



August 26, 2009

Betty Hood  
Betty Hood Real Estate LLC  
Betty@BettyHood.com

Via: email

Re: Area calculation: 1106 Constant Springs, Austin, TX.

Dear Betty:

Regarding the above referenced property, **in my opinion**, the heated and cooled areas are as follows:

Lower Level -	801 Sf
Main Level -	2,513
Second Level -	2,335
Third Level -	<u>609</u>
Total -	6,258 Square Feet

Please contact me if you have any questions.

Thank you for your business.

Sincerely,  
Alan Birdsong  
Floor Plan Graphics

EVF & ASSOC.

# FOLSOM PROPERTIES

608 CRYSTAL CREEK DRIVE

AUSTIN TX 78746

Home 512-263-9556

Phone 512-263-7574

Richard,

As we briefly discussed yesterday, I had a difficult time finding a definitive answer on determining the exact square footage of 1106 Constant Springs.

Travis County includes the basement as part of the living area and has always charged taxes for the space. They however, do not include the 4<sup>th</sup> floor and do not assess taxes on that space. They measure the house from the outside and stood by their number.

Austin Board of Realtors stated that I should include all air conditioned space.

The appraiser quoted FNMA Appraisal Guide, Section 405.6, and stated you cannot consider the basement as part of the living space. William has been paying tax on the basement as part of the living space, so this rule must not apply where TCAD is concerned.

TREC recommends contacting an attorney and that is why we have included the statement in the special provisions section on page 4, section 11.

The attorney did say that if a buyer is getting a loan, they will have an appraisal and their appraiser will determine the square footage himself.

Please call if you have any questions on this matter.

Karen Folsom



789-7574 cell

263-9556 home

263-3660 fax

Jeffrey Folmar  
Certified Residential Appraiser  
3905 Maplewood Avenue  
Austin, Texas 78722  
Tel: (512) 627-4716  
Fax: (512) 472-8079

June 14, 2006

William J. Reitmeyer  
1106 Constant Springs Drive  
Austin, Texas 78746

Dear Dr. Reitmeyer,

Re: Square Footage Calculations of 1106 Constant Springs Drive

Enclosed are the sketches and calculations of the gross living area and basement areas of 1106 Constant Springs Drive (the Property). FNMA provides the standard by which most properties are measured in the real estate industry, particularly by appraisers. The Property was measured and the areas were calculated in accordance with the FNMA Appraisal Guide, Section 405.06 which states:

“the appraiser should use the exterior building dimensions per floor to calculate the above grade gross living area of a property. Only finished above-grade areas should be used—garages and basements (including those that are partially above-grade) should not be included. We consider a level to be below grade if any portion of it is below grade—regardless of the quality of its ‘finish’ or the window area of any room.”

The dimensions and calculations provided herein are approximate. Structures are rarely “square” and variations can occur due to rounding. The calculated **approximate** gross living area of 1106 Constant Springs Drive is 5,377 square feet. The finished, air conditioned basement measured **approximately** 852 square feet. The unfinished basement measured **approximately** 277 square feet.

If you have any questions about the measurements or calculations, please call me at (512) 627-4716. Thanks again for your business.

Sincerely,



Jeffrey Folmar



# SKETCH ADDENDUM

File No. \_\_\_\_\_

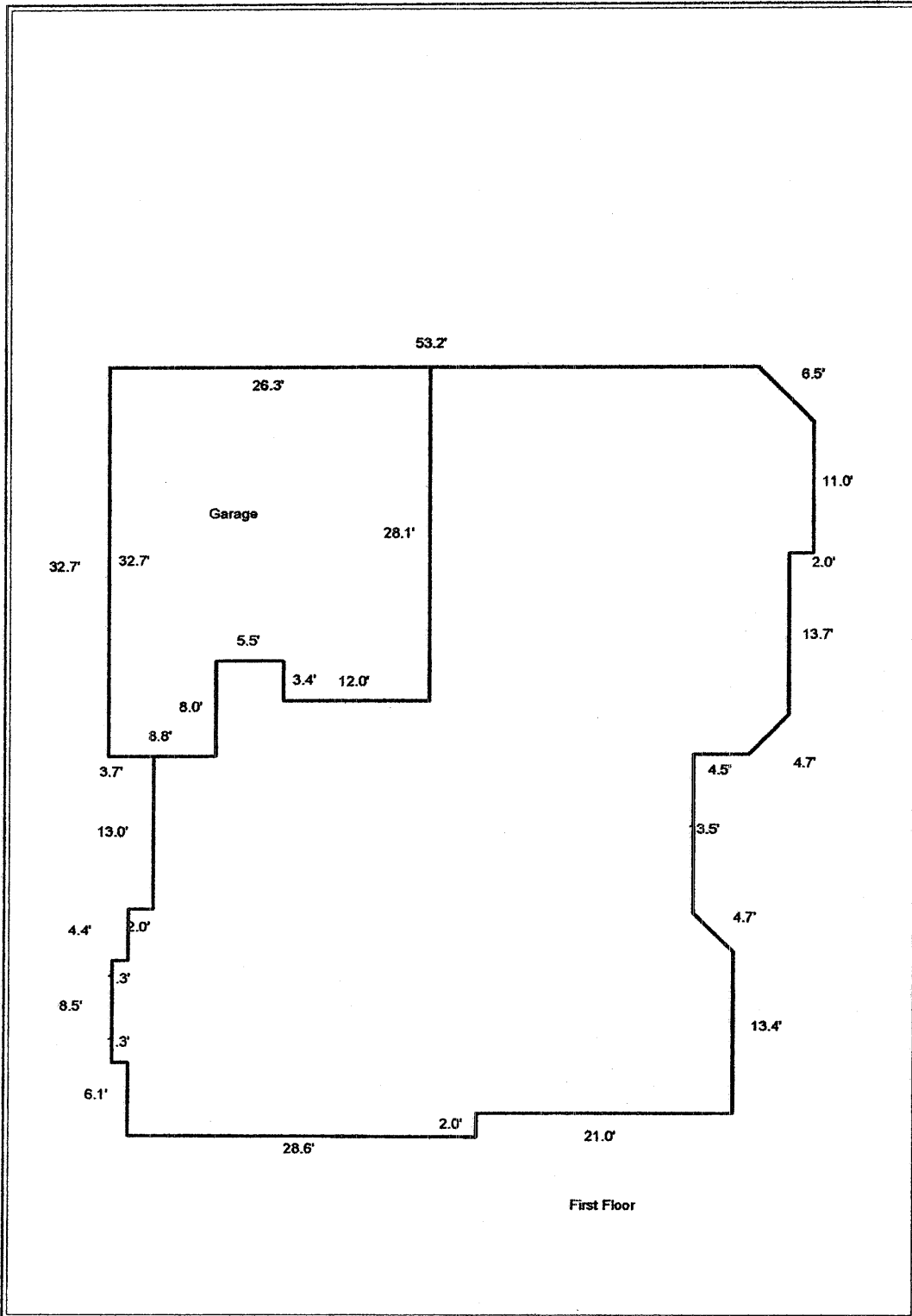
Borrower	N/A		
Property Address	1106 Constant Springs Drive		
City	Austin	County	Travis
		State	TX
		Zip Code	78746
Lender/Client	William J. Reitmeyer	Address	

SKETCH CALCULATIONS	
<b>Garage Area</b>	
<b>Attached Garage</b>	
A48 : 8.8 x 8.0 =	70.4
A49 : 26.3 x 24.7 =	649.6
A50 : 12.0 x 3.4 =	40.8
	<b>760.8</b>
<b>Total Garage Area</b>	<b>760.8</b>

# SKETCH ADDENDUM

File No. \_\_\_\_\_

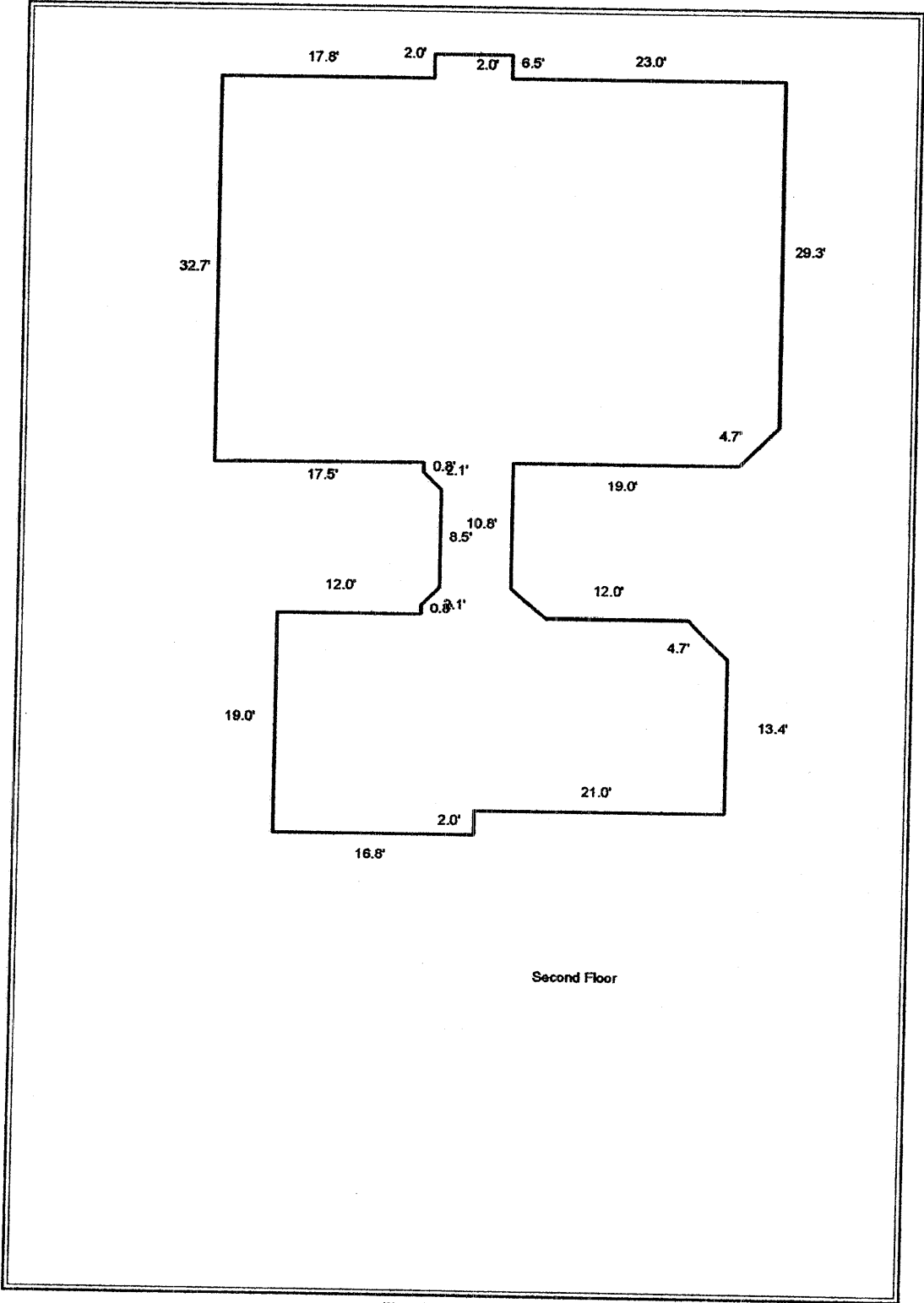
Borrower	N/A				
Property Address	1108 Constant Springs Drive				
City	Austin	County	Travis	State	TX
Zip Code	78746				
Lender/Client	William J. Reitmeyer	Address			



SKETCH ADDENDUM

File No. \_\_\_\_\_

Borrower	N/A		
Property Address	1108 Constant Springs Drive		
City	Austin	County	Travis
Lender/Client	William J. Reitmeyer	State	TX
	Address	Zip Code	78748



Second Floor

# SKETCH ADDENDUM

File No. \_\_\_\_\_

Borrower	N/A				
Property Address	1106 Constant Springs Drive				
City	Austin	County	Travis	State	TX
Zip Code	78746				
Lender/Client	William J. Reitmeyer	Address			

