

MEASUREMENT OF REAL PROPERTY



LOCATED AT

785 Lonesome Dove
Bulverde, TX 78163

FOR

Matt Pierce

AS OF

03/31/2023

BY

Katie Fritsch
Fritsch Appraisals LLC
610 Bavarian Dr
New Braunfels, TX 78130
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Subject Photo Page

Borrower					
Property Address 785 Lonesome Dove					
City	Bulverde	County		State TX	Zip Code 78163
Lender/Client					



Subject Front

785 Lonesome Dove
Sales Price
Gross Living Area 5,028
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 3.0
Location
View
Site
Quality
Age



Subject Observation Deck



Subject Cistern, Pump House

Photograph Addendum

Borrower					
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Storage



Storage



Garage/ Carport/ Office



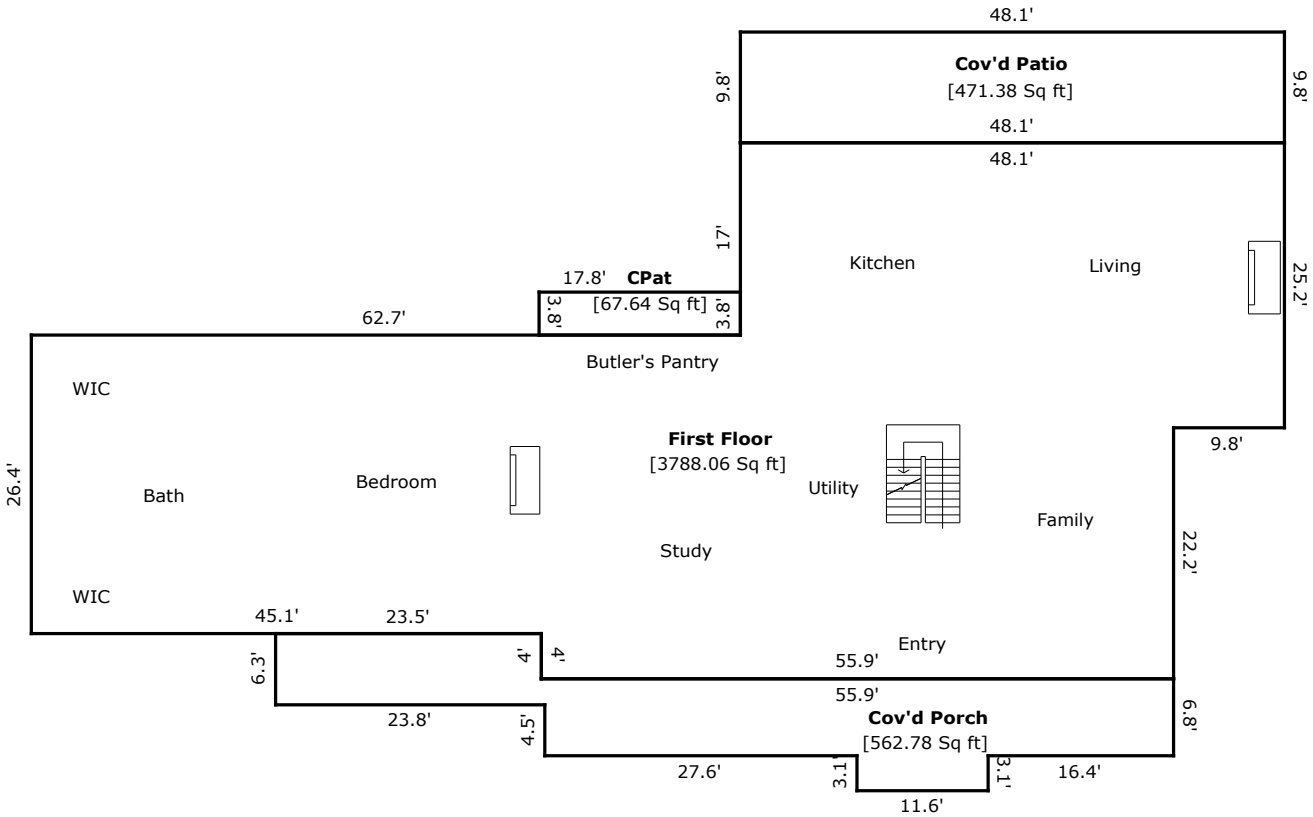
Pond

No Photo

No Photo

Building Sketch (Page - 1)

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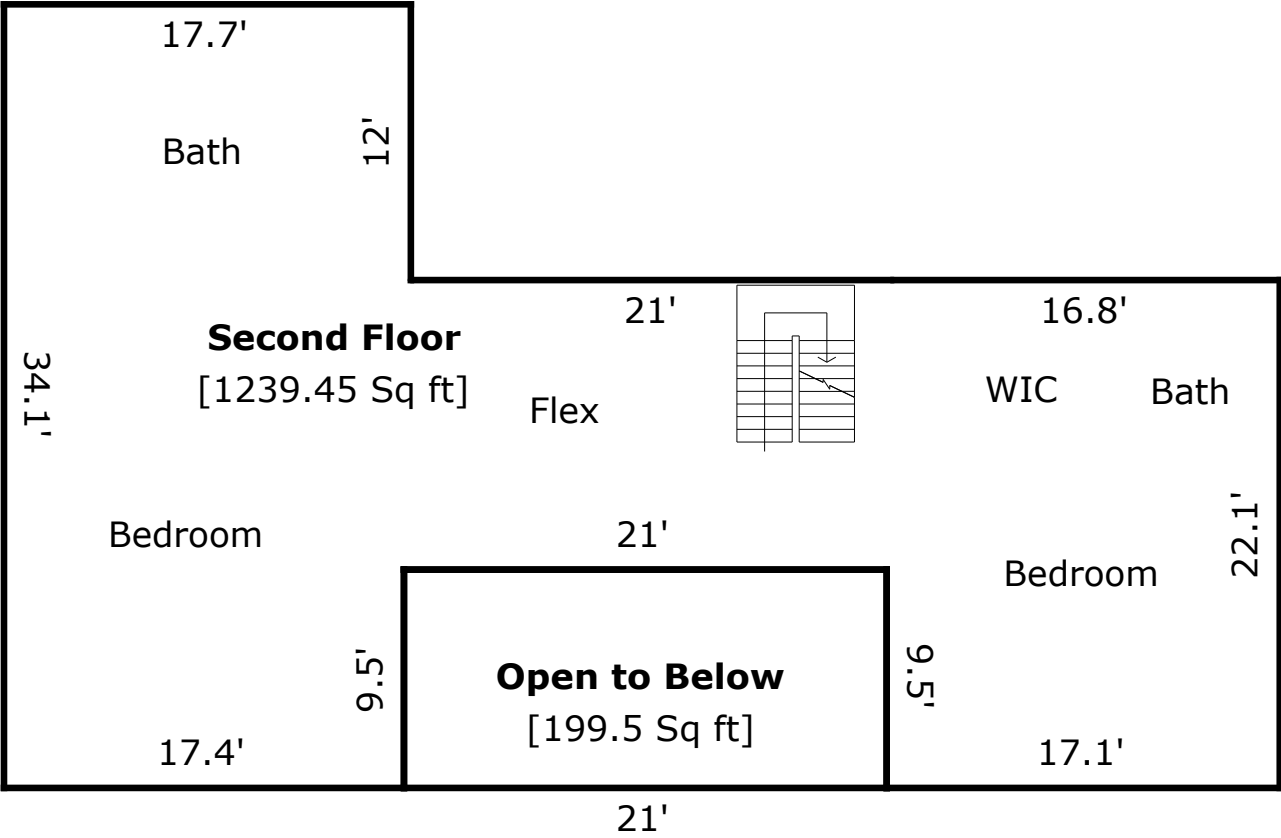
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	3788.06 Sq ft	26.4 × 45.1 = 1190.64
		30.4 × 17.6 = 535.04
		47.4 × 38.3 = 1815.42
		25.2 × 9.8 = 246.96
Total Living Area (Rounded):		3788 Sq ft
Non-living Area		
CPat	67.64 Sq ft	3.8 × 17.8 = 67.64
Cov'd Patio	471.38 Sq ft	48.1 × 9.8 = 471.38
Cov'd Porch	562.78 Sq ft	11.6 × 3.1 = 35.96
		6.3 × 23.5 = 148.05
		2.3 × 0.3 = 0.69
		55.6 × 6.8 = 378.08

Building Sketch (Page - 2)

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TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
Second Floor	1239.45 Sq ft	22.1 × 17.1=	377.91
		17.7 × 12 =	212.4
		22.1 × 17.4=	384.54
		21 × 12.6 =	264.6
Total Living Area (Rounded):		1239 Sq ft	
Non-living Area			
Open to Below	199.5 Sq ft	9.5 × 21 =	199.5

Building Sketch (Page - 3)

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