

Hypothetical Conditions:

None

Based on the analysis contained in the following report, my value conclusion of the market value of the subject property is summarized as follows:

CONCLUDED TOTAL VALUE

Value Premise	Effective Date	Indicated Value
Market	September 20, 2021	\$74,000

The per square foot value of the land is \$15.00 per square foot. There is no structural improvement value.

This letter of transmittal is not considered valid if separated from this report and represented as a standalone document. The letter must be accompanied by all sections of this report as outlined in the Table of Contents, in order for the value opinions set forth above to be valid.

There are a number of factors and methodologies described in the attached narrative report that outline the appraisers' reasoning, analysis, conclusions and explanation necessary for a reader's understanding.

Respectfully submitted,



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State Certified General
Real Estate Appraiser
TX-1337543-G