

APPRAISAL OF REAL PROPERTY



LOCATED AT

1500 Millwood Ln
Allen, TX 75002

FOR

Trent Yonkers

OPINION OF VALUE

AS OF

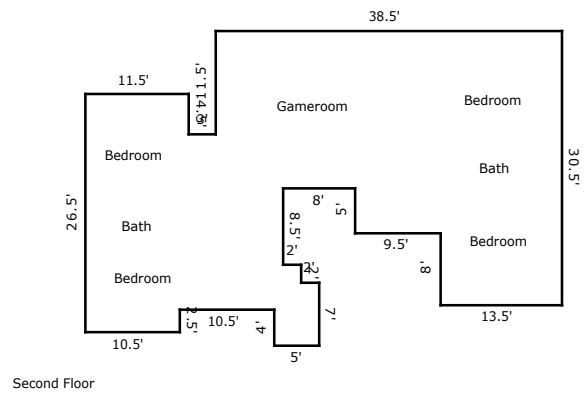
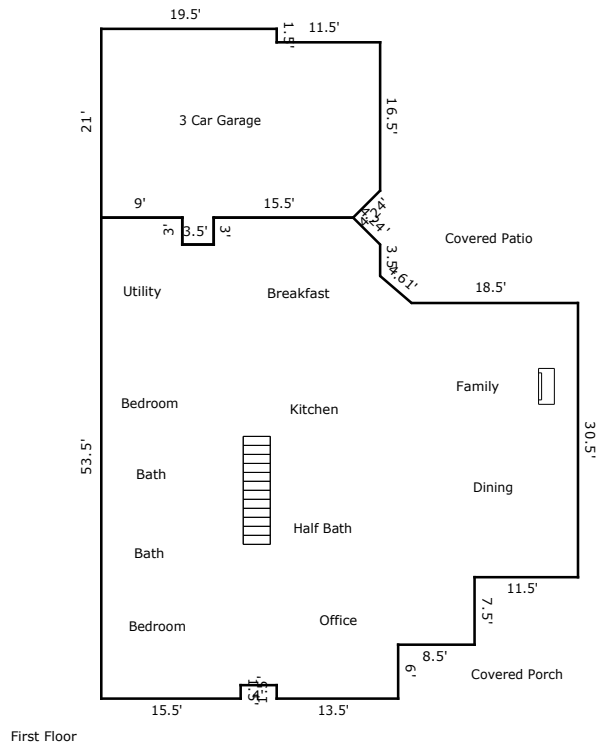
04/15/2026

BY

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Building Sketch (Page - 1)

Borrower				
Property Address	1500 Millwood Ln			
City	Allen	County	State	TX Zip Code 75002
Lender/Client	Trent Yonkers			



TOTAL Sketch by a la mode

Building Sketch (Page - 2)

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TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details	
First Floor	2404.5 Sq ft	$0.5 \times 3 \times 3 = 4.5$ $15.5 \times 3 = 46.5$ $13.5 \times 1.5 = 20.25$ $15.5 \times 1.5 = 23.25$ $33 \times 4.5 = 148.5$ $41.5 \times 7.5 = 311.25$ $53 \times 30.5 = 1616.5$ $0.5 \times 3 \times 3.5 = 5.25$ $31 \times 3 = 93$ $31 \times 3.5 = 108.5$ $9 \times 3 = 27$
Second Floor	1394.75 Sq ft	$5 \times 4 = 20$ $30.5 \times 13.5 = 411.75$ $25 \times 11.5 = 287.5$ $11 \times 9.5 = 104.5$ $6 \times 8 = 48$ $3 \times 2 = 6$ $5 \times 2 = 10$ $19.5 \times 10.5 = 204.75$ $11.5 \times 24 = 276$ $10.5 \times 2.5 = 26.25$
Total Living Area (Rounded):	3799 Sq ft	
Non-living Area		
2 Car Attached	639.75 Sq ft	$3.5 \times 3 = 10.5$ $21 \times 19.5 = 409.5$ $11.5 \times 16.5 = 189.75$ $3 \times 8.5 = 25.5$ $0.5 \times 3 \times 3 = 4.5$