



**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

4306 Worthington Dr  
Lot 12, Blk 1, Woodson's Reserve, Sec 17, S973717  
Spring, TX 77386

**FOR:**

Greg Manfredi / Susan Manfredi  
4306 Worthington Dr  
Spring, TX 77386

**AS OF:**

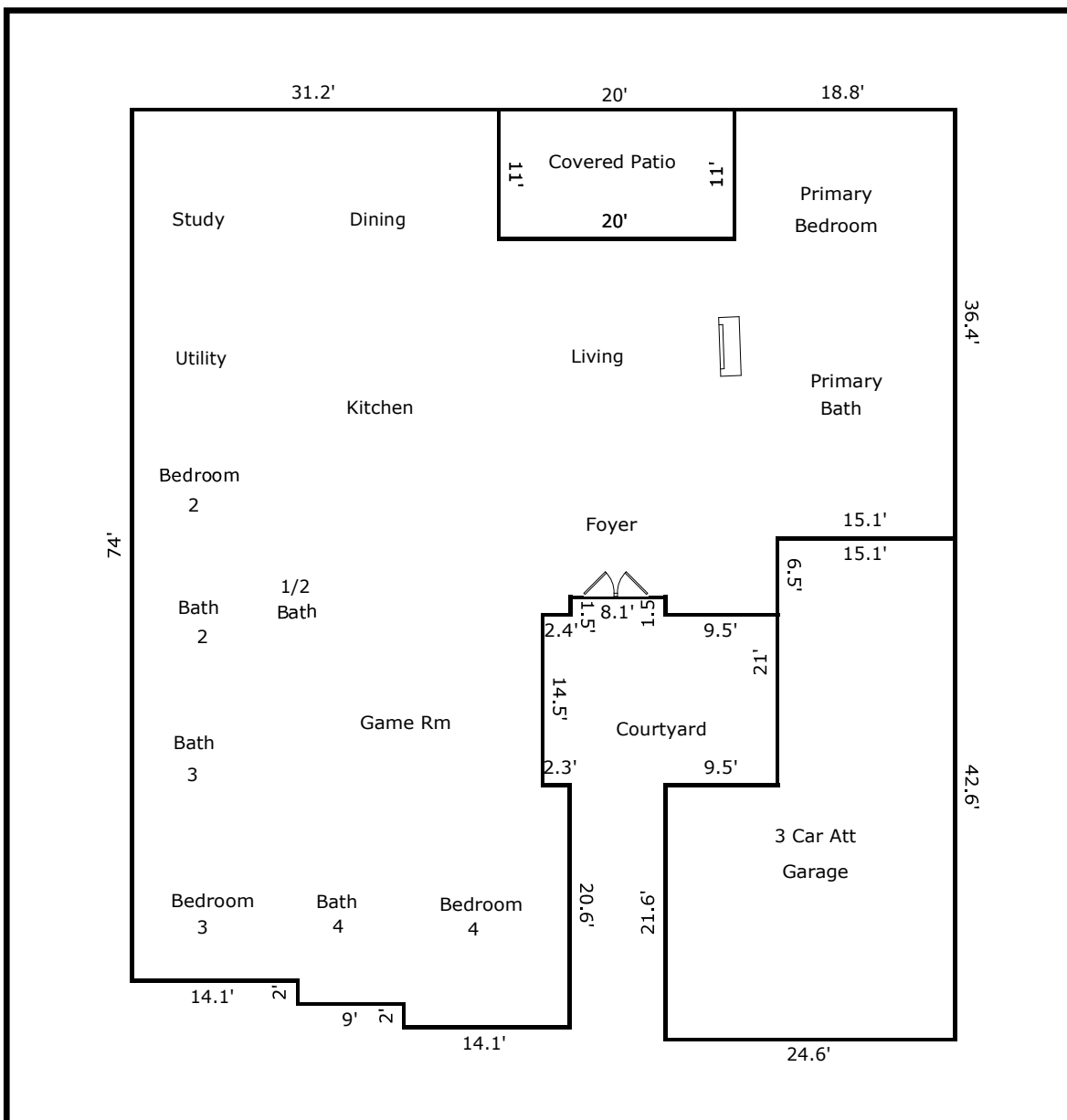
05/14/2026

**BY:**

Lauren Street Zarvos  
Houston Area Appraisal Team, LLC  
1600 Augusta Dr, #315  
Houston, TX 77057  
713 540-1407

# Building Sketch

Borrower	Greg Manfredi / Susan Manfredi				
Property Address	4306 Worthington Dr				
City	Spring	County	Montgomery	State	TX
Zip Code	77386				
Lender/Client	Greg Manfredi / Susan Manfredi				



Living Area	Calculation Details	
First Floor	3870.67 Sq ft	$36.4 \times 15.1 = 549.64$ $31.2 \times 11 = 343.2$ $3.7 \times 11 = 40.7$ $54.9 \times 30.4 = 1668.96$ $1.5 \times 2.4 = 3.6$ $34.9 \times 16 = 558.4$ $16.6 \times 14.1 = 234.06$ $23.1 \times 18.6 = 429.66$ $2 \times 14.1 = 28.2$ $1.5 \times 9.5 = 14.25$
<b>Total Living Area (Rounded):</b>	<b>3871 Sq ft</b>	
<b>Non-living Area</b>		
3 Car Attached	848.46 Sq ft	$24.6 \times 21.6 = 531.36$ $15.1 \times 21 = 317.1$
Cov Patio	220 Sq ft	$11 \times 20 = 220$

## Measurements

### MEASUREMENTS

4306 Worthington Dr

Living Rm	18' x 20'
Dining Rm	11' x 16'
Study	13' x 16'
Kitchen	14.6' x 22'
Primary BR	16' x 17'
Primary Bath	13.6' x 16'
BR 2	13.8' x 15'
BR 3	13.8' x 13.8'
BR 4	12' x 12.8'
Game Room	19' x 23'
Utility	7' x 14.7'

**Subject Photos**

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**Subject Front**  
4306 Worthington Dr



**Subject Rear**



**Subject Street**

# Certification



## Certified Residential Real Estate Appraiser

**Appraiser: LAUREN STREET ZARVOS**

**License #: 1338815-CR**

**License Expires: 07/31/2026**

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](http://www.talcb.texas.gov).

**Chelsea Buchholtz  
Executive Director**

