License Expires: **01/31/2027**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified Residential Real Estate Appraiser

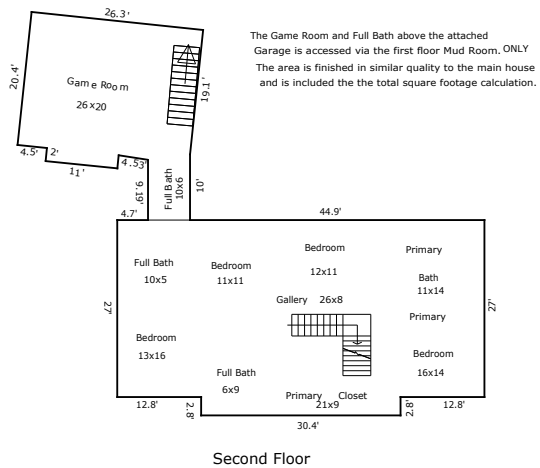
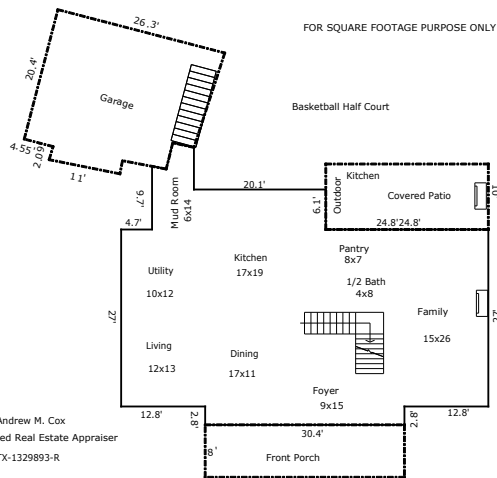
For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Executive Director

Building Sketch (Page - 1)

Borrower/Client	FOR SQUARE FOOTAGE ONLY			
Property Address	13926 Woodthorpe Ln			
City	Houston	County	Harris	State TX Zip Code 77079
Lender				

FOR SQUARE FOOTAGE PURPOSE ONLY



TOTAL Sketch by a la mode

Building Sketch (Page - 2)

Borrower/Client	FOR SQUARE FOOTAGE ONLY			
Property Address	13926 Woodthorpe Ln			
City	Houston	County	Harris	State TX Zip Code 77079
Lender				

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1793.11 Sq ft	30.4 × 2.8 = 85.12	
		56 × 27 = 1512	
		6.1 × 20.1 = 122.61	
		6.4 × 9.23 = 59.07	
		0.5 × 2.17 × 0.47 = 0.51	
		3.3 × 3.23 = 10.67	
		0.5 × 3.23 × 0.7 = 1.13	
		0.5 × 4 × 1 = 2	
Second Floor	2213.64 Sq ft	30.4 × 2.8 = 85.12	
		56 × 27 = 1512	
		0.5 × 20.51 × 2.14 = 21.9	
		0.5 × 2.34 × 0.25 = 0.29	
		0.5 × 2.34 × 0.25 = 0.29	
		2.34 × 20.27 = 47.42	
		0.5 × 2.02 × 0.2 = 0.2	
		0.5 × 10.75 × 1.13 = 6.08	
		0.5 × 10.75 × 1.07 = 5.77	
		10.75 × 21.4 = 229.97	
		0.5 × 1.99 × 0.2 = 0.2	
		0.5 × 0.2 × 0.02 = 0	
		20.47 × 0.2 = 4.07	
		0.5 × 4.47 × 0.47 = 1.05	
		0.5 × 4.47 × 0.7 = 1.56	
		4.47 × 19.99 = 89.4	
		0.5 × 6.4 × 0.67 = 2.16	
		29.21 × 6.4 = 186.95	
		0.5 × 19.21 × 2 = 19.21	
Total Living Area (Rounded):	4007 Sq ft		
Non-living Area			
Covered Patio	248 Sq ft	24.8 × 10 = 248	
2 Car Att Garage	521.5 Sq ft	20.4 × 4.55 = 92.74	
		0.5 × 2.08 × 0.08 = 0.08	
		0.5 × 10.79 × 0.61 = 3.3	
		21.87 × 10.79 = 235.95	
		0.5 × 2.04 × 0.12 = 0.12	
		0.5 × 6.74 × 0.44 = 1.5	
		19.38 × 6.74 = 130.55	
		0.5 × 4.13 × 0.04 = 0.08	
		0.5 × 3.3 × 0.14 = 0.22	
		15.12 × 3.3 = 49.97	
		0.5 × 15.12 × 0.93 = 7	
Front Porch	243.2 Sq ft	30.4 × 8 = 243.2	