APPRAISAL OF



LOCATED AT:

662 Encore Wy San Jose, CA 95134

FOR:

Wedgewood Inc 2015 Manhattan Beach Blvd Suite 100 Redondo Beach, CA, 90278

BORROWER:

Catamount Properties 2018 LLC

AS OF:

April 5, 2023

BY:

Josef E Teeke

JET Appraisal Services

53099

Exterior-Only Inspection Residential Appraisal Report File No. JET260402

				ιο μιον	ride the lender/	chent with a	n acc	Jurale	e, and adequ	ately su	pporte	d, opinion of the	e market va	alue of the	subject property.
Property A	Address 662 E	Encore Wy					С	City S	San Jose			Ş	State CA	Zip Code	95134
		Properties	2018 1	ı C	Owne	er of Public Re							County Sar		
		CT 8385 CR							ur i MIMIT				Journey Cal	Ciai	-
			LOUEIN	יטט ד	AL INIVER C	MINO CON			0000					7 400	
	s Parcel # 09						Т	Tax Y	ear 2022				R.E. Taxes \$		
Neighborh	nood Name Cr	escendo					N	Мар R	Reference 97/	70			Census Trac	t <u>5050.0</u>	6
Occupant	X Owner	Tenant [Vacant		Speci	al Assessmen	ts \$ 0	0			X	PUD HOA\$	355	per y	ear X per month
4 — ·	Rights Appraise		nnle	Lease	ehold Oth	er (describe)						•			
1						<u> </u>	السممال	:1> C	Contiolog						
Assignmer		urchase Transac	ction) Retina	nce Transaction										
	ient Wedgewe											0, Redondo			78
Is the subje	ect property cui	rently offered for	sale or has	s it beer	n offered for sale	in the twelve i	nonths	ns prio	or to the effective	e date of	this ap	oraisal?	Yes 🗶 ۱	No	
Report dat	ta source(s) use	ed, offering price(s	s), and date	e(s).	Per MLSL. t	here are r	no kr	now	n listinas o	of the s	subied	t property in	the prio	r 12 mo	nths.
rroport dat		, a, aag paa(,o,, aa aac	.0(0).	,						,	. г. р. ор о. т.у	с рс		
I did	did not ar	nalyze the contrac	ct for sale f	for the s	subject purchase	transaction. E	kplain	the re	esults of the ar	nalysis of	the con	tract for sale or w	ny the analy	sis was not	performed.
Contract P	Price \$	Da	te of Contr	act		Is the prope	rtv cal	allar th	ne owner of pul	nlic recor	12	Yes No	Data Soul	rca(s)	
					::ft									\sim	N.
01		stance (loan char				ipayment assi	stance	e, etc.			/ on ber	all of the borrowe	:1?	JYes ∟	No
If Yes, rep	ort the total dol	ar amount and de	escribe the	items t	to be paid.				\$0;;N/A						
Note: Pac	e and the raci	al composition o	of the neig	ihhorba	ood are not ann	raisal factors	_								
NOIC. RAC		od Characterist		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	oou are not app			ucia	n Trondo			One-Unit Ho	ucies.	D	ont Land Llag 0/
	$\overline{}$		$\overline{}$						g Trends						ent Land Use %
Location	Urban	X Suburban	Rural		Property Values			<u>[X</u>	Stable (Decli	ning	PRICE	AGE	One-Unit	80 %
Built-Up	X Over 75%	25-75%	Under	25%	Demand/Supply	X Shortag	je		In Balance (Over	Supply	\$(000)	(yrs)	2-4 Unit	5 %
Growth	Rapid	X Stable	Slow		Marketing Time			<u> </u>	3-6 mths	=	6 mths	655 Low	,		
<u> </u>															<i>'</i>
-		s The neigh							North, Mo	ontagu	e	1,650 High			
Expy to	the South	, Zanker Rd	to the V	West.	and Hwy 8	80 to the I	East.	t.				1,115 Pre	d. 32	Other	5 %
		See attach												•	
Neighboin				1 1 4 4											
Market Co	nditions (includ	ing support for the	e above co	onclusio	ns) The sub	oject's cur	ent	mar	rket is stab	le. Th	e sup	ply / demand	d of hom	es are n	ot in balance
	•	age in supp				•									
ao triore	0 10 4 011011	ago iii oapp	iy. iviaii	toting	g timoo aro t	andor o m	J11111	10.							
										_				_	
Dimension	s See Plat	Map			Area 154	l2 sf			Shape	Recta	ngula	r	View N	;Res;	
Specific 70	oning Classifica	tion A(PD)			Zoning De	scription Sin	ale I	Fan	nily Reside	ential					
			a mal Manaa						$\overline{}$		-\				
Zoning Co			_		ng (Grandfathere		No Z		<u> </u>	l (describ					
Is the high	est and best us	e of the subject p	property as	improve	ed (or as propose	ed per plans a	nd spe	ecifica	ations) the pres	sent use?		()Yes No	If No, des	cribe.	
									, ,			_	•		
1.1411141	B. J. P.	041				D. (Public Private
Utilities	Public	Other (describ	be)				olic	Oth	her (describe)			Off-site Impro	ovements	Туре	Public Private
Electricity	X	Other (describ	be)		Water	>		Oth				Street Asph	ovements alt	Туре	Public Private
		Other (describ	be)		Water Sanitary Se	<u>></u>		Oth					ovements alt	Туре	
Electricity Gas	X			No F	Sanitary Se	wer 2			her (describe)	1	5C00	Street Asph Alley None	ovements alt		X D
Electricity Gas FEMA Spe	X X ecial Flood Haz	ard Area Y	Yes XN		Sanitary Se EMA Flood Zone	wer 2 2 X500L	()		her (describe)		5C00	Street Asph Alley None	ovements alt		X D
Electricity Gas FEMA Spe Are the util	X Ecial Flood Haz Solities and off-sit	ard Area Y	Yes XN	he mark	Sanitary Se EMA Flood Zone ket area?	wer 2 X500L Yes N		If No,	her (describe) FEMA Map # describe.	0608		Street Asph Alley None 68J FI	ovements alt e EMA Map Da	ate 02/19	X
Electricity Gas FEMA Spe Are the util Are there a	X ecial Flood Haz lities and off-sit any adverse site	ard Area Ye improvements to	Yes XN typical for the	he mark ors (eas	Sanitary Se EMA Flood Zone ket area? X sements, encroac	wer 2 e X500L Yes N chments, envir	O It	If No,	her (describe) FEMA Map # describe. onditions, land	0608 uses, etc	:.)?	Street Asph Alley None 68J FI	e overents alt EMA Map Da o If Yes,	ate 02/19	X D/2014 Appraiser
Electricity Gas FEMA Spe Are the util Are there a	X ecial Flood Haz lities and off-sit any adverse site	ard Area Y	Yes XN typical for the	he mark ors (eas	Sanitary Se EMA Flood Zone ket area? X sements, encroac	wer 2 e X500L Yes N chments, envir	O It	If No,	her (describe) FEMA Map # describe. onditions, land	0608 uses, etc	:.)?	Street Asph Alley None 68J FI	e overents alt EMA Map Da o If Yes,	ate 02/19	X D/2014 Appraiser
Electricity Gas FEMA Spe Are the util Are there a	X X ecial Flood Haz lities and off-sit any adverse site t reviewed	ard Area Ye e improvements to e conditions or exthe land reco	Yes XN typical for the ternal factor	he mark ors (eas r ecor c	Sanitary Se FEMA Flood Zone ket area? Seements, encroad ded easeme	wer \(\sum \) e X500L \(\text{Yes} \text{N} \) chments, envirents. Norm	O It	If No,	her (describe) FEMA Map # describe. onditions, land	0608 uses, etc	:.)?	Street Asph Alley None 68J FI	e overents alt EMA Map Da o If Yes,	ate 02/19	X D/2014 Appraiser
Electricity Gas FEMA Spe Are the util Are there a	X X ecial Flood Haz lities and off-sit any adverse site t reviewed	ard Area Ye improvements to	Yes XN typical for the ternal factor	he mark ors (eas r ecor c	Sanitary Se FEMA Flood Zone ket area? Seements, encroad ded easeme	wer \(\sum \) e X500L \(\text{Yes} \text{N} \) chments, envirents. Norm	O It	If No,	her (describe) FEMA Map # describe. onditions, land	0608 uses, etc	:.)?	Street Asph Alley None 68J FI	e overents alt EMA Map Da o If Yes,	ate 02/19	X D/2014 Appraiser
Electricity Gas FEMA Spe Are the util Are there a has not encroad	X X ecial Flood Haz llities and off-sit any adverse sit t reviewed chments, o	ard Area Ye e improvements to e conditions or exthe land record	Yes XN typical for the sternal factor ord for rese con	he mark ors (eas record idition	Sanitary Se EMA Flood Zone ket area? X sements, encroad ded easeme ns were note	wer \(\) E X500L Yes \(\) N Chments, envir ents. Norm	o It	If No, ental co	her (describe) FEMA Map # describe. onditions, land c utility eas	0608 uses, etc semen	:.)? ts are	Street Asph Alley None 68J Fi Yes XN noted. No a	e EMA Map Da	describe.	X
Electricity Gas FEMA Spe Are the util Are there a has not encroad	X X ecial Flood Haz lilities and off-sit any adverse sit t reviewed chments, o	ard Area Ye e improvements to e conditions or exthe land record rother adve	Yes X N typical for the ternal factor ord for recree con the series of Proper	he mark ors (eas record adition	Sanitary Se FEMA Flood Zone ket area? Seements, encroad ded easeme	wer \(\) E X500L Yes \(\) N Chments, envir ents. Norm	o It	If No, ental co	her (describe) FEMA Map # describe. conditions, land c utility eas	0608 uses, etc semen	ts are	Street Asph Alley None 68J Fi Yes XN noted. No a	e EMA Map Da of If Yes, apparent	describe. easeme	X
Electricity Gas FEMA Spe Are the util Are there a has not encroad	X X ecial Flood Haz lilities and off-sit any adverse sit t reviewed chments, o	ard Area Ye e improvements to e conditions or exthe land record	Yes X N typical for the ternal factor ord for recree con the series of Proper	he mark ors (eas record adition	Sanitary Se EMA Flood Zone ket area? X sements, encroad ded easeme ns were note	wer \(\) E X500L Yes \(\) N Chments, envir ents. Norm	o It	If No, ental co	her (describe) FEMA Map # describe. conditions, land c utility eas	0608 uses, etc semen	ts are	Street Asph Alley None 68J Fi Yes XN noted. No a	e EMA Map Da of If Yes, apparent	describe. easeme	X
Electricity Gas FEMA Spe Are the util Are there a has not encroad	X X ecial Flood Haz lities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND	ard Area Ye e improvements to e conditions or exthe land record rother adve	Yes X N typical for the ternal factor ord for recree con the series of Proper	he mark ors (eas record ndition rty (data	Sanitary Se EMA Flood Zone ket area? X sements, encroad ded easeme ns were note	wer 2 e X500L Yes N chments, envir ents. Norm ed.	o It	If No, ental co	her (describe) FEMA Map # describe. conditions, land c utility eas essment and T a Source(s) for	0608 uses, etc semen ax Recor Gross Li	ts are	Street Asph Alley None 68J Fi Yes XN noted. No a	e EMA Map Da of If Yes, apparent	describe. easeme	X
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other	Ecial Flood Haz lities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D	ard Area Ye improvements to e conditions or exthe land recorder other adversal Characteristics of C data, Locescription	Yes XN typical for the ternal factor ord for rease con erse con	he mark ors (eas record ndition rty data	Sanitary Se EMA Flood Zone ket area? X sements, encroad ded easeme ns were note X Appraisal File GENERAL DESE	wer 2 EX500L Yes N Chments, envir ents. Norm ed. MLS CRIPTION	o It	If No, ental coublidate Asse	her (describe) FEMA Map # describe. conditions, land c utility eas essment and T a Source(s) for Heating / Cooli	0608 uses, etc semen ax Recor Gross Li	ts are	Street Asph Alley None 68J FI Yes XN noted. No a Prior Inspection a NDC data, Amenities	Departments Depar	describe. easemeerty Owner LS data	X
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other	Ecial Flood Haz lities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One	ard Area Ye improvements to e conditions or exthe land recorder other advectal Characteristics of data, Loc	Yes XN typical for the ternal factor ord for rease con erse con	he mark ors (eas record ndition rty data X Co	Sanitary Se EMA Flood Zone ket area? X sements, encroad ded easeme ns were note X Appraisal File GENERAL DESi concrete Slab	wer X X500L Yes N Chments, envir ents. Norm ed. CRIPTION Crawl Spa	o It	If No, ental coublice Data FV	her (describe) FEMA Map # describe. conditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE	0608 uses, etc semen ax Recor Gross Li	ts are	Street Asph Alley None 68J FI Yes XN noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0	Departments Depar	describe. easeme erty Owner LS data Car s	Appraiser ents,
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Stories	Exial Flood Haz dilities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One	ard Area Ye improvements to e conditions or exthe land recorder other adversal Characteristics of C data, Loc ESCRIPTION One with Accessor	Yes X N typical for the ternal factor ord for r erse con s of Proper cal MLS ory Unit	he mark ors (eas record ndition rty data X Co	Sanitary Se EMA Flood Zone ket area? X sements, encroad ded easeme ns were note X Appraisal File GENERAL DESi oncrete Slab Ill Basement	wer X500L Yes N hments, envir ents. Norm ed. CRIPTION Crawl Spa Finished	o Itonmerial pu	Asset FV	her (describe) FEMA Map # describe. conditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant	0608 uses, etc semen ax Recor Gross Li	ds Fir	Street Asph Alley None 68J FI Yes XN noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0	povements palt EMA Map Da o If Yes, apparent Prop Local M	describe. easeme erty Owner LS data Car sone	X
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type	Example of the state of the sta	ard Area Ye improvements to e conditions or exthe land recorder other adversal Characteristics of C data, Loc ESCRIPTION One with Accessor	Yes XN typical for the ternal factor ord for rease con erse con	he mark ors (eas record ndition rty data X Co	Sanitary Se EMA Flood Zone ket area? X sements, encroad ded easeme ns were note X Appraisal File GENERAL DESi concrete Slab	wer X X500L Yes N Chments, envir ents. Norm ed. CRIPTION Crawl Spa	o Itonmerial pu	Asset FV	her (describe) FEMA Map # describe. conditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE	0608 uses, etc semen ax Recor Gross Li	ds Fir	Street Asph Alley None 68J FI Yes XN noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0	povements palt EMA Map Da o If Yes, apparent Prop Local M	describe. easeme erty Owner LS data Car sone	Appraiser ents,
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type	Example of the state of the sta	ard Area Ye improvements to conditions or exthe land recorder other advectal Characteristics of C data, Loc ESCRIPTION One with Accessor	Yes X N typical for the ternal factor ord for r erse con s of Proper cal MLS ory Unit	he mark ors (eas record ndition rty (data X Co	Sanitary Se EMA Flood Zone ket area? Sements, encroac ded easeme ns were note X Appraisal File GENERAL DESI oncrete Slab ull Basement artial Basement	wer X500L Yes N Chments, envir ed. CRIPTION Crawl Spa Finished Finished	X	Asset FV	her (describe) FEMA Map # describe. onditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd	0608 uses, etc semen ax Recor Gross Li	ds	Street Asph Alley None 68J FI Yes XN noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0	ovements alt EMA Map Da o If Yes, apparent Prop Local M No X Dri Drivew	describe. easeme erty Owner LS data Car sone iveway ay Surface	X
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin	X X X Ecial Flood Haz Ilities and off-sit any adverse sit t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Det 1 Det X ng Propi	ard Area Ye improvements to conditions or exthe land recorder other adversal Characteristics of data, Loc ESCRIPTION One with Accessor Att. S-Det. osed Under	Yes X N typical for the ternal factor ord for r erse con as of Proper all MLS ory Unit	he mark ors (eas record adition rty (data X Co Fu Pa Exterior	Sanitary Se EMA Flood Zone ket area? X sements, encroac ded easeme ns were note X Appraisal File GENERAL DESC concrete Slab Ull Basement artial Basement for Walls Wood,	wer X500L Yes N Chments, envir ed. CRIPTION Crawl Spa Finished Stucco/Avg	X	Asset Fuel C	her (describe) FEMA Map # describe. onditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas	uses, etc semen ax Recor Gross Lin	ds ving Are	Street Asph Alley None 68J FI Yes X N noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 tio/Deck conc rch None	ovements alt EMA Map Da o If Yes, apparent Prop Local M No X Drivew X Ga	describe. easeme erty Owner LS data Car some iveway ray Surface urage	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 1
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St	X X X Ecial Flood Haz Ilities and off-sit any adverse sit t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Det. X ng Prop tyle) Conten	ard Area Ye improvements to conditions or exthe land recorder other adversal Characteristics of data, Loc ESCRIPTION One with Accessor Att. S-Det. osed Under	Yes X N typical for the ternal factor ord for r erse con as of Proper all MLS ory Unit	he mark ors (eas record dition rty data X Co Fu Pa Exteric Roof S	Sanitary Se EMA Flood Zone ket area? X sements, encroad ded easements were note X Appraisal File GENERAL DESt concrete Slab Ull Basement artial Basement for Walls Wood, Surface Compo	wer	X X X X X X X X X X X X X	If No, ontal crowbling Asset Five Real X Orto Fuel C	her (describe) FEMA Map # describe. conditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond	uses, etc semen ax Recor Gross Lin	ds ving Are	Street Asph Alley None 68J FI Yes X N noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 tio/Deck conc rch None ol None	ovements alt EMA Map Da o If Yes, apparent Prop Local M No X Drivew X Ga Ca	describe. easeme erty Owner LS data Car some iveway ray Surface urage urport	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 1 # of Cars 0
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built	Example 1992	ard Area Ye improvements to conditions or exthe land recorder other adversal Characteristics of data, Loc ESCRIPTION One with Accessor Att. S-Det. osed Under	Yes X N typical for the ternal factor ord for r erse con as of Proper all MLS ory Unit	he mark ors (eas record dition rty data X Cd Fu Pa Exterior Roof S Gutters	Sanitary Se EMA Flood Zone ket area? X sements, encroad ded easeme ns were note X Appraisal File GENERAL DESI concrete Slab Ull Basement artial Basement for Walls Woods Surface Compo s & Downspouts	wer	X Ce Ci Ti Ti Ti Ti Ti Ti Ti	Asset Public Asset Public Comparison Asset Fuel Comparison Incomparison Incom	her (describe) FEMA Map # describe. onditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual	uses, etc semen ax Recor Gross Lin	ds	Street Asph Alley None 68J FI Yes X N noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 nodStove(s) # 0 noted None note None	Departments Depar	describe. easeme erty Owner LS data Car some iveway ay Surface arage irport ached	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 1
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built	X X X Ecial Flood Haz Ilities and off-sit any adverse sit t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Det. X ng Prop tyle) Conten	ard Area Ye improvements to conditions or exthe land recorder other adversal Characteristics of data, Loc ESCRIPTION One with Accessor Att. S-Det. osed Under	Yes X N typical for the ternal factor ord for r erse con as of Proper all MLS ory Unit	he mark ors (eas record dition rty data X Cd Fu Pa Exterior Roof S Gutters	Sanitary Se EMA Flood Zone ket area? X sements, encroad ded easements were note X Appraisal File GENERAL DESt concrete Slab Ull Basement artial Basement for Walls Wood, Surface Compo	wer	X Ce Ci Ti Ti Ti Ti Ti Ti Ti	Asset Public Asset Public Comparison Asset Fuel Comparison Incomparison Incom	her (describe) FEMA Map # describe. conditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond	uses, etc semen ax Recor Gross Lin	ds	Street Asph Alley None 68J FI Yes X N noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 tio/Deck conc rch None ol None	Departments Depar	describe. easeme erty Owner LS data Car some iveway ray Surface urage urport	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 1 # of Cars 0
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A	X X X Ecial Flood Haz Ilities and off-sit any adverse sit t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Det. X One Det. X One Det. Age (Yrs) 20	ard Area Ye improvements to econditions or exthe land recording rother adversal Characteristics of data, Locescent Conservation one with Accessor Att. S-Det. Dosed Under The land recording to the land recording to the land recording rother adversarial to the land recording re	Yes XN hypical for the dernal factor ord for rese con as of Proper cal MLS ory Unit	he mark ors (eas record adition rty data X Cd Fu Pa Exterior Roof S Gutters Windo	Sanitary Se EMA Flood Zone ket area? X sements, encroad ded easements were note X Appraisal File GENERAL DESI concrete Slab Ull Basement artial Basement for Walls Wood, Surface Compo s & Downspouts w Type Dual	wer	X X X X X X X X X X X X X	Asset Data Fuel Ce In I	her (describe) FEMA Map # describe. conditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None	uses, etc semen ax Recor Gross Ling BB	ds	Street Asph Alley None 68J FI Yes XN noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 notic/Deck conc rch None nce None ner None	Departments Depar	describe. easeme erty Owner LS data Car some iveway ay Surface arage irport ached	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 1 # of Cars 0
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances	Exial Flood Haz Solities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Det. X ng Prop tyle) Conten 1992 Age (Yrs) 20 s X Refrig	ard Area Ye improvements to e conditions or exthe land recorder other adversal Characteristics of C data, Loc ESCRIPTION One with Accessor Under the land recorder of the land recorder other adversal Characteristics of C data, Loc ESCRIPTION One with Accessor Under the land of the	Yes X N typical for the ternal factor ord for r erse con as of Proper cal MLS ory Unit t./End Unit er Const.	he mark ors (eas record adition rty data X Co Fu Pa Exterior Roof S Gutters Windo	Sanitary Se EMA Flood Zone ket area? Sements, encroad ded easeme ns were note X Appraisal File GENERAL DESt oncrete Slab ull Basement artial Basement cor Walls Wood, Surface Compo s & Downspouts w Type Dual shwasher X	wer EX500L Yes N Chments, envir ents. Norm ed. CRIPTION Crawl Spa Finished Finished Stucco/Avg //Avg. Metal/Avg Disposal	X CCC CCC	Asset Fuel Ce Innurcorowa	her (describe) FEMA Map # describe. conditions, land c utility east essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was	uses, etcsemen ax Recor Gross Ling BB	ds	Street Asph Alley None 68J Fl Yes XN noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 nodStove(s) # 0 nodStove(s) # 0 nod None note None note None note None Other (describe)	property of the control of the contr	describe. easeme erty Owner LS data Car sone iveway ray Surface urage urport ached ilt-in	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 0 Detached
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a	Exital Flood Haz Idities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Is 1 Det. X ng Prop tyle) Conten 1992 Age (Yrs) 20 s X Refrig urea above gra	ard Area Ye improvements to e conditions or exthe land recorder other adversal Characteristics of C data, Loc ESCRIPTION One with Accessor Att. S-Det. Dosed Under December 2	Yes X N typical for the ternal factor ord for r erse con s of Proper cal MLS ony Unit t./End Unit er Const.	he mark ors (ease record adition rty data X Co Fu Pa Exterior Roof S Gutters Windo	Sanitary Se EMA Flood Zone ket area? Sements, encroad ded easemens were note X Appraisal File GENERAL DESC oncrete Slab ull Basement artial Basement or Walls Wood Surface Compo s & Downspouts bw Type Dual shwasher X Rooms	wer EXECUTE NOTE: Wer EXECUTE NOTE: Were EXECUTE NOTE: Which ments, envirents. Norm Ents. Norm	ce C (X) Mic edroo	Asset Programmer Asset A	her (describe) FEMA Map # describe. conditions, land c utility east essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was	uses, etc semen ax Recor Gross Ling BB	ds	Street Asph Alley None 68J Fl Yes XN noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 nodStove(s) # 0 nodStove(s) # 0 nod None note None note None note None Other (describe)	property of the control of the contr	describe. easeme erty Owner LS data Car sone iveway ray Surface urage urport ached ilt-in	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 1 # of Cars 0
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a	Exital Flood Haz Idities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Is 1 Det. X ng Prop tyle) Conten 1992 Age (Yrs) 20 s X Refrig urea above gra	ard Area Ye improvements to e conditions or exthe land recorder other adversal Characteristics of C data, Loc ESCRIPTION One with Accessor Under the land recorder of the land recorder other adversal Characteristics of C data, Loc ESCRIPTION One with Accessor Under the land of the	Yes X N typical for the ternal factor ord for r erse con s of Proper cal MLS ony Unit t./End Unit er Const.	he mark ors (ease record adition rty data X Co Fu Pa Exterior Roof S Gutters Windo	Sanitary Se EMA Flood Zone ket area? Sements, encroad ded easeme ns were note X Appraisal File GENERAL DESt oncrete Slab ull Basement artial Basement cor Walls Wood, Surface Compo s & Downspouts w Type Dual shwasher X	wer EXECUTE NOTE: Wer EXECUTE NOTE: Were EXECUTE NOTE: Which ments, envirents. Norm Ents. Norm	ce C (X) Mic edroo	Asset Programmer Asset A	her (describe) FEMA Map # describe. conditions, land c utility east essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was	uses, etcsemen ax Recor Gross Ling BB	ds	Street Asph Alley None 68J Fl Yes XN noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 nodStove(s) # 0 nodStove(s) # 0 nod None note None note None note None Other (describe)	property of the control of the contr	describe. easeme erty Owner LS data Car sone iveway ray Surface urage urport ached ilt-in	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 0 Detached
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a	Exital Flood Haz Idities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Is 1 Det. X ng Prop tyle) Conten 1992 Age (Yrs) 20 s X Refrig urea above gra	ard Area Ye improvements to e conditions or exthe land recorder other adversal Characteristics of C data, Loc ESCRIPTION One with Accessor Att. S-Det. Dosed Under December 2	Yes X N typical for the ternal factor ord for r erse con s of Proper cal MLS ony Unit t./End Unit er Const.	he mark ors (ease record adition rty data X Co Fu Pa Exterior Roof S Gutters Windo	Sanitary Se EMA Flood Zone ket area? Sements, encroad ded easemens were note X Appraisal File GENERAL DESC oncrete Slab ull Basement artial Basement or Walls Wood Surface Compo s & Downspouts bw Type Dual shwasher X Rooms	wer EXECUTE NOTE: Wer EXECUTE NOTE: Were EXECUTE NOTE: Which ments, envirents. Norm Ents. Norm	ce C (X) Mic edroo	Asset Programmer Asset A	her (describe) FEMA Map # describe. conditions, land c utility east essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was	uses, etcsemen ax Recor Gross Ling BB	ds	Street Asph Alley None 68J Fl Yes XN noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 nodStove(s) # 0 nodStove(s) # 0 nod None note None note None note None Other (describe)	property of the control of the contr	describe. easeme erty Owner LS data Car sone iveway ray Surface urage urport ached ilt-in	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 0 Detached
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional	Ecial Flood Haz Secial Flood Secial Fl	ard Area Ye improvements to e conditions or exthe land recorder other adversal Characteristics of data, Loc ESCRIPTION One with Accessor Under the land recorder of the land recorder other adversal Characteristics of Loc data, Loc ESCRIPTION One with Accessor Under the land of the l	Yes X N hypical for the formal factor ord for received consistency or the following soft of the following soft	he mark ors (eas record adition rty	Sanitary Se EMA Flood Zone ket area? Sements, encroad ded easements were note X Appraisal File GENERAL DESI Oncrete Slab Ull Basement artial Basement or Walls Wood Surface Compo s & Downspouts w Type Dual shwasher X Rooms ual pane wir	wer	X DD III DD III X X CCC DD III X Micceedroo e ca	If No, notal coublidation of the coupling of t	her (describe) FEMA Map # describe. conditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was	uses, etc semen ax Recor Gross Living 3B	ds wing Are	Street Asph Alley None 68J FI Yes X N noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 nodStove(s) # 0 nod None note None note None Dither (describe) 925 Squ	Departments Depar	describe. easeme erty Owner LS data Car s ine iveway ray Surface urage urport ached ilt-in Gross Living	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 1 # of Cars 0 Detached g Area Above Grade
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional	X X X Ecial Flood Haz Ilities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Is 1 Det. X Ing Proper tyle) Conten 1992 Age (Yrs) 20 S X Refrig trea above gra features (speci	ard Area Ye improvements to conditions or exthe land recorder other adversal Characteristics of C data, Loc ESCRIPTION One with Accessor Under the property and	Yes XN hypical for the ternal factor ord for rese con sof Propersal MLS ory Unit L/End Unit er Const. https://end.com/serse.c	he mark ors (eas record adition rty	Sanitary Se EMA Flood Zone ket area? Sements, encroad ded easements were note X Appraisal File GENERAL DEST oncrete Slab ull Basement or Walls Wood, Surface Compo s & Downspouts wrype Dual shwasher X Rooms ual pane wir	wer	X DD III DD III X X X CCC DD III X Miccedroo e Ca	If No, notal coublidation of the coupling of t	her (describe) FEMA Map # describe. conditions, land c utility east essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was arage	uses, etcsemen ax Recor Gross Lir ng 3B her/Drye 2.0 Bath	ds wing Are	Street Asph Alley None 68J FI Yes X N noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 nio/Deck conc rch None note None ner None per None per None ner None 01 None ner None 025 Squ etc.). C3;No	Departments Depar	describe. easeme erty Owner LS data Car s one iveway ray Surface urage urport ached ilt-in Gross Living	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 0 Detached g Area Above Grade
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe th noted for	X X X X X Ecial Flood Haz Ilities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Is 1 Det. X Ing Proper tyle) Conten 1992 Age (Yrs) 20 S X Refrig urea above gra features (speci	ard Area Ye improvements to conditions or exthe land recorder other adversal Characteristics of data, Loc ESCRIPTION One with Accessor Under the property and to seffective accessors.	Yes XN hypical for the ternal factor ord for rese con sof Propersal MLS ory Unit t./End Unit er Const. https://end.com/s.com/	he mark ors (eas record adition rty data X Co Fu Pa Exteric Roof S Gutters Windo X Dis 4 c.) du	Sanitary Se EMA Flood Zone ket area? X sements, encroad ded easements were note X Appraisal File GENERAL DEST concrete Slab all Basement artial Basement for Walls Wood, Surface Compo as & Downspouts aw Type Dual shwasher X Rooms ual pane wir cluding apparent ect features	wer	X) Coe X Coe X	Asset Data Five Ra X Or Fuel Community Incrementation Letriora Coof,	her (describe) FEMA Map # describe. onditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was arage ation, renovation stucco ex	uses, etc semen ax Recor Gross Ling BB litioning	ds wing Are Wing Are Ving Are Ving Are Other Other (s)	Street Asph Alley None 68J FI Yes X N noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 nodStove(s) # 0 nod None note None n	Departments Depar	describe. easeme erty Owner LS data Car S one iveway ray Surface urage urport ached ilt-in Gross Living	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 0 Detached g Area Above Grade epreciation is ge and
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe th noted for	X X X X X Ecial Flood Haz Ilities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Is 1 Det. X Ing Proper tyle) Conten 1992 Age (Yrs) 20 S X Refrig urea above gra features (speci	ard Area Ye improvements to conditions or exthe land recorder other adversal Characteristics of C data, Loc ESCRIPTION One with Accessor Under the property and	Yes XN hypical for the ternal factor ord for rese con sof Propersal MLS ory Unit t./End Unit er Const. https://end.com/s.com/	he mark ors (eas record adition rty data X Co Fu Pa Exteric Roof S Gutters Windo X Dis 4 c.) du	Sanitary Se EMA Flood Zone ket area? X sements, encroad ded easements were note X Appraisal File GENERAL DEST concrete Slab all Basement artial Basement for Walls Wood, Surface Compo as & Downspouts aw Type Dual shwasher X Rooms ual pane wir cluding apparent ect features	wer	X) Coe X Coe X	Asset Data Five Ra X Or Fuel Community Incrementation Letriora Coof,	her (describe) FEMA Map # describe. onditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was arage ation, renovation stucco ex	uses, etc semen ax Recor Gross Ling BB litioning	ds wing Are Wing Are Ving Are Ving Are Other Other (s)	Street Asph Alley None 68J FI Yes X N noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 nodStove(s) # 0 nod None note None n	Departments Depar	describe. easeme erty Owner LS data Car S one iveway ray Surface urage urport ached ilt-in Gross Living	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 0 Detached g Area Above Grade epreciation is ge and
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe tl noted fo	Example of the condition of or subject's little and off-sit any adverse site to reviewed or chments, or the condition of or subject's te porch. Tillians and off-sit any adverse site to reviewed or chments, or the condition of t	ard Area Ye improvements to conditions or exthe land recorder other adversal Characteristics of data, Loc ESCRIPTION One with Accessor Under the property and the property and the green subject is	Yes XN hypical for the derivative factor ord for rese consist of Proper and MLS ory Unit t./End Unit er Const. https://end.com/end/derivative/factor/	he mark ors (eas record adition rty data X Cd Fu Pa Exteric Roof S Gutters Windo X Dis 4 c.) du	Sanitary Se EMA Flood Zone ket area? X sements, encroad ded easements were note X Appraisal File GENERAL DEST concrete Slab ull Basement artial Basement for Walls Wood, Surface Composis & Downspouts out Type Dual shwasher X Rooms ual pane win cluding apparent ect features condition for	wer	X X X X X X X X X X X X X	If No, ontal crowledge of the crowledge	her (describe) FEMA Map # describe. onditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was arage ation, renovatic stucco ex The subje	uses, etcsement ax Record Gross Ling BB ittioning her/Drye 2.0 Bath ons, remo terior, ct is as	ds wing Are Fir Wo Po Po Fe Ottl Gs deling, dual pssume	Street Asph Alley None 68J FI Yes X N noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 nodStove(s) # 0 nod None note None note None note None note None note None other (describe) 925 Squ etc.). C3;No pane window ed to be in a	Departments Depar	describe. easeme erty Owner LS data Car some iveway ray Surface urage urport ached ilt-in Gross Living ysical de ar garage condition	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 0 Detached g Area Above Grade epreciation is ge and and has
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe th noted for concret been m	Ecial Flood Haz Ilities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Det. X ng Prop tyle) Conten 1992 Age (Yrs) 20 s X Refrig urea above gra features (speci	ard Area Ye improvements to conditions or exthe land recording the land recording to the land land land land land land land land	Yes XNN typical for the derivative factor ord for rese con sof Proper all MLS ory Unit t./End Unit er Const. titems, etc data source ge. The sin aver r update	recordition rty	Sanitary Se EMA Flood Zone ket area? X sements, encroad ded easements were note X Appraisal File GENERAL DESI CONTROLLE Slab UII Basement Contratal Basement Contra	wer	X X X X X X X X X X	If No, intal croubling Data Property No. 1 Asset Data Property No. 1 Crown Data Property No. 1 C	her (describe) FEMA Map # describe. onditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was arage ation, renovatic stucco ex The subje sL#ML8062	uses, etc semen ax Recor Gross Ling BB iitioning her/Drye 2.0 Bath	ds wing Are Fir Wo Po Po Otl deling, dual pssume as th	Street Asph Alley None 68J FI Yes X N noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 tio/Deck conc rch None note None note None note None note None note None of None note	Departments Depar	describe. easeme erty Owner LS data Car some iveway ay Surface urage urport ached ilt-in Gross Living ysical de ar garage condition pected I	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 0 Detached g Area Above Grade epreciation is ge and and has by the
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe th noted for concret been m apprais	Ecial Flood Haz Idities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Iss 1 Det. X Ing Prop tyle) Conten 1992 Age (Yrs) 20 S X Refrig Irea above gra features (speci	ard Area Ye improvements to econditions or exthe land recording the land recording to the land recording the land recording to the land recording the land recording the land recording the land land land land land land land land	Yes XNN typical for the dernal factor ord for rerse con as of Proper all MLS ory Unit t./End Unit er Const. data source ge. The s in aver y update ssumptile	he mark ors (eas record dition rty data X Cd Fu Pa Exterior Roof S Gutters Windor X Dis ce(s) (incomplete subjected sin on is	Sanitary Se EMA Flood Zone ket area? X sements, encroac ded easeme ns were note X Appraisal File GENERAL DESC concrete Slab Ull Basement (artial Basement (or Walls Wood, Surface Compo s & Downspouts ow Type Dual shwasher X Rooms ual pane wir cluding apparent ect features condition for ice previous made on th	wer	X Co III X X X X X X X X X X X X	Assection Assect	her (describe) FEMA Map # describe. conditions, land c utility east essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was arage ation, renovatic stucco ex The subje sL#ML8062 rty informa	uses, etc semen ax Recor Gross Ling BB iitioning her/Drye 2.0 Bath	ds wing Are Fir Wo Po Po Otl deling, dual pssume as th	Street Asph Alley None 68J FI Yes X N noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 tio/Deck conc rch None note None note None note None note None note None of None note	Departments Depar	describe. easeme erty Owner LS data Car some iveway ay Surface urage urport ached ilt-in Gross Living ysical de ar garage condition pected I	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 0 Detached g Area Above Grade epreciation is ge and and has
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe th noted for concret been m apprais	Ecial Flood Haz Idities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Iss 1 Det. X Ing Prop tyle) Conten 1992 Age (Yrs) 20 S X Refrig Irea above gra features (speci	ard Area Ye improvements to conditions or exthe land recording the land recording to the land land land land land land land land	Yes XNN typical for the dernal factor ord for rerse con as of Proper all MLS ory Unit t./End Unit er Const. data source ge. The s in aver y update ssumptile	he mark ors (eas record dition rty data X Cd Fu Pa Exterior Roof S Gutters Windor X Dis ce(s) (incomplete subjected sin on is	Sanitary Se EMA Flood Zone ket area? X sements, encroac ded easeme ns were note X Appraisal File GENERAL DESC concrete Slab Ull Basement (artial Basement (or Walls Wood, Surface Compo s & Downspouts ow Type Dual shwasher X Rooms ual pane wir cluding apparent ect features condition for ice previous made on th	wer	X Co III X X X X X X X X X X X X	Assection Assect	her (describe) FEMA Map # describe. conditions, land c utility east essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was arage ation, renovatic stucco ex The subje sL#ML8062 rty informa	uses, etc semen ax Recor Gross Ling BB iitioning her/Drye 2.0 Bath	ds wing Are Fir Wo Po Po Otl deling, dual pssume as th	Street Asph Alley None 68J FI Yes X N noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 tio/Deck conc rch None note None note None note None note None note None of None note	Departments Depar	describe. easeme erty Owner LS data Car some iveway ay Surface urage urport ached ilt-in Gross Living ysical de ar garage condition pected I	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 0 Detached g Area Above Grade epreciation is ge and and has by the
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe til noted for concret been m apprais and als	Ecial Flood Haz Ilities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Is 1 Det. X Ing Prop tyle) Conten 1992 Age (Yrs) 20 s X Refrig trea above gra features (speci- the condition of or subject's te porch. To naintained/it ser. An extr to the lot six	ard Area Ye improvements to e conditions or exthe land recorder other adversal Characteristics of C data, Loc ESCRIPTION One with Accessor Att. S-Det. One with Accessor Under the property and de contains: all energy efficient the property and of the property and of the property and of the subject is intermittently aordinary as ze, based or	Yes X N hypical for the ternal factor ord for rese con sof Proper cal MLS ory Unit the Const. Inge/Oven the titems, etc data source ge. The sin aver report update sumption the pre-	he mark ors (eas record dition rty data X Co Fu Pa Exterior Roof S Gutter: Windo X Dis e(s) (incesubjected sin on is emise	Sanitary Se EMA Flood Zone ket area?	wer X X500L Yes N Chments, envir ents. Norm ed. CRIPTION Crawl Spa Finished /Stucco/Avg /Avg Metal/Avg Panel/Avg Disposal 2 Endows, on needed repair composition the area sale data e subject's ablic recore	Exponential process of the control o	Asset Data Data No. Prud Crowa Doms Par gar Goof, rall.	her (describe) FEMA Map # describe. conditions, land c utility east essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was arage ation, renovatic stucco ex The subje st.#ML8062 rty informa ccurate.	uses, etcsemen ax Recor Gross Ling BB itioning her/Drye 2.0 Bath ons, remo terior, ct is as 25276, tion su	ds	Street Asph Alley None 68J FI Yes X N noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 nio/Deck conc rch None note None note None note None note None note None of None of None note None of	Prop Local M No X Drivew X Ga X Att Bu are Feet of overage of s not inseedroom a	describe. easeme erty Owner LS data Car some iveway ray Surface arage irport ached ilt-in Gross Living ysical de ar garage condition pected l and bath	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 0 Detached g Area Above Grade epreciation is ge and and has by the arroom counts,
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe the noted for concret been mapprais and als Are there a	Ecial Flood Haz Ilities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Is 1 Det. X Ing Proper tyle) Conten 1992 Age (Yrs) 20 s X Refrig trea above gra features (speci- the condition of or subject's te porch. Ti maintained/i iser. An extr to the lot si any apparent pl	ard Area Ye improvements to e conditions or exthe land recorder other adversal Characteristics of data, Local ESCRIPTION One with Accessor Att. S-Det. One with Accessor Under Detail of the property and de contains: all energy efficient the property and of the prope	yes XN N typical for the ternal factor ord for r erse con s of Proper cal MLS ory Unit t./End Unit er Const. data source ge. The s in aver r update ssumption the proper es or adverses	he mark ors (eas record dition rty data X Co Fu Pa Exterior Roof S Gutters Windor X Dis e(s) (inc subjected sin on is emise rese condition	Sanitary Se EMA Flood Zone ket area? Sements, encroad ded easements were note X Appraisal File GENERAL DESI Oncrete Slab Ull Basement Cornete Slab Walls Wood Surface Compo s & Downspouts Walls Wood Surface Compo s & Downspouts Walls Wood Surface Compo s & Downspouts Walls Wood Courface Compo s & Downspouts Walls Wood Courface Compo s & Downspouts Courface Compo	wer	X Coo It X Coo It X X X Coo It X X X X X X X X X X X X X	If No, ontal coublidation of the coupling of t	her (describe) FEMA Map # describe. conditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was arage ation, renovatic stucco ex The subje stucco ex The subje stuctor air	uses, etcsemen ax Recor Gross Living BB litioning her/Drye 2.0 Bath ons, remo terior, ct is as 25276, tion su	ds	Street Asph Alley None 68J FI Yes X N noted. No a noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 nodStove(s) # 0 nod None note None of None note None Other (describe) 925 Squ etc.). C3;No pane window ed to be in a ne interior was a the GLA, b	Departments In alt I	describe. easeme erty Owner LS data Car s one veway ray Surface urage urport ached ilt-in Gross Living ysical de ar garage condition pected l and bath	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 1 # of Cars 0 Detached g Area Above Grade epreciation is ge and and has by the nroom counts, describe.
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe the noted for concret been mapprais and als Are there a	Ecial Flood Haz Ilities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Is 1 Det. X Ing Proper tyle) Conten 1992 Age (Yrs) 20 s X Refrig trea above gra features (speci- the condition of or subject's te porch. Ti maintained/i iser. An extr to the lot si any apparent pl	ard Area Ye improvements to e conditions or exthe land recorder other adversal Characteristics of data, Local ESCRIPTION One with Accessor Att. S-Det. One with Accessor Under Detail of the property and de contains: all energy efficient the property and of the prope	yes XN N typical for the ternal factor ord for r erse con s of Proper cal MLS ory Unit t./End Unit er Const. data source ge. The s in aver r update ssumption the proper es or adverses	he mark ors (eas record dition rty data X Co Fu Pa Exterior Roof S Gutters Windor X Dis e(s) (inc subjected sin on is emise rese condition	Sanitary Se EMA Flood Zone ket area? Sements, encroad ded easements were note X Appraisal File GENERAL DESI Oncrete Slab Ull Basement Cornete Slab Walls Wood Surface Compo s & Downspouts Walls Wood Surface Compo s & Downspouts Walls Wood Surface Compo s & Downspouts Walls Wood Courface Compo s & Downspouts Walls Wood Courface Compo s & Downspouts Courface Compo	wer	X Coo It X Coo It X X X Coo It X X X X X X X X X X X X X	If No, ontal coublidation of the coupling of t	her (describe) FEMA Map # describe. conditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was arage ation, renovatic stucco ex The subje stucco ex The subje stuctor air	uses, etcsemen ax Recor Gross Living BB litioning her/Drye 2.0 Bath ons, remo terior, ct is as 25276, tion su	ds	Street Asph Alley None 68J FI Yes X N noted. No a noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 nodStove(s) # 0 nod None note None of None note None Other (describe) 925 Squ etc.). C3;No pane window ed to be in a ne interior was a the GLA, b	Departments In alt I	describe. easeme erty Owner LS data Car s one veway ray Surface urage urport ached ilt-in Gross Living ysical de ar garage condition pected l and bath	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 0 Detached g Area Above Grade epreciation is ge and and has by the arroom counts,
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe the noted for concret been mapprais and als Are there a Normal	Ecial Flood Haz Ilities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One s 1 Det. X ng Proper tyle) Conten 1992 Age (Yrs) 20 s X Refrig area above gra features (speciation of or subject's te porch. The inaintained/it ser. An extreso the lot siz any apparent ph physical d	ard Area Ye improvements to e conditions or exthe land recorder other adversal Characteristics of data, Local ESCRIPTION One with Accessor Att. S-Det. One with Accessor Under Detail of the property and de contains: all energy efficient the property and of the prope	yes XN hypical for the ternal factor ord for rese con sof Propersal MLS ory Unit L/End Unit er Const. data source ge. The sin aver y update sumption the proses or adversis noted	he mark ors (eas record dition rty data X Co Fu Pa Exterior Roof S Gutters Windor X Dis e(s) (inc subjected sin on is emise rese condition	Sanitary Se EMA Flood Zone ket area? Sements, encroad ded easements were note X Appraisal File GENERAL DESI Oncrete Slab Ull Basement Cornete Slab Walls Wood Surface Compo s & Downspouts Walls Wood Surface Compo s & Downspouts Walls Wood Surface Compo s & Downspouts Walls Wood Courface Compo s & Downspouts Walls Wood Courface Compo s & Downspouts Courface Compo	wer	X Coo It X Coo It X X X Coo It X X X X X X X X X X X X X	If No, ontal coublidation of the coupling of t	her (describe) FEMA Map # describe. conditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was arage ation, renovatic stucco ex The subje stucco ex The subje stuctor air	uses, etcsemen ax Recor Gross Living BB litioning her/Drye 2.0 Bath ons, remo terior, ct is as 25276, tion su	ds	Street Asph Alley None 68J FI Yes X N noted. No a noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 nodStove(s) # 0 nod None note None of None note None Other (describe) 925 Squ etc.). C3;No pane window ed to be in a ne interior was a the GLA, b	Departments In alt I	describe. easeme erty Owner LS data Car s one veway ray Surface urage urport ached ilt-in Gross Living ysical de ar garage condition pected l and bath	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 1 # of Cars 0 Detached g Area Above Grade epreciation is ge and and has by the nroom counts, describe.
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe the noted for concret been mapprais and als Are there a Normal	Ecial Flood Haz Ilities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One s 1 Det. X ng Proper tyle) Conten 1992 Age (Yrs) 20 s X Refrig area above gra features (speciation of or subject's te porch. The inaintained/it ser. An extreso the lot siz any apparent ph physical d	ard Area Ye improvements to e improvements to e conditions or exthe land recorder other advector	yes XN hypical for the ternal factor ord for rese con sof Propersal MLS ory Unit L/End Unit er Const. data source ge. The sin aver y update sumption the proses or adversis noted	he mark ors (eas record dition rty data X Co Fu Pa Exterior Roof S Gutters Windor X Dis e(s) (inc subjected sin on is emise rese condition	Sanitary Se EMA Flood Zone ket area? Sements, encroad ded easements were note X Appraisal File GENERAL DESI Oncrete Slab Ull Basement Cornete Slab Walls Wood Surface Compo s & Downspouts Walls Wood Surface Compo s & Downspouts Walls Wood Surface Compo s & Downspouts Walls Wood Courface Compo s & Downspouts Walls Wood Courface Compo s & Downspouts Courface Compo	wer	X Coo It X Coo It X X X Coo It X X X X X X X X X X X X X	If No, ontal coublidation of the coupling of t	her (describe) FEMA Map # describe. conditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was arage ation, renovatic stucco ex The subje stucco ex The subje stuctor air	uses, etcsemen ax Recor Gross Living BB litioning her/Drye 2.0 Bath ons, remo terior, ct is as 25276, tion su	ds	Street Asph Alley None 68J FI Yes X N noted. No a noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 nodStove(s) # 0 nod None note None of None note None Other (describe) 925 Squ etc.). C3;No pane window ed to be in a ne interior was a the GLA, b	Departments In alt I	describe. easeme erty Owner LS data Car s one veway ray Surface urage urport ached ilt-in Gross Living ysical de ar garage condition pected l and bath	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 1 # of Cars 0 Detached g Area Above Grade epreciation is ge and and has by the nroom counts, describe.
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe the noted for concret been mapprais and als Are there a Normal	Ecial Flood Haz Ilities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One s 1 Det. X ng Proper tyle) Conten 1992 Age (Yrs) 20 s X Refrig area above gra features (speciation of or subject's te porch. The inaintained/it ser. An extreso the lot siz any apparent ph physical d	ard Area Ye improvements to e improvements to e conditions or exthe land recorder other advector	yes XN hypical for the ternal factor ord for rese con sof Propersal MLS ory Unit L/End Unit er Const. data source ge. The sin aver y update sumption the proses or adversis noted	he mark ors (eas record dition rty data X Co Fu Pa Exterior Roof S Gutters Windo X Dis e(s) (inc subjected sin on is emise rse condition	Sanitary Se EMA Flood Zone ket area? Sements, encroad ded easements were note X Appraisal File GENERAL DESI Oncrete Slab Ull Basement Cornete Slab Walls Wood Surface Compo s & Downspouts Walls Wood Surface Compo s & Downspouts Walls Wood Surface Compo s & Downspouts Walls Wood Courface Compo s & Downspouts Walls Wood Courface Compo s & Downspouts Courface Compo	wer	X Coo It X Coo It X X X Coo It X X X X X X X X X X X X X	If No, ontal coublidation of the coupling of t	her (describe) FEMA Map # describe. conditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was arage ation, renovatic stucco ex The subje stucco ex The subje stuctor air	uses, etcsemen ax Recor Gross Living BB litioning her/Drye 2.0 Bath ons, remo terior, ct is as 25276, tion su	ds	Street Asph Alley None 68J FI Yes X N noted. No a noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 nodStove(s) # 0 nod None note None of None note None Other (describe) 925 Squ etc.). C3;No pane window ed to be in a ne interior was a the GLA, b	Departments In alt I	describe. easeme erty Owner LS data Car s one veway ray Surface urage urport ached ilt-in Gross Living ysical de ar garage condition pected l and bath	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 1 # of Cars 0 Detached g Area Above Grade epreciation is ge and and has by the nroom counts, describe.
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe ti noted for concret been m apprais and als Are there a Normal noted a	Ecial Flood Haz Ilities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Det. X ng Proper tyle) Conten 1992 Age (Yrs) 20 S X Refrig urea above grateatures (speciatures (speciatures) the condition of or subject's te porch. The intained/inter. An extreme the lot size any apparent physical det the time of the lot size any apparent physical det the time of the lot size any apparent physical det the time of the lot size and the	ard Area Ye improvements to e conditions or exthe land recorder other adversal Characteristics of data, Loc ESCRIPTION One with Accessor One of Inspection of Inspection in Inspection of Inspection of Inspection	Yes XN hypical for the derivative and for rese consisted or the series of Proper and MLS ory Unit the Const. Inge/Oven the titems, etc data source ge. The series in aver or update sumption the proper series or adversis noted on.	he mark ors (eas record adition rty data X Cd Fu Pa Exterior Roof S Gutters Windoo X Dis ee(s) (incomplete sin on is emise se condition	Sanitary Sected A Flood Zone Ret area? X Sements, encroaded easements were noted as a floor walls wood, Surface Composis & Downspouts aw Type Dual shwasher X Rooms and pane wire cluding apparent ect features condition for the condition for the that the publicitions that affect he subject' of the s	wer	X X X X X X X X X X	If No, ontal coublidation of the coupling of t	her (describe) FEMA Map # describe. onditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was arage ation, renovation stucco ex: The subje sL#ML8062 rty informa courate. or structural in ther were no	uses, etc semen ax Recor Gross Ling BB litioning her/Drye 2.0 Bath ons, remo terior, ct is as 25276, tion su	ds wing Are wing Are wing Are po po po po deling, dual po ssume as th ach as the proported to	Street Asph Alley None 68J FI Yes X N noted. No a noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 nodStove(s	Demonstrate of the second of t	describe. easeme erty Owner LS data Car some iveway ray Surface rrage rrport ached ilt-in Gross Living ysical de ar garage condition pected l and bath If Yes, co	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 0 Detached g Area Above Grade epreciation is ge and and has by the nroom counts, describe. se conditions
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe ti noted for concret been m apprais and als Are there a Normal noted a	Ecial Flood Haz Ilities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Det. X ng Proper tyle) Conten 1992 Age (Yrs) 20 S X Refrig urea above grateatures (speciatures (speciatures) the condition of or subject's te porch. The intained/inter. An extreme the lot size any apparent physical det the time of the lot size any apparent physical det the time of the lot size any apparent physical det the time of the lot size and the	ard Area Ye improvements to e improvements to e conditions or exthe land recorder other advector	Yes XN hypical for the derivative and for rese consisted or the series of Proper and MLS ory Unit the Const. Inge/Oven the titems, etc data source ge. The series in aver or update sumption the proper series or adversis noted on.	he mark ors (eas record adition rty data X Cd Fu Pa Exterior Roof S Gutters Windoo X Dis ee(s) (incomplete sin on is emise se condition	Sanitary Sected A Flood Zone Ret area? X Sements, encroaded easements were noted as a floor walls wood, Surface Composis & Downspouts aw Type Dual shwasher X Rooms and pane wire cluding apparent ect features condition for the condition for the that the publicitions that affect he subject' of the s	wer	X X X X X X X X X X	If No, ontal coublidation of the coupling of t	her (describe) FEMA Map # describe. onditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was arage ation, renovation stucco ex: The subje sL#ML8062 rty informa courate. or structural in ther were no	uses, etc semen ax Recor Gross Ling BB litioning her/Drye 2.0 Bath ons, remo terior, ct is as 25276, tion su	ds	Street Asph Alley None 68J FI Yes X N noted. No a noted. No a Prior Inspection a NDC data, Amenities eplace(s) # 0 nodStove(s) # 0 nodStove(s	Demonstrate of the second of t	describe. easeme erty Owner LS data Car some iveway ray Surface rrage rrport ached ilt-in Gross Living ysical de ar garage condition pected l and bath If Yes, co	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 1 # of Cars 0 Detached g Area Above Grade epreciation is ge and and has by the nroom counts, describe.
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe tl noted fr concret been m apprais and als Are there a Normal noted a	Ecial Flood Haz Ilities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Is 1 Det. X Ing Property (sylve) Content 1992 Inge (Yrs) 20 Is X Refrig Irea above grate features (specifications of for subject's the condition of for subject's in aintained/it is er. An extraction the lot size any apparent plant physical deat the time of	ard Area Ye improvements to e conditions or exthe land recorder other adversal Characteristics of data, Loc ESCRIPTION One with Accessor One of One with Accessor One of One with Accessor One of On	yes XN hypical for the derivative and for rese consisted or the series of Proper and MLS ory Unit the Const. Inge/Oven the titems, etc data source ge. The series in aver of update sumption the proper series or adversis noted on.	he mark ors (eas record dition rty data X Co Fu Pa Exterior Roof S Gutters Windoo X Dis ee(s) (inco subjected sin on is emise se cond of for the	Sanitary Sected A Flood Zone Ret area? Xerements, encroaded easements were noted as a floor walls wood, surface Composis & Downspouts aw Type Dual shwasher Xerements and pane wired features condition for the condition for the condition for the conditions that affect the subject's another the conditions that affect the subject's another were noted as well as a floor were noted	wer	X X X X X X X X X X	If No, intal crowledge of the construction of	her (describe) FEMA Map # describe. onditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was arage ation, renovatic stucco ex: The subje sL#ML8062 rty informa courate. or structural in there were no	uses, etcsement ax Recorr Gross Lir ng BB ittioning her/Drye 2.0 Bath ons, remo terior, ct is as 25276, tion su tegrity of appa	ts are ds ving Are Fir Wo X Pa Po Po Gual p ssume as th ich as the properent p	Street Asph Alley None 68J FI 68J FI 68J FI 68J FI 68J FI 68J FI 798 X N 6 noted. No a 7 noted. No a 7 noted. No a 8 noted. No a 9 noted. Split Spli	Demonstrate of the second of t	describe. easeme erty Owner LS data Car some iveway ray Surface rrage rrport ached ilt-in Gross Living ysical de ar garage condition pected l and bath If Yes, co	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 0 Detached g Area Above Grade epreciation is ge and and has by the nroom counts, describe. se conditions
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe tl noted fr concret been m apprais and als Are there a Normal noted a	Ecial Flood Haz Ilities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Is 1 Det. X Ing Property (sylve) Content 1992 Inge (Yrs) 20 Is X Refrig Irea above grate features (specifications of for subject's the condition of for subject's in aintained/it is er. An extraction the lot size any apparent plant physical deat the time of	ard Area Ye improvements to e conditions or exthe land recorder other adversal Characteristics of data, Loc ESCRIPTION One with Accessor One of Inspection of Inspection in Inspection of Inspection of Inspection	yes XN hypical for the derivative and for rese consisted or the series of Proper and MLS ory Unit the Const. Inge/Oven the titems, etc data source ge. The series in aver of update sumption the proper series or adversis noted on.	he mark ors (eas record adition rty data X Co Fu Pa Exterior Roof S Gutters Windoo X Dis ee(s) (inco subjected sin on is emise se cond of for the	Sanitary Sected A Flood Zone Ret area? Xerements, encroaded easements were noted as a floor walls wood, surface Composis & Downspouts aw Type Dual shwasher Xerements and pane wired features condition for the condition for the condition for the conditions that affect the subject's another the conditions that affect the subject's another were noted as well as a floor were noted	wer	X X X X X X X X X X	If No, intal crowledge of the construction of	her (describe) FEMA Map # describe. onditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was arage ation, renovatic stucco ex: The subje sL#ML8062 rty informa courate. or structural in there were no	uses, etcsement ax Recorr Gross Lir ng BB ittioning her/Drye 2.0 Bath ons, remo terior, ct is as 25276, tion su tegrity of appa	ts are ds ving Are Fir Wo X Pa Po Po Gual p ssume as th ich as the properent p	Street Asph Alley None 68J FI 68J FI 68J FI 68J FI 68J FI 68J FI 798 X N 6 noted. No a 7 noted. No a 7 noted. No a 8 noted. No a 9 noted. Split Spli	Demonstrate of the second of t	describe. easeme erty Owner LS data Car some iveway ray Surface rrage rrport ached ilt-in Gross Living ysical de ar garage condition pected l and bath If Yes, co	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 0 Detached g Area Above Grade epreciation is ge and and has by the nroom counts, describe. se conditions
Electricity Gas FEMA Spe Are the util Are there a has not encroad Source(s) X Other Units # of Storie: Type X Existin Design (St Year Built Effective A Appliances Finished a Additional Describe tl noted fr concret been m apprais and als Are there a Normal noted a	Ecial Flood Haz Ilities and off-sit any adverse site t reviewed chments, o Used for Physic (describe) ND GENERAL D X One Is 1 Det. X Ing Property (sylve) Content 1992 Inge (Yrs) 20 Is X Refrig Irea above grate features (specifications of for subject's the condition of for subject's in aintained/it is er. An extraction the lot size any apparent plant physical deat the time of	ard Area Ye improvements to e conditions or exthe land recorder other adversal Characteristics of data, Loc ESCRIPTION One with Accessor One of One with Accessor One of One with Accessor One of On	yes XN hypical for the derivative and for rese consisted or the series of Proper and MLS ory Unit the Const. Inge/Oven the titems, etc data source ge. The series in aver of update sumption the proper series or adversis noted on.	he mark ors (eas record adition rty data X Co Fu Pa Exterior Roof S Gutters Windoo X Dis ee(s) (inco subjected sin on is emise se cond of for the	Sanitary Sected A Flood Zone Ret area? Xerements, encroaded easements were noted as a floor walls wood, Surface Composis & Downspouts aw Type Dual shwasher Xerements and pane wired features condition for the condition for the condition for the conditions that affect the subject's another the conditions that affect	wer	X X X X X X X X X X	If No, intal crowledge of the construction of	her (describe) FEMA Map # describe. onditions, land c utility eas essment and T a Source(s) for Heating / Cooli WA HWE adiant ther Bsbrd Gas entral Air Cond dividual ther None ave X Was arage ation, renovatic stucco ex: The subje sL#ML8062 rty informa courate. or structural in there were no	uses, etcsement ax Recorr Gross Lir ng BB ittioning her/Drye 2.0 Bath ons, remo terior, ct is as 25276, tion su tegrity of appa	ts are ds ving Are Fir Wo X Pa Po Po Gual p ssume as th ich as the properent p	Street Asph Alley None 68J FI 68J FI 68J FI 68J FI 68J FI 68J FI 798 X N 6 noted. No a 7 noted. No a 7 noted. No a 8 noted. No a 9 noted. Split Spli	Demonstrate of the second of t	describe. easeme erty Owner LS data Car some iveway ray Surface rrage rrport ached ilt-in Gross Living ysical de ar garage condition pected l and bath If Yes, co	Appraiser ents, Storage # of Cars 1 Concrete # of Cars 0 Detached g Area Above Grade epreciation is ge and and has by the nroom counts, describe. se conditions

53099

Exterior-Only Inspection Residential Appraisal Report File No. JET260402

•				bject neighborhood rang				879		
				past twelve months rang			655,000	to \$	981,800	
FEATURE	5	SUBJECT		LE SALE NO. 1		IPARABLE S	SALE NO. 2		COMPARABLES	SALE NO. 3
662 Encore Wy			709 Applause		659 Enco	•			Overture Ct	
Address San Jose, C	A 9513	34	San Jose, CA	95134	San Jose		34		San Jose, CA 95134	
Proximity to Subject			0.05 miles NE	1	0.01 mile			0.07	miles NE	
Sale Price	\$			\$ 857,000		\$	840,000		\$	982,000
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 926.49 sq. ft.		\$ 908.1				61.62 sq. ft.	
Data Source(s)			MLSL #ML819	07049;DOM 102			347;DOM 9	MLS	SL #ML818836	653;DOM 7
Verification Source(s)			Doc#Per Agen	t	Doc#254	44950		Doc	#25292692	
VALUE ADJUSTMENTS	DE:	SCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRI	PTION	+(-) \$ Adjustment	D	ESCRIPTION	+(-) \$ Adjustment
Sale or Financing			ArmLth		ArmLth			Arm	Lth	
Concessions			Conv;0		Conv;0			Con	v;0	
Date of Sale/Time			s03/23;c02/23		s03/23;c0	02/23		s04/	22;c03/22	
Location	N;Res	;	N;Res;		N;Res;			N;R	es;	
Leasehold/Fee Simple	Fee S	imple	Fee Simple		Fee Simp	ole		Fee	Simple	
Site	1542 :		1542 sf		1542 sf			1542		
View	N;Res		N;Res;		N;Res;			N;R		
Design (Style)		Contemp	AT1;Contemp		AT1;Con	temp			;Contemp	
Quality of Construction	Q4		Q4		Q4			Q4	, • • · · · · · · · ·	
Actual Age	31		31		31			30		0
Condition	C3		C3		C3			C3		
Above Grade	Total Bdri	ms. Baths	Total Bdrms. Baths		Total Bdrms.	Baths		Total	Bdrms. Baths	
	4 2		4 2 2.0		1 otal Barms.	2.0		4	2 2.0	
Room Count	4 2	2 2.0 925 sq. ft.	925 sc	v #		2.0 925 sq. ft.		+	2 2.0 925 sq. ft.	
Gross Living Area 85	Oof	323 Sq. 1(.	0sf	լ. r		JZJ SQ. TL.		Oct	9∠3 Sq. π.	
Basement & Finished	0sf		USI		0sf			0sf		
Rooms Below Grade	_		A		Δ.			_		
Functional Utility	Avera		Average		Average	4.0		Ave		
Heating/Cooling		/NoAC	Bsbrd/NoAC		Bsbrd/No				rd/NoAC	
Energy Efficient Items		ane win	dual pane win		dual pane	e win			pane win	
Garage/Carport	1ga1d	lw	1ga1dw		1ga1dw			1ga		
Porch/Patio/Deck	Patio		Patio		Patio			Pati		
Additions	None	noted	Recent Update	-35,000	Recent U	Ipdate	-35,000	Rec	ent Update	-35,000
Net Adjustment (Total)			+ X-	\$ 35,000		X - \$	35,000		+ X- \$	35,000
Adjusted Sale Price			Net Adj4.1%		Net Adj.	-4.2%		Net A	dj. -3.6 %	
of Comparables			Gross Adj. 4.1%	\$ 822,000	Gross Adj.	4.2% \$	805,000	Gross	Adj. 3.6% \$	947,000
oi Cuiliparables										
	search the	sale or transfer h	istory of the subject pro	operty and comparable s	ales. If not, exp	plain Th	e subject has			ory in past 36
							e subject has			ory in past 36
I X did did not res							e subject has			ory in past 36
I X did did not res	noted. (Comparables	have no other	sales history in pa	ast 12 mor	nths exce	e subject has l ept as noted.	no ot		ory in past 36
I X did did not res	did not re	Comparables	have no other		ast 12 mor	nths exce	e subject has l ept as noted.	no ot		ory in past 36
I X did did not res months except as r My research did X Data source(s) Realist	did not re	Comparables eveal any prior sal	s have no other	sales history in pa	ast 12 mor	nths exce	e subject has ept as noted.	no ot		ory in past 36
I X did did not res months except as r My research did X Data source(s) Realist My research X did	did not red did not red did not red did not re	Comparables eveal any prior sal	s have no other	sales history in pa	ast 12 mor	nths exce	e subject has ept as noted.	no ot		ory in past 36
I X did did not resements except as r My research did X Data source(s) Realist My research X did Data source(s) Realist	did not red data	Comparables eveal any prior sale eveal any prior sale	les or transfers of the s	sales history in parablect property for the the	ast 12 mor	nths exce	e subject has ept as noted. tive date of this appraire of the comparable	aisal.	her sales hist	ory in past 36
My research did X Data source(s) Realist My research X did Data source(s) Realist Report the results of the res	did not red data	Comparables eveal any prior sal eveal any prior sal d analysis of the p	les or transfers of the seles or transfers of the certain state or transfer his	sales history in parablect property for the the comparable sales for the tory of the subject prope	ast 12 mor iree years prior year prior to the rty and compa	nths exce	e subject has ept as noted. tive date of this appraise of the comparable report additional prior	no otlaaisal.	her sales histo	
My research did X Data source(s) Realist My research X did Data source(s) Realist Report the results of the res	did not re data did not re data did not re data search and	eveal any prior sal eveal any prior sal eveal any prior sal d analysis of the p	les or transfers of the seles or transfers of the certain sale or transfer his	sales history in particular property for the the comparable sales for the tory of the subject prope COMPARABLE SA	ast 12 mor iree years prior year prior to the rty and compa	nths excer r to the effect re date of sal rable sales (r	e subject has ept as noted. tive date of this apprate of the comparable report additional prioparable sale NO.	no otlaaisal.	on page 3).	LE SALE NO. 3
I X did did not res months except as r My research did X Data source(s) Realist My research X did Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer	did not re did not re did not re did not re data search and	eveal any prior saleveal any prior saleveal any prior saleveal any prior saleveal any sistem of the purpose of	les or transfers of the seles or transfers of the certain sale or transfer his BJECT	sales history in parable sales for the the comparable sales for the tory of the subject prope COMPARABLE SA 03/30/2015	ast 12 mor iree years prior year prior to the rty and compa	nths excert to the effect the date of sale rable sales (in COMF 09/25/20	e subject has ept as noted. ept as noted. tive date of this appraise of the comparable report additional prior PARABLE SALE NO.	no otlaaisal.	on page 3). COMPARAB 03/25/2008	
I X did did not res months except as r My research did X Data source(s) Realist My research X did Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	did not red did not red data data	eveal any prior saleveal any pri	les or transfers of the seles or transfers of the certain seles or transfers of the certain seles or transfer his based on transfer his based or transfer	sales history in parable sales for the the comparable sales for the tory of the subject prope COMPARABLE SA 03/30/2015 \$570,000	ast 12 mor iree years prior year prior to the rty and compa	r to the effect red date of sal rable sales (r COMF 09/25/20 \$325,00	e subject has ept as noted. tive date of this approperation of the comparable report additional prior PARABLE SALE NO. 2001	no otlaaisal.	on page 3). COMPARAB 03/25/2008	
IX did did not res months except as r My research did X Data source(s) Realist My research X did Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	did not red data	eveal any prior saleveal any pri	les or transfers of the seles or transfers of the certain sale or transfer his	sales history in parable sales for the the comparable sales for the tory of the subject prope COMPARABLE SA 03/30/2015 \$570,000 Realist data	ast 12 mor iree years prior year prior to the rty and compa	r to the effect redate of sal rable sales (r 09/25/20 \$325,00 Realist of	e subject has ept as noted. tive date of this approperation of the comparable report additional prior PARABLE SALE NO. 2001	no otlaaisal.	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data	
I X did did not resemonths except as research did X Data source(s) Realist My research X did Data source(s) Realist Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	did not received and a data	eveal any prior saleveal analysis of the public saleveal s	les or transfers of the seles or transfers of the certain sale or transfer his blect	sales history in parable sales for the the comparable sales for the tory of the subject prope COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023	ast 12 mor aree years prior year prior to the rty and compani LE NO. 1	r to the effect redate of sal rable sales (r COMP 09/25/20 \$325,00 Realist (04/03/20	e subject has ept as noted. tive date of this approperation of the comparable report additional prior PARABLE SALE NO. 2001	no otlaaisal.	on page 3). COMPARAB 03/25/2008	
I X did did not res months except as r My research did X Data source(s) Realist My research X did Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	did not received and a data	eveal any prior saleveal analysis of the public saleveal s	les or transfers of the seles or transfers of the certain sale or transfer his blect	sales history in parable sales for the the comparable sales for the tory of the subject prope COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023	ast 12 mor iree years prior year prior to the rty and compa	r to the effect redate of sal rable sales (r COMP 09/25/20 \$325,00 Realist (04/03/20	e subject has ept as noted. tive date of this approperation of the comparable report additional prior PARABLE SALE NO. 2001	no otlaaisal.	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data	
I X did did not resemonths except as research did X Data source(s) Realist My research X did Data source(s) Realist Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	did not received and a data	eveal any prior saleveal analysis of the public saleveal s	les or transfers of the seles or transfers of the certain sale or transfer his blect	sales history in parable sales for the the comparable sales for the tory of the subject prope COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023	ast 12 mor aree years prior year prior to the rty and compani LE NO. 1	r to the effect redate of sal rable sales (r COMP 09/25/20 \$325,00 Realist (04/03/20	e subject has ept as noted. tive date of this approperation of the comparable report additional prior PARABLE SALE NO. 2001	no otlaaisal.	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data	
I X did did not resemonths except as research did X Data source(s) Realist My research X did Data source(s) Realist Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	did not received and a data	eveal any prior saleveal analysis of the public saleveal s	les or transfers of the seles or transfers of the certain sale or transfer his blect	sales history in parable sales for the the comparable sales for the tory of the subject prope COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023	ast 12 mor aree years prior year prior to the rty and compani LE NO. 1	r to the effect redate of sal rable sales (r COMP 09/25/20 \$325,00 Realist (04/03/20	e subject has ept as noted. tive date of this approperation of the comparable report additional prior PARABLE SALE NO. 2001	no otlaaisal.	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data	
I X did did not resemonths except as research did X Data source(s) Realist My research X did Data source(s) Realist Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	did not received and a data	eveal any prior saleveal analysis of the public saleveal s	les or transfers of the seles or transfers of the certain sale or transfer his blect	sales history in parable sales for the the comparable sales for the tory of the subject prope COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023	ast 12 mor aree years prior year prior to the rty and compani LE NO. 1	r to the effect redate of sal rable sales (r COMP 09/25/20 \$325,00 Realist (04/03/20	e subject has ept as noted. tive date of this approperation of the comparable report additional prior PARABLE SALE NO. 2001	no otlaaisal.	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data	
I X did did not resemonths except as research did X Data source(s) Realist My research X did Data source(s) Realist Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	did not received and a did not received and a data	eveal any prior saleveal analysis of the public saleveal s	les or transfers of the seles or transfers of the certain sale or transfer his blect	sales history in parable sales for the the comparable sales for the tory of the subject prope COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023	ast 12 mor aree years prior year prior to the rty and compani LE NO. 1	r to the effect redate of sal rable sales (r COMP 09/25/20 \$325,00 Realist (04/03/20	e subject has ept as noted. tive date of this approperation of the comparable report additional prior PARABLE SALE NO. 2001	no otlaaisal.	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data	
I X did did not res months except as r My research did X Data source(s) Realist My research X did Data source(s) Realist Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran	did not red data did not red data did not red data cec(s) msfer histo	eveal any prior saleveal any saleveal sal	les or transfers of the seles or transfers of the corrior sale or transfer his BJECT	sales history in parable sales for the the comparable sales for the tory of the subject prope COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023 le sales See Atta	ast 12 mor aree years prior year prior to the rty and compar LE NO. 1	r to the effect redate of sal rable sales (r 09/25/20 \$325,00 Realist (r 04/03/20 endum	e subject has ept as noted. tive date of this apprile of the comparable report additional prior PARABLE SALE NO. 2001 00 data 023	no oti	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023	LE SALE NO. 3
I X did did not res months except as r My research did X Data source(s) Realist My research X did Data source(s) Realist Report the results of the results of the results of the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transfered to the results of the results	did not rece(s) ce(s) nsfer histo	eveal any prior saleveal any solution of the prior saleveal and saleveal any saleveal any of the subject prior saleveal any sa	les or transfers of the seles or transfers of the certain sale or transfer his black. BJECT Troperty and comparables are the most	sales history in parable sales for the the comparable sales for the tory of the subject prope COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023 le sales See Atta recent, proximate	ast 12 mor aree years prior year prior to the rty and compar LE NO. 1	r to the effect redate of sal rable sales (r 09/25/20 \$325,00 Realist (04/03/20 endum	e subject has ept as noted. tive date of this appropriate of the comparable report additional prior PARABLE SALE NO. 2001 00 data 023	no oti aisal. sale. r sales 2	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023	LE SALE NO. 3
I X did did not resemonths except as research did X Data source(s) Realist My research A did Data source(s) Realist Report the results of the results of the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Analysis of prior sale or transfer Data Source(s) Effective Date of Data Source Source Data Source Data Source Data Source Data Source Data Source Source Data So	did not re data did not re data did not re data search and cce(s) nsfer histo	eveal any prior saleveal analysis of the public SU 08/29/2014 \$510,000 Realist data 04/03/2023 ry of the subject public saleveal and	les or transfers of the seles or transfers of the certain sale or transfer his black. BJECT roperty and comparables are the most surces, the comp	sales history in parable sales for the the comparable sales for the tory of the subject prope COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023 le sales See Atta recent, proximate s displayed are c	ast 12 mor aree years prior year prior to the rty and companible NO. 1 ached Adde	r to the effect reduced at the effett reduced at the effect reduced at the effett reduce	e subject has ept as noted. tive date of this approperation of the comparable report additional prior PARABLE SALE NO. 2001 100 data 023	no oti aisal. sale. r sales 2	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023	LE SALE NO. 3
I X did did not resemonths except as resemble did X Data source(s) Realist My research X did Data source(s) Realist Report the results of the results of the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	did not received and a did not received and a did not received and a search and a search and a did not received an	eveal any prior saleveal analysis of the public SU 08/29/2014 \$510,000 Realist data 04/03/2023 ry of the subject public saleveal saleveal and saleveal saleveal and saleveal sal	les or transfers of the seles or transfers of the certain sale or transfer his black. BJECT roperty and comparables are the most curces, the compate \$85.00/sq. ft.	sales history in particular property for the the comparable sales for the tory of the subject prope COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023 le sales See Atta recent, proximate s displayed are cand lot size different proximate sales less sales cand lot size different subject property for the the comparable sales for the tory of the subject property for the the comparable sales	ast 12 mor aree years prior year prior to the rty and comparable NO. 1 ached Adde	r to the effect reduced a sales (reduced	e subject has ept as noted. tive date of this approperation of the comparable report additional prior PARABLE SALE NO. 2001 100 data 023 e subject in over the subject in over the subject available at \$5.00/sq. fi	no oti	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023 market appeal this report. Act	LE SALE NO. 3 I. After a djustments:
I X did did not resemonths except as remonths excep	did not received and a	eveal any prior saleveal any saleveal sal	es are the most urces, the compat \$85.00/sq. ft.	sales history in particular property for the the comparable sales for the tory of the subject property for the subject property for the subject property of the subject proper	ast 12 mor aree years prior year prior to the rty and companible NO. 1 ached Adde e, and siminonsidered ences are soms @10	r to the effect reduced a date of sale rable sales (reduced a sales) (reduced a sale	e subject has ept as noted. ept as noted. eive date of this appropriate of the comparable report additional prior PARABLE SALE NO. 2001 100 data 1023 e subject in over the subject in over the best available at \$5.00/sq. firerences in additional noted.	no oti aisal. sale. r sales 2	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023 market appeal this report. Act	LE SALE NO. 3 I. After a Ijustments: 2\$10,000, in property
I X did did not resumonths except as resumonths exc	did not received and a	eveal any prior saleveal any saleveal sal	es are the most urces, the comp at \$85.00/sq. ft. is have no other shaden in Bedrooms @s/amenities uses	sales history in particular property for the the comparable sales for the tory of the subject prope COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023 le sales See Atta se displayed are comparable se displayed are compa	ast 12 mor year prior to th rty and compar LE NO. 1 ached Adda e, and simi onsidered ences are noms @10 I data anal	r to the effect reduced a sales (reduced	e subject has ept as noted. tive date of this appropriate of the comparable report additional prior parable sale sale sale sale sale sale sale sa	no oti aisal. sale. r sales 2	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023 market appeal this report. Act lated kitchen(in, differences) It to reflect a compare the comparence of the	LE SALE NO. 3 I. After a Ijustments: @\$10,000, in property conservative
I X did did not resemonths except as remonths excep	did not received and a	eveal any prior sale eveal any sale eveal sale eveal any sale eveal any sale eveal even even even even even even even eve	es are the most urces, the compat \$85.00/sq. ft. a in Bedrooms @s/amenities user iven to comp#1	sales history in particular property for the the comparable sales for the tory of the subject property for the subject proper COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023 le sales See Atta de se displayed are controlled de size difference de se displayed are controlled de size difference de se displayed are controlled de size difference de	ast 12 mor year prior to the rty and companible NO. 1 ached Adde e, and siminonsidered ences are borns @10 I data analision of the	r to the effect reduced a sales (reduced	e subject has ept as noted. tive date of this approperation of the comparable report additional prior parable sale sale sale sale sale sale sale sa	sale. sale. 2 erall reformations derected their	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023 market appeal this report. Act lated kitchen(e), differences d to reflect a cor recent sales	LE SALE NO. 3 I. After a Ijustments: @\$10,000, in property conservative status. The
I X did did not resumonths except as resumonths exc	did not received and a	eveal any prior sale eveal any sale sale eveal any sale eveal any sale eveal and sale even and even even even even even even even ev	es are the most urces, the compat \$85.00/sq. ft. a in Bedrooms @s/amenities user iven to comp#1 vailable comps at \$45.00 in Bedrooms and the comp#1 in Bedro	sales history in particular property for the the comparable sales for the tory of the subject property for the subject proper COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023 le sales See Atta see See Att	ast 12 mor year prior to the rty and comparate NO. 1 ached Adde e, and simi onsidered ences are soms @10 I data anal sion of the pection. The	r to the effect reduced a sales (reduced	e subject has ept as noted. tive date of this approperation of the comparable report additional prior parable sale sale sale sale sale sale sale sa	sale. sale. 2 erall reformations derected their	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023 market appeal this report. Act lated kitchen(e), differences d to reflect a cor recent sales	LE SALE NO. 3 I. After a Ijustments: @\$10,000, in property conservative status. The
I X did did not resumonths except as resumonths exc	did not received and a	eveal any prior sale eveal and sale eveal and sale even and even even even even even even even ev	es are the most urces, the compat \$85.00/sq. ft. as in Bedrooms (as/amenities used iven to comp#1 vailable comps; n as the interior	sales history in particular property for the the comparable sales for the tory of the subject property for the subject proper COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023 le sales See Atta see See Att	ast 12 mor year prior to the rty and comparate NO. 1 ached Adde e, and simi onsidered ences are soms @10 I data anal sion of the pection. The	r to the effect reduced a sales (reduced	e subject has ept as noted. tive date of this approperation of the comparable report additional prior parable sale sale sale sale sale sale sale sa	sale. sale. 2 erall reformations derected their	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023 market appeal this report. Act lated kitchen(e), differences d to reflect a cor recent sales	LE SALE NO. 3 I. After a Ijustments: @\$10,000, in property conservative status. The
I X did did not resemonths except as remonths except as research X did Data source(s) Realist Report the results of the results of the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transfer Data Source of Data Source of Difference in living and updated bath (aupdates, views, and approach to value. selected comparab are assumed to be Indicated Value by Sales C	did not received and received a	eveal any prior sale eveal any prior sale eveal any prior sale eveal any prior sale d analysis of the p SU 08/29/2014 \$510,000 Realist data 04/03/2023 ry of the subject p boach. All sale ment data source adjusted a lo, differences mon elements leights are g re the best ar large condition on Approach \$ 81	es are the most urces, the compatishes below to comp#1 vailable comps a the interior 5,000	sales history in parable sales for the the comparable sales for the tory of the subject prope COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023 le sales See Atta see See Atta see	e, and simi onsidered ences are pooms @10 data anal sion of the pection. Thed.	r to the effect reduced a sales (reduced	e subject has ept as noted. tive date of this approperation of the comparable report additional prior parable sale sale sale not of the comparable sale sale sale not of the comparable sale sale sale sale sale sale sale sa	erall reference to their	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023 market appeal this report. Act lated kitchen(a), differences d to reflect a cor recent sale so the kitchen a	LE SALE NO. 3 I. After a djustments: ②\$10,000, in property conservative status. The and bathroom
I X did did not resumonths except as resumed to be Indicated Value by: Sales Conducted to the conducted value by: Sales Co	did not received and received a	eveal any prior sale eveal any prior sale eveal any prior sale eveal any prior sale d analysis of the p SU 08/29/2014 \$510,000 Realist data 04/03/2023 ry of the subject p boach. All sale ment data source adjusted a long differences mon elements leights are g re the best ar lage condition on Approach \$ 81 rison Approach	es are the most urces, the compat \$85.00/sq. ft. in Bedrooms @s/amenities use iven to comp#1 vailable comps as the interior 5,000 \$815,000	sales history in parable sales for the tomparable sales for the tory of the subject prope COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023 le sales See Atta see See Atta see See Atta see See Atta ot six played are conditioned in the time of inspected cost Approach (if decent see See Approach (if dece	ast 12 mor aree years prior year prior to the rty and compar LE NO. 1 ached Adde e, and simi considered ences are poms @10 I data anal sion of the pection. The	r to the effect reduced a sales (reduced	e subject has ept as noted. tive date of this approperation of the comparable report additional prior parable sale sale sale sale sale sale sale sa	aisal. sale. r sales 2 erall r e for t t, upo itions derect their uding	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023 market appeal this report. Act lated kitchen(a), differences d to reflect a cor recent sale so the kitchen a	LE SALE NO. 3 I. After a djustments: ②\$10,000, in property conservative status. The and bathroom
My research did X Data source(s) Realist My research X did Data source(s) Realist Report the results of the results of the results of the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transfer Summary of Sales Compar through review of a Difference in living and updated bath@ updates, views, and approach to value. selected comparab are assumed to be Indicated Value by Sales C	did not received and received a	eveal any prior sale eveal any prior sale eveal any prior sale eveal any prior sale d analysis of the p SU 08/29/2014 \$510,000 Realist data 04/03/2023 ry of the subject p boach. All sale ment data source adjusted a long differences mon elements leights are g re the best ar lage condition on Approach \$ 81 rison Approach	es are the most urces, the compat \$85.00/sq. ft. in Bedrooms @s/amenities use iven to comp#1 vailable comps as the interior 5,000 \$815,000	sales history in parable sales for the tomparable sales for the tory of the subject prope COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023 le sales See Atta see See Atta see See Atta see See Atta ot six played are conditioned in the time of inspected cost Approach (if decent see See Approach (if dece	ast 12 mor aree years prior year prior to the rty and compar LE NO. 1 ached Adde e, and simi considered ences are poms @10 I data anal sion of the pection. The	r to the effect reduced a sales (reduced	e subject has ept as noted. tive date of this approperation of the comparable report additional prior parable sale sale sale sale sale sale sale sa	aisal. sale. r sales 2 erall r e for t t, upo itions derect their uding	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023 market appeal this report. Act lated kitchen(a), differences d to reflect a cor recent sale so the kitchen a	LE SALE NO. 3 I. After a djustments: ②\$10,000, in property conservative status. The and bathroom
I X did did not resumonths except as resumed to be Indicated Value by: Sales Conducted to the conducted value by: Sales Co	did not received and received a	eveal any prior sale eveal any prior sale eveal any prior sale eveal any prior sale d analysis of the p SU 08/29/2014 \$510,000 Realist data 04/03/2023 ry of the subject p boach. All sale ment data source adjusted a long differences mon elements leights are g re the best ar lage condition on Approach \$ 81 rison Approach	es are the most urces, the compat \$85.00/sq. ft. in Bedrooms @s/amenities use iven to comp#1 vailable comps as the interior 5,000 \$815,000	sales history in parable sales for the tomparable sales for the tory of the subject prope COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023 le sales See Atta see See Atta see See Atta see See Atta ot six played are conditioned in the time of inspected cost Approach (if decent see See Approach (if dece	ast 12 mor aree years prior year prior to the rty and compar LE NO. 1 ached Adde e, and simi considered ences are poms @10 I data anal sion of the pection. The	r to the effect reduced a sales (reduced	e subject has ept as noted. tive date of this approperation of the comparable report additional prior parable sale sale sale sale sale sale sale sa	aisal. sale. r sales 2 erall r e for t t, upo itions derect their uding	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023 market appeal this report. Act lated kitchen(a), differences d to reflect a cor recent sale so the kitchen a	LE SALE NO. 3 I. After a djustments: ②\$10,000, in property conservative status. The and bathroom
I X did did not resumonths except as resumed to be Indicated Value by Sales Control of the contr	did not received and a	eveal any prior sale eveal any sale eveal and sale eveal and sale eveal even even every even even even even even even even eve	es are the most urces, the comparable shave no other shall be are transfers of the comparable shall be are the most urces, the comparable shall be a shall	sales history in participation of the subject property for the the comparable sales for the tory of the subject property for the subject property	e, and siminonsidered ences are sooms @10 I data analesion of the pection. The data analysis weloped) \$ 8 analysis weloped \$ 8 analysis well \$ 8 analysis weloped \$ 8 analysis we	r to the effect reduced a date of sale rable sales (reduced a sales (reduced a sales) (reduced a sales	e subject has ept as noted. tive date of this approperation of the comparable report additional prior parable sale sale sale sale sale sale sale sa	aisal. sale. r sales 2 erall r e for t t, upo itions derecc their uding	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023 market appeal this report. Act lated kitchen(a), differences to reflect a correcent sale so the kitchen act the kitchen act the kitchen act in the report.	LE SALE NO. 3 I. After a djustments: @\$10,000, in property conservative status. The and bathroom
I X did did not resemonths except as resemble did X Data source(s) Realist My research X did Data source(s) Realist Report the results of the results of the results of the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transfer Data Source (s) Effective Date of Data Source (s) Effective Date of Data Source (s) Effective Date of Data Source analysis of prior sale or transfer Data Source (s) Effective Date of Data Source (s) Effective Date of Data Source analysis of prior sale or transfer Data Source (s) Effective Date of Data Source (s) Effective Data Source (s) Effe	did not received and a	eveal any prior sale eveal and sale eveal sale eveal and sale eveal even and even even even even even even even ev	es are the most urces, the comparable shawe no other shaws are the most urces, the comparable shaws as the interior solution to comp#1 vailable comps and the interior should be	sales history in participations and specifications on the sales comparison on the sales for the subject proper COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023 see sales See Atta see See Atta	ast 12 mor year prior to the rty and comparate NO. 1 ached Adde a, and siminonsidered ences are ences are ences are enced. I data analysis of a hyperbasis of a hyperbasi	r to the effect reduced a sales (reduced	e subject has ept as noted. tive date of this approperation of the comparable report additional prior parable sales and	aisal. sale. r sales 2 erall r e for t t, upo itions derecutions uding proachight ir	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023 market appeal this report. Act lated kitchen(a), differences d to reflect a correcent sale so the kitchen a	LE SALE NO. 3 I. After a Ijustments: 2\$10,000, in property conservative status. The and bathroom
My research did X Data source(s) Realist My research X did Data source(s) Realist Report the results of prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transper through review of a Difference in living and updated bath@updates, views, and approach to value. selected comparabare assumed to be Indicated Value by Sales Contained to value and cost approach to value. This appraisal is made subject to the following	did not received and a	eveal any prior sale eveal and sale eveal sale even and sale even and sale even even even even even even even ev	es are the most urces, the compet ses are the most urces, the compet ses are the in Bedrooms (as samenities user iven to comp#1 vailable comps as the interior 5,000 ses 15,000 d, however the ses are plans as the basis of a hypothetical	sales history in particular property for the the comparable sales for the tory of the subject property for the subject proper COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023 le sales See Atta see See Att	ast 12 mor year prior to the rty and comparate NO. 1 ached Adde	r to the effect reduced a few date of sales (reduced a few date of sales (e subject has ept as noted. tive date of this approperation of the comparable report additional prior parable sales and	aisal. sale. r sales 2 erall r e for t t, upo itions derecutions uding proachight ir	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023 market appeal this report. Act lated kitchen(a), differences to reflect a correcent sale so the kitchen act the kitchen act the kitchen act in the report.	LE SALE NO. 3 I. After a Ijustments: 2\$10,000, in property conservative status. The and bathroom
My research did X Data source(s) Realist My research X did Data source(s) Realist Report the results of prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or transfer through review of a Difference in living and updated bath@updates, views, and approach to value. selected comparabare assumed to be Indicated Value by Sales Contact of the contact	did not received and a	eveal any prior sale eveal and sale eveal sale even and sale even and sale even even even even even even even ev	es are the most urces, the compet ses are the most urces, the compet ses are the in Bedrooms (as samenities user iven to comp#1 vailable comps as the interior 5,000 ses 15,000 d, however the ses are plans as the basis of a hypothetical	sales history in particular property for the the comparable sales for the tory of the subject property for the subject proper COMPARABLE SA 03/30/2015 \$570,000 Realist data 04/03/2023 le sales See Atta see See Att	ast 12 mor year prior to the rty and comparate NO. 1 ached Adde	r to the effect reduced a few date of sales (reduced a few date of sales (e subject has ept as noted. tive date of this approperation of the comparable report additional prior parable sales and	aisal. sale. r sales 2 erall r e for t t, upo itions derecutions uding proachight ir	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023 market appeal this report. Act lated kitchen(a), differences d to reflect a correcent sale so the kitchen a	LE SALE NO. 3 I. After a Ijustments: 2\$10,000, in property conservative status. The and bathroom
I X did did not resemonths except as remonths exce	did not received and received a	eveal any prior sale sale eveal and sale eveal sale even and sale even even even even even even even ev	es are the most urces, the compet \$85.00/sq. ft. a in Bedrooms (a s/amenities used iven to comp#1 vailable comps; n as the interior 5,000 s815,000 d, however the completion per plans a basis of a hypothetica the condition or deficie	sales history in particular property for the the comparable sales for the comparable sales s	e, and simi onsidered ences are poms @10 data anal sion of the pection. The d. veloped) \$ 8 analysis version or repair	r to the effect reduced a sales (reduced	e subject has ept as noted. tive date of this approper additional prior property additional prior prior property additional prior property additional prior	aisal. sale. r sales 2 erall r e for t, upc itions derect uding uding proach ight ir sul	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023 market appeal this report. Act lated kitchen(e), differences it to reflect a correcent sale s the kitchen act in the report.	I. After a djustments: @\$10,000, in property conservative status. The and bathroom
I X did did not resemonths except as remonths excep	did not rectal did no	eveal any prior sale eveal and sale even and	es are the most urces, the compet ses are the most urces, the compet \$85.00/sq. ft. as in Bedrooms (as /amenities used iven to comp#1 vailable comps; n as the interior 5,000 ses15,000 d, however the ses are the subject pr	sales history in participation of the subject property for the theorem and specifications on the sales comparison of the subject property for the subject property for the subject property from at least to the sales operty from at least to the sales comparison of the sal	est 12 mor ree years prior year prior to the rty and compar LE NO. 1 ached Adde e., and simi onsidered ences are poms @10 I data anal sion of the pection. The d. veloped) \$ 8 analysis v basis of a hypers or alterations eration or repai	r to the effect reduced a sales (reduced	e subject has ept as noted. tive date of this appropriate of the comparable report additional prior parable sale NO. OO1 OO23 subject in over the best available at \$5.00/sq. from the most we have considered at the consideration of the parable of the most we didition that the improcompleted, or	aisal. sale. r sales 2 erall r e for t, upc itions derect ob their uding uding upproach ight ir sules are sales.	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023 market appeal this report. Ac lated kitchen(e), differences d to reflect a correcent sale s the kitchen a	LE SALE NO. 3 I. After a djustments: ②\$10,000, in property conservative status. The and bathroom O eted, g required
I X did did not resemonths except as remonths excep	did not rectal did no	eveal any prior sale eveal and sale even and	es are the most urces, the compet ses are the most urces, the compet \$85.00/sq. ft. as in Bedrooms (as /amenities used iven to comp#1 vailable comps; n as the interior 5,000 ses15,000 d, however the ses are the subject pr	sales history in participation of the subject property for the theorem and specifications on the sales comparison of the subject property for the subject property for the subject property from at least to the sales operty from at least to the sales comparison of the sal	est 12 mor ree years prior year prior to the rty and compar LE NO. 1 ached Adde e., and simi onsidered ences are poms @10 I data anal sion of the pection. The d. veloped) \$ 8 analysis v basis of a hypers or alterations eration or repai	r to the effect reduced a sales (reduced	e subject has ept as noted. tive date of this appropriate of the comparable report additional prior parable sale NO. OO1 OO23 subject in over the best available at \$5.00/sq. from the most we have considered at the consideration of the parable of the most we didition that the improcompleted, or	aisal. sale. r sales 2 erall r e for t, upc itions derect ob their uding uding upproach ight ir sules are sales.	on page 3). COMPARAB 03/25/2008 \$442,000 Realist data 04/03/2023 market appeal this report. Ac lated kitchen(e), differences d to reflect a c r recent sale s the kitchen a	LE SALE NO. 3 I. After a djustments: ②\$10,000, in property conservative status. The and bathroom O eted, g required

Exterior-Only Inspection Residential Appraisal Report

* Sales Comparison Analysis:				
Adjustments were applied to Lot size +/- 1,000 sq. ft. and GLA size	+/- 100 sq. ft			
Differences in the upgrading and / or remodeling are made from Lo	cal MLS descriptions/Photos and	Exterior inspec	tion.	
* I have performed no services, as an appraiser or in any other cap the three-year period immediately preceding acceptance of this ass		is the subject o	of this repo	ort within
* Exposure time was identified as a time period preceding the effect	ive date of value and linked to an	oninion of ma	rket value	and
marketing time was redefined as a technical term to describe an es				
reasonable exposure time for the subject property is 30 days.	umate of a period time following a	in enective dat	e oi vaiue	. ^
reasonable exposure time for the subject property is 30 days.				
* Predominant value versus the subject value				
The final value of the subject property is above the predominant val range, and it does not affect the marketability of the subject propert		the neighborh	oods typic	cal value
* Comps 6 and 7 are condominiums, however market data suggest	those proportion appeal to the a	omo markat an	d do not k	201/0
measurable changes in marketability. No adjustment was made for		ame market ar	iu uo noi i	lave
measurable changes in marketability. No adjustment was made for	mese differences.			
COST APPROACH TO VALUE	F (not required by Eannie Mae)			
	E (not required by Fannie Mae)			
Provide adequate information for the lender/client to replicate the below cost figures and calculate	ions.	uraa ara dayal	anad/ahta	inad from
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for es	ions.	ures are devel	oped/obta	ined from
Provide adequate information for the lender/client to replicate the below cost figures and calculate	ions.	ures are devel	oped/obta	ined from
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for es	ions.	ures are devel	oped/obta	ined from
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources.	ions. imating site value) The site value fig			
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW	ions. imating site value) The site value fig OPINION OF SITE VALUE		= \$	547,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book	ions. imating site value) The site value fig		= \$	
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW	ions. imating site value) The site value fig OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$ Sq. Ft. @ \$		= \$	547,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book	inating site value) The site value fig OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$	300	= \$	547,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019	ions. imating site value) The site value fig OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$ Sq. Ft. @ \$	300	= \$ = \$ = \$	547,000 277,500
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.)	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$ F/Ps,Patio,Porch	300	= \$ = \$ = \$	547,000 277,500 35,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$ F/Ps,Patio,Porch Garage/Carport Total Estimate of Cost-New	300	= \$ = \$ = \$	547,000 277,500 35,000 25,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$ F/Ps,Patio,Porch Garage/Carport Total Estimate of Cost-New Less 80 Physical Functional	300	= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$ Sq. Ft. @ \$ F/Ps,Patio,Porch Garage/Carport 250 Sq. Ft. @ \$ Total Estimate of Cost-New Less 80 Physical Functional Depreciation \$84,375	300 100	= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375)
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$ F/Ps,Patio,Porch Garage/Carport 250 Sq. Ft. @ \$ Total Estimate of Cost-New Less 80 Physical Functional Depreciation \$84,375 Depreciated Cost of Improvements	300 100	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125
Provide adequate information for the lender/client to replicate the below cost figures and calculated Support for the opinion of site value (summary of comparable land sales or other methods for estillocal builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$ Sq. Ft. @ \$ F/Ps,Patio,Porch Garage/Carport 250 Sq. Ft. @ \$ Total Estimate of Cost-New Less 80 Physical Functional Depreciation \$84,375	300 100	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375)
Provide adequate information for the lender/client to replicate the below cost figures and calculated Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites.	OPINION OF SITE VALUE. Dwelling 925 Sq. Ft. @ \$ F/Ps,Patio,Porch Garage/Carport 250 Sq. Ft. @ \$ Total Estimate of Cost-New Less 80 Physical Functional Depreciation \$84,375 Depreciated Cost of Improvements	300 100	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only)	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$ F/Ps,Patio,Porch Garage/Carport 250 Sq. Ft. @ \$ Total Estimate of Cost-New Less 80 Physical Functional Depreciation \$84,375 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH.	300 100	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only) 60 Years	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$ F/Ps,Patio,Porch Garage/Carport 250 Sq. Ft. @ \$ Total Estimate of Cost-New Less 80 Physical Functional Depreciation \$84,375 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH. UE (not required by Fannie Mae)	300 100	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = 100.	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$ F/Ps,Patio,Porch Garage/Carport 250 Sq. Ft. @ \$ Total Estimate of Cost-New Less 80 Physical Functional Depreciation \$84,375 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH. UE (not required by Fannie Mae)	300 100	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only) 60 Years	OPINION OF SITE VALUE	300 100	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = 100.	OPINION OF SITE VALUE	300 100	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 x Gross Rent Multiplier 0 =: Summary of Income Approach (including support for market rent and GRM)	OPINION OF SITE VALUE	300 100	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 x Gross Rent Multiplier 0 =: Summary of Income Approach (including support for market rent and GRM)	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$ Sq. Ft. @ \$ F/Ps,Patio,Porch Garage/Carport 250 Sq. Ft. @ \$ Total Estimate of Cost-New Less 80 Physical Functional Depreciation \$84,375 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH UE (not required by Fannie Mae) S 0 Indicated Value by Inco	300 100 External me Approach	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000
Provide adequate information for the lender/client to replicate the below cost figures and calculated Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 x Gross Rent Multiplier 0 = Summary of Income Approach (including support for market rent and GRM)	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$ Sq. Ft. @ \$ F/Ps,Patio,Porch Garage/Carport 250 Sq. Ft. @ \$ Total Estimate of Cost-New Less 80 Physical Functional Depreciation \$84,375 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH. UE (not required by Fannie Mae) O Indicated Value by Inco	300 100 External me Approach	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 =: Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes X Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$ Sq. Ft. @ \$ F/Ps,Patio,Porch Garage/Carport 250 Sq. Ft. @ \$ Total Estimate of Cost-New Less 80 Physical Functional Depreciation \$84,375 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH. UE (not required by Fannie Mae) O Indicated Value by Inco	300 100 External me Approach	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 x Gross Rent Multiplier 0 =: Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes X Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project	OPINION OF SITE VALUE. Dwelling 925 Sq. Ft. @ \$ F/Ps,Patio,Porch Garage/Carport 250 Sq. Ft. @ \$ Total Estimate of Cost-New Less 80 Physical Functional Depreciation \$84,375 Depreciated Cost of Improvements. "As-is" Value of Site Improvements. INDICATED VALUE BY COST APPROACH. UE (not required by Fannie Mae) O Indicated Value by Inco	300 100 External me Approach ached g unit.	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 x Gross Rent Multiplier 0 = Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDs ONLY if the developer/builder is in control of the HOAL Legal name of project Total number of phases Total number of units	OPINION OF SITE VALUE. Dwelling 925 Sq. Ft. @ \$ F/Ps,Patio,Porch Garage/Carport 250 Sq. Ft. @ \$ Total Estimate of Cost-New Less 80 Physical Functional Depreciation \$84,375 Depreciated Cost of Improvements. "As-is" Value of Site Improvements. INDICATED VALUE BY COST APPROACH. UE (not required by Fannie Mae) S 0 Indicated Value by Inco	300 100 External me Approach ached g unit.	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 x Gross Rent Multiplier 0 =: Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes X Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project Total number of units for sale	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$	300 100 External me Approach ached g unit.	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 x Gross Rent Multiplier 0 =: Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes X Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes	OPINION OF SITE VALUE. Dwelling 925 Sq. Ft. @ \$ F/Ps,Patio,Porch Garage/Carport 250 Sq. Ft. @ \$ Total Estimate of Cost-New Less 80 Physical Functional Depreciation \$84,375 Depreciated Cost of Improvements. "As-is" Value of Site Improvements. INDICATED VALUE BY COST APPROACH. UE (not required by Fannie Mae) S 0 Indicated Value by Inco	300 100 External me Approach ached g unit.	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 x Gross Rent Multiplier 0 =: Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes X Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s)	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$ Sq. Ft. @ \$ F/Ps,Patio,Porch Garage/Carport 250 Sq. Ft. @ \$ Total Estimate of Cost-New Less 80 Physical Functional Depreciation \$84,375 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH UE (not required by Fannie Mae) S 0 Indicated Value by Incomposition of the State of Conversion NFOR PUDS (if applicable) No Unit type(s) Detached X At and the subject property is an attached dwelling Total number of the Data source(s) No If Yes, date of conversion.	300 100 External me Approach ached g unit.	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 x Gross Rent Multiplier 0 =: Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes X Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s)	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$	300 100 External me Approach ached g unit.	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 x Gross Rent Multiplier 0 =: Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes X Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s)	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$ Sq. Ft. @ \$ F/Ps,Patio,Porch Garage/Carport 250 Sq. Ft. @ \$ Total Estimate of Cost-New Less 80 Physical Functional Depreciation \$84,375 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH UE (not required by Fannie Mae) S 0 Indicated Value by Incomposition of the State of Conversion NFOR PUDS (if applicable) No Unit type(s) Detached X At and the subject property is an attached dwelling Total number of the Data source(s) No If Yes, date of conversion.	300 100 External me Approach ached g unit.	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 x Gross Rent Multiplier 0 = Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No No	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$ Sq. Ft. @ \$ F/Ps,Patio,Porch Garage/Carport 250 Sq. Ft. @ \$ Total Estimate of Cost-New Less 80 Physical Functional Depreciation \$84,375 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH UE (not required by Fannie Mae) S 0 Indicated Value by Incomposition of the State of Conversion NFOR PUDS (if applicable) No Unit type(s) Detached X At and the subject property is an attached dwelling Total number of the Data source(s) No If Yes, date of conversion.	300 100 External me Approach ached g unit.	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 x Gross Rent Multiplier 0 =: Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Yes X Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data source(s)	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$	300 100 External me Approach ached g unit. mits sold	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est local builders, local MLS, and other pertinent data sources. ESTIMATED REPRODUCTION OR REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift Cost Hand Book Quality rating from cost service Average Effective date of cost data Dec. 2019 Comments on Cost Approach (gross living area calculations, depreciation, etc.) No functional or economic obsolescence noted. Land is valued by abstraction. Replacement cost new figures obtained from Marshall and Swift Cost Handbook and local builders. Depreciation is calculated by remaining economic life method. High land to value ratio is typical of this area and is due to lack of available building sites. Estimated Remaining Economic Life (HUD and VA only) 60 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ 0 x Gross Rent Multiplier 0 = Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIO Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project Total number of units rented Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No No	OPINION OF SITE VALUE Dwelling 925 Sq. Ft. @ \$	300 100 External me Approach ached g unit. mits sold	= \$= \$= \$= \$= \$= \$= \$= \$= \$= \$	547,000 277,500 35,000 25,000 337,500 84,375) 253,125 15,000

Exterior-Only Inspection Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser s certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination
- 3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Exterior-Only Inspection Residential Appraisal Report

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser s or supervisory appraiser s (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

53099

Exterior-Only Inspection Residential Appraisal Report File No. JET260402

- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an electronic record containing my electronic signature, as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seg., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an electronic record containing my electronic signature, as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
1 ATT	
Signature	Signature
Name Josef / Teeke	Name
Company Name The SH Appraisal Services	Company Name
Company Address 347 Lansdale Ave	Company Address
Millbrae, CA 94030	
Telephone Number <u>650-339-1558</u>	Telephone Number
Email Address pghappraisalservice@gmail.com	Email Address
Date of Signature and Report <u>04/05/2023</u>	Date of Signature
Effective Date of Appraisal 04/05/2023	State Certification #
State Certification #	or State License #
or State License # 3004701	State Expiration Date of Certification or License
or Other (describe) State #	Expiration Date of Certification or License
State CA	
Expiration Date of Certification or License 04/08/2023	
ADDRESS OF PROPERTY APPRAISED	SUBJECT PROPERTY
662 Encore Wy	☐ Did not inspect exterior subject property
San Jose, CA 95134	Did inspect exterior of subject property from street
	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 815,000	
LENDER/CLIENT	COMPARABLE SALES
Name ClearCapitol	Did not inspect exterior of comparable sales from street
Company Name Wedgewood Inc	☐ Did inspect exterior of comparable sales from street
Company Address 2015 Manhattan Beach Blvd Suite 100	Date of Inspection
Redondo Beach, CA 90278	
Email Address	

Exterior-Only Inspection Residential Appraisal Report

FEATURE COMPARABLE SALE NO. 4 COMPARABLE SALE NO. 5 COMPARABLE SALE NO. 6 762 Overture Ct 662 Encore Wy 619 Celebration Ct 420 Milan Dr Unit 103 Address San Jose, CA 95134 San Jose, CA 95134 San Jose, CA 95134 San Jose, CA 95134 0.06 miles NE 0.05 miles NW 0.13 miles SW Proximity to Subject 837,500 915,000 879,999 Sale Price 0.00 sq. ft. 989.19 sq. ft. 905.41 sq. ft. 858.54 sq. ft. Sale Price/Gross Liv. Area MLSL #ML81881653;DOM 8 MLSL #BE41001454;DOM 10 MLSL #BE41022136;DOM 13 Data Source(s) Doc#25278415 Doc#25359223 Verification Source(s) <u>DESCRIPTION</u> VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION +(-) \$ Adjustment DESCRIPTION +(-) \$ Adjustment +(-) \$ Adjustment ArmLth ArmLth Listing Conv:0 Conv:0 Concessions s04/22;c03/22 s08/22;c07/22 Date of Sale/Time Active N;Res; N;Res; N;Res; N;Res; Location Fee Simple Leasehold/Fee Simple Fee Simple Fee Simple Fee Simple 1542 sf 1542 sf 0 1025 sf 0 Site 1575 sf N;Res; N;Res; B;Grnblt; -20,000 N;Res; View Design (Style) AT1;Contemp AT1;Contemp AT1;Contemp AT1;Contemp Q4 Q4 Q4 Quality of Construction Q4 Actual Age 31 30 0 30 0 32 0 C3 С3 C2 -45,000 C3 Condition Above Grade Total Bdrms Total Bdrm Total Bdrms. Total Bdrms 4 2 2.0 2.0 Room Count 2.0 4 2 2.0 4 1,025 sq. ft. -8,500 Gross Living Area 85 925 sq. ft. 925 sq. ft. 925 sq. ft. 0sf 0sf 0sf 0sf Basement & Finished Rooms Below Grade **Functional Utility** Average Average Average Average -10,000 Bsbrd/NoAC Bsbrd/NoAC Radnt/NoAC FWA/CAC Heating/Cooling Energy Efficient Items dual pane win dual pane win dual pane win dual pane win Garage/Carport 1ga1dw 1ga1dw 1ga1dw 1gd1dw 0 Patio Porch/Patio/Deck Patio Patio Deck 0 Additions None noted Recent Update -35,000 Full Update C2 Kitchen Update -10,000 __+ **X** -35,000 + X -65,000 **X** -28,500 Net Adjustment (Total) Adjusted Sale Price Net Adj. -3.8% Net Adj. -7.8% Net Adj. -3.2% 3.8% 880,000 Gross Adj. 772,500 Gross Adj. of Comparables Gross Adj 3.2% \$ 851,499 COMPARABLE SALE NO. 5 COMPARABLE SALE NO. 6 COMPARABLE SALE NO. 4 ITEM **SUBJECT** 08/29/2014 06/19/2014 06/21/2022 09/28/2016 Date of Prior Sale/Transfer \$510,000 \$515,000 \$775,000 \$650,000 Price of Prior Sale/Transfer Realist data Realist data Realist data Realist data Data Source(s) Effective Date of Data Source(s) 04/03/2023 04/03/2023 04/03/2023 04/03/2023 Summary of Sales Comparison Approach See page #2

53099

Exterior-Only Inspection Residential Appraisal Report

File No. JET260402

FEATURE		SUBJECT			SLE SALE NO. 7	CO	MPARABLE S	SALE NO. 8		COMPARABLE S	SALE NO. 9
662 Encore Wy		l	435 Mila								
Address San Jose, C	A 951	34	San Jose								
Proximity to Subject			0.10 mile								
Sale Price	\$				\$ 718,000		\$			\$	
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 757.3	SR sn ft			00 sq. ft.		\$	0.00 sq. ft.	
Data Source(s)	_	0.00 sq. it.			21724;DOM 20	0.0	70 oq. 11.		<u> </u>	0.00 54.16.	
			Active	VILOTO	Z 17 Z+,DOW ZO						
Verification Source(s)	-	CODIDITION		ייייים		DE00-	יאסידחום	./>		CODIDITION	./>***
VALUE ADJUSTMENTS	DE	SCRIPTION		RIPTION	+(-) \$ Adjustment	DESCH	RIPTION	+(-) \$ Adjustment	DE	SCRIPTION	+(-) \$ Adjustment
Sale or Financing			Listing								
Concessions											
Date of Sale/Time			Active								
Location	N;Res	3;	N;Res;								
Leasehold/Fee Simple	Fee S	Simple	Fee Sim	ple							
Site	1542	sf	1025 sf	•	0						
View	N;Res		N;Res;								
Design (Style)		Contemp	AT1;Cor	ntemn							
Quality of Construction	Q4	Jontonip	Q4	псттр							
			32								
Actual Age	31				0						
Condition	C3		C3								
Above Grade	Total Bd		Total Bdrms.	Baths		Total Bdrms.	Baths		Total Bo	irms. Baths	
Room Count	4 2	2 2.0	5 1	1.0							
Gross Living Area 85		925 sq. ft.	<u> </u>	948 s	q. ft2,000	<u> </u>	sq. ft.			sq. ft.	
Basement & Finished	0sf	-	0sf							-	
Rooms Below Grade		l									
Functional Utility	Avera	une .	Average	<u> </u>	1						
		I/NoAC	FWA/CA		-10,000						
Heating/Cooling					- 10,000				-		
Energy Efficient Items		oane win	dual pan	ie win					-		
Garage/Carport	1ga1		1ga1dw								
Porch/Patio/Deck	Patio		Patio								
Additions	None	noted	Recent l	<u>Jpdate</u>	-35,000						
									<u> </u>		
		_									
Net Adjustment (Total)			 +	X -	\$ 32,000	+	\$		│	- \$	
Adjusted Sale Price			Net Adj.	-4.5%	Ψ 02,000	Net Adj.	<u> </u>		Net Adj		
4			,	8.6%	\$ 686,000						
of Comparables		0	Gross Adj.	0.0%			% \$		Gross A		
		i SU	BJECT								
ITEM					COMPARABLE SA	LE NO. 7	COMP	PARABLE SALE NO	. 8	COMPARABI	LE SALE NO. 9
Date of Prior Sale/Transfer		08/29/2014			05/22/2017	ALE NO. 7	COMF	YARABLE SALE NO	. 8	COMPARABI	LE SALE NO. 9
-						ALE NO. 7	COMF	ARABLE SALE NO	. 8	COMPARABI	LE SALE NO. 9
Date of Prior Sale/Transfer		08/29/2014			05/22/2017	ALE NO. 7	COMP	YARABLE SALE NO	. 8	COMPARABI	LE SALE NO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)		08/29/2014 \$510,000			05/22/2017 \$587,000	ALE NO. 7	COMP	AKABLE SALE NO	. 8	COMPARABI	LE SALE NO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NO	. 8	COMPARABI	LE SALE NO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NO	. 8	COMPARABI	LE SALE NO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NO	. 8	COMPARABI	LE SALE NO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU	. 8	COMPARABI	LE SALE NO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU	. 8	COMPARABI	LE SALE NO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU	.8	COMPARABI	LE SALE NO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU	.8	COMPARABI	LE SALE NO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU	. 8	COMPARABI	LE SALE NO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU	. 8	COMPARABI	LE SALE NO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU	. 8	COMPARABI	LE SALE NO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU	. 8	COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU	. 8	COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU	. 8	COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU	. 8	COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU	. 8	COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU	. 8	COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE NO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INO. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INC. 9
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Summary of Sales Compar	ce(s)	08/29/2014 \$510,000 Realist data 04/03/2023			05/22/2017 \$587,000 Realist data	ALE NO. 7	COMP	ARABLE SALE NU		COMPARABI	LE SALE INC. 9

Uniform Appraisal Dataset Definitions

53099 File No. JFT260402

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

- Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.
- Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.
- Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.
- Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.
- Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.
- Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

Uniform Appraisal Dataset Definitions

Abbreviati	ons Used in Data Sta	ndardization Text			
Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site	lin	Interior Only Stairs	Basement & Finished Rooms Below Grade
AdjPrk	Adjacent to Park	Location	Lndfl	Landfill	Location
AdjPwr	Adjacent to Power Lines	Location	LtdSght	Limited Sight	View
A	Adverse	Location & View	Listing	Listing	Sale or Financing Concessions
ArmLth	Arms Length Sale	Sale or Financing Concessions	MR	Mid-Rise Structure	Design(Style)
AT	Attached Structure	Design(Style)	Mtn	Mountain View	View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade	N	Neutral	Location & View
br	Bedroom	Basement & Finished Rooms Below Grade	NonArm	Non-Arms Length Sale	Sale or Financing Concessions
	Beneficial				-
B		Location & View	op	Open	Garage/Carport
BsyRd	Busy Road	Location	0	Other	Basement & Finished Rooms Below Grade
cp Cl-	Carport	Garage/Carport	0	Other	Design(Style)
Cash	Cash	Sale or Financing Concessions	Prk	Park View	View
CtySky	City View Skyline View	View	Pstrl	Pastoral View	View
CtyStr	City Street View	View	PwrLn	Power Lines	View
Comm	Commercial Influence	Location	PubTrn	Public Transportation	Location
С	Contracted Date	Date of Sale/Time	r	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Conv	Conventional	Sale or Financing Concessions	Relo	Relocation Sale	Sale or Financing Concessions
CV	Covered	Garage/Carport	REO	REO Sale	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions	Res	Residential	Location & View
DOM	Days On Market	Data Sources	RT	Row or Townhouse	Design(Style)
DT	Detached Structure	Design(Style)	RH	Rural Housing - USDA	Sale or Financing Concessions
dw	Driveway	Garage/Carport	SD	Semi-detached Structure	Design(Style)
Estate	Estate Sale	Sale or Financing Concessions	s	Settlement Date	Date of Sale/Time
е	Expiration Date	Date of Sale/Time	Short	Short Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions	sf	Square Feet	Area, Site, Basement
g	Garage	Garage/Carport	sqm	Square Meters	Area, Site, Basement
ga	Garage - Attached	Garage/Carport	Unk	Unknown	Date of Sale/Time
gbi	Garage - Built-in	Garage/Carport	VA	Veterans Administration	Sale or Financing Concessions
gd	Garage - Detached	Garage/Carport	wo	Walk Out Basement	Basement & Finished Rooms Below Grade
GR	Garden Structure	Design(Style)	wu	Walk Up Basement	Basement & Finished Rooms Below Grade
GlfCse	Golf Course	Location	WtrFr	Water Frontage	Location
Glfvw	Golf Course View	View	Wtr	Water View	View
HR	High Rise Structure	Design(Style)	W	Withdrawn Date	Date of Sale/Time
Ind	Industrial	Location & View	Woods	Woods View	View
ilia .	maaama	Location & view	Woods	WOOd5 VICW	VIGW
Other App	raiser-Defined Abbre	viations			
Other App Abbrev.	raiser-Defined Abbre		Abbrev.	Full Name	Appropriate Fields
		viations Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields
			Abbrev.	Full Name	Appropriate Fields

ADDENDUM

Borrower: Catamount Properties 2018 LLC	File N	o.: JET260402
Property Address: 662 Encore Wy	Case	No.: 53099
City: San Jose	State: CA	Zip: 95134
Lender: Wedgewood Inc		

Lender: Wedgewood Inc

Neighborhood Description

The subject is located in area 7 known as Alviso, where is a predominantly single-family residential neighborhood. The area enjoys good proximity to schools, shopping, and freeways. Employment is available throughout the subject market area. No unfavorable neighborhood factors were observed or are known to the appraiser.

Prior Sales Comments

Per public records, the Subject transferred on 08/29/2014 for \$510,000 (Grant Deed - Doc #22693074). 709 Applause PI transferred on 03/30/2015 for \$570,000 (Grant Deed - Doc #22899532). 659 Encore Way transferred on 09/25/2001 for \$325,000 (Grant Deed - Doc #15882083). 410 Milan Dr Unit 102 transferred on 04/03/1998 for \$210,000 (Grant Deed - Doc #14123614). 425 Navaro Way Unit 121 transferred on 03/01/2017 for \$603,000 (Grant Deed - Doc #23592158). 759 Overture Ct transferred on 03/25/2008 for \$442,000 (Grant Deed - Doc #19788686). 619 Celebration Ct transferred on 06/19/2014 for \$515,000 (Grant Deed - Doc #22625420). 762 Overture Ct transferred on 06/21/2022 for \$775,000 (Grant Deed - Doc #25323618). 420 Milan Dr Unit 103 transferred on 09/28/2016 for \$650,000 (Grant Deed - Doc #23445004). 435 Milan Dr Unit 221 transferred on 05/22/2017 for \$587,000 (Grant Deed - Doc #23655447).

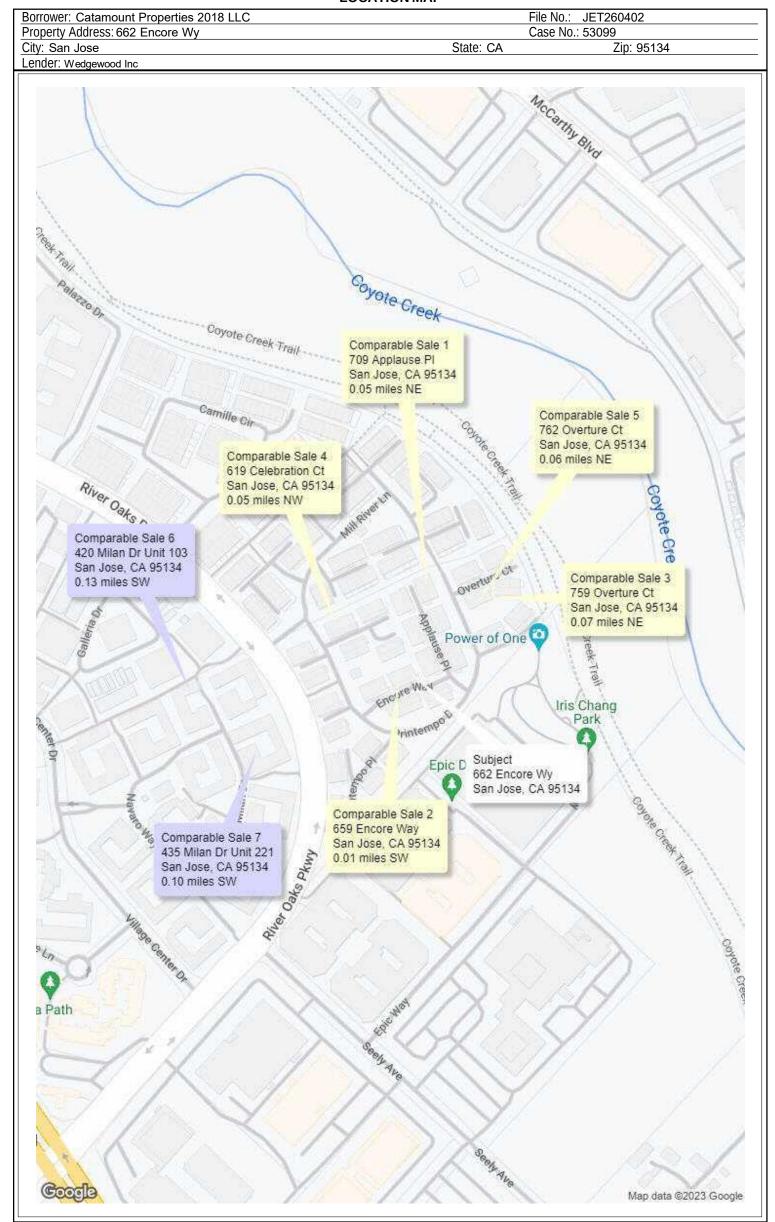
JET Appraisal Services

Market Conditions Addendum to the Appraisal Report File No. JET260402

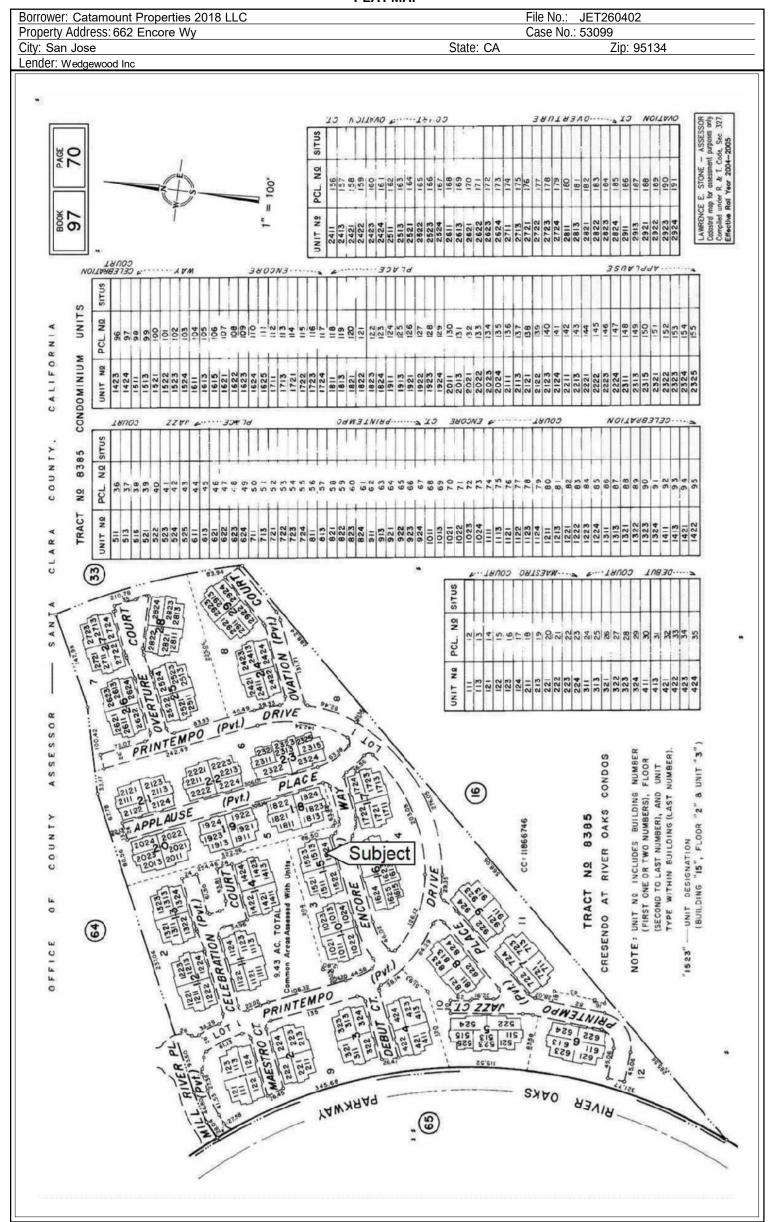
53099

The purpose of this addendum is to provide the lender/client with		understanding of the	market trends and con	ditions prevalent in t	trie Subject rieigribt	moou.	
addendum for all appraisal reports with an effective date on or at Property Address 662 Encore Wy	fter April 1, 2009.	City San	Jose		State CA Zip C	ode 9 5	5134
Borrower Catamount Properties 2018 LLC				•	<u> </u>		
Instructions: The appraiser must use the information require							
overall market conditions as reported in the Neighborhood section							
analysis as indicated below. If any required data is unavailable provide data for the shaded areas below; if it is available, however.							
median, the appraiser should report the available figure and ident							
that would be used by a prospective buyer of the subject prope							
Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months		Overall Trend) n
Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	10 1.67	0.33	0.67	Increasing Increasing	X Stable X Stable		Declining Declining
Total # of Comparable Active Listings	1.07	1	2	Declining	Stable	X	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.60	3.00	3.00	Declining	X Stable		Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months		Overall Trend		
Median Comparable Sale Price	729,500	656,000	848,500	Increasing	X Stable X Stable	- -	Declining
Median Comparable Sales Days on Market Median Comparable List Price	10 865,000	7 865,000	56 799,000	Declining Increasing	Stable	X	Increasing Declining
Median Comparable Listings Days on Market	23	61	17	Declining	X Stable		Increasing
Median Sale Price as % of List Price	104%	103%	100%	Increasing	Stable	X	Declining
Seller-(developer, builder, etc.)paid financial assistance prevaler				Declining	X Stable		Increasing
Explain in detail the seller concessions trends for the past 12 m							
An analysis was performed on 13 competing	sales over the	past 12 months	. For those sales	s, a total of 0.0)% were repo	rted to	o have
seller concessions.							
Are foreclosure sales (REO sales) a factor in the market?	Yes X No If	yes, explain (including	the trends in listings a	nd sales of foreclose	ed properties).		
An analysis was performed on 13 competing	sales over the p	past 12 months	. For those sales	s, a total of 0.0)% were repo	rted to	o be REO.
				ative data of 0			
Cite data sources for above information. Information repo	orted in the MIS	SI istinas syster	n (using an effe	aive date of 0	4/05/2023) wa	as util	ized to
Cite data sources for above information. Information reportant arrive at the results noted on this addendum.							
arrive at the results noted on this addendum. Summarize the above information as support for your conclus	Any percent ch	ange results no	ppraisal report form. I	nments are ba	sed on simpl	e regr	ression.
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate	Any percent ch	ange results no	ppraisal report form. I	nments are bar f you used any add ir conclusions.	ased on simple	e regr	ression. as an analysis of
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing	Any percent ch sions in the Neighbor e your conclusions, pro sales over the p	ange results no hood section of the a poide both an explana past 12 months	pted in these con ppraisal report form. I tion and support for you . The sales with	nments are ba f you used any add ir conclusions. n this group h	ased on simple litional information ad a median	e regr , such a sale p	ression. as an analysis of orice of
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of -	Any percent ch sions in the Neighbor e your conclusions, pro sales over the p 0.3% per month	ange results no hood section of the a povide both an explanar past 12 months n. The median s	ppraisal report form. I ppraisal report form. I tion and support for you . The sales with tale price per squ	f you used any add ir conclusions. In this group h t was \$860.92	ased on simple ditional information ad a median 2. Based on a	e regr , such a sale p	ression. as an analysis of orice of es in this
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. This	Any percent ch sions in the Neighbor e your conclusions, pro sales over the p 0.3% per month s analysis show	ange results no hood section of the a povide both an explanar past 12 months n. The median s	ppraisal report form. I ppraisal report form. I tion and support for you . The sales with tale price per squ	f you used any add ir conclusions. In this group h t was \$860.92	ased on simple ditional information ad a median 2. Based on a	e regr , such a sale p	ression. as an analysis of orice of es in this
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of -	Any percent ch sions in the Neighbor e your conclusions, pro sales over the p 0.3% per month s analysis show	ange results no hood section of the a povide both an explanar past 12 months n. The median s	ppraisal report form. I ppraisal report form. I tion and support for you . The sales with tale price per squ	f you used any add ir conclusions. In this group h t was \$860.92	ased on simple ditional information ad a median 2. Based on a	e regr , such a sale p	ression. as an analysis of orice of es in this
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. This	Any percent ch sions in the Neighbor e your conclusions, pro sales over the p 0.3% per month s analysis show	ange results no hood section of the a povide both an explanar past 12 months n. The median s	ppraisal report form. I ppraisal report form. I tion and support for you . The sales with tale price per squ	f you used any add ir conclusions. In this group h t was \$860.92	ased on simple ditional information ad a median 2. Based on a	e regr , such a sale p	ression. as an analysis of orice of es in this
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. This	Any percent ch sions in the Neighbor e your conclusions, pro sales over the p 0.3% per month s analysis show	ange results no hood section of the a povide both an explanar past 12 months n. The median s	ppraisal report form. I ppraisal report form. I tion and support for you . The sales with tale price per squ	f you used any add ir conclusions. In this group h t was \$860.92	ased on simple ditional information ad a median 2. Based on a	e regr , such a sale p	ression. as an analysis of orice of es in this
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. Thi analysis shows a change of +253% per mont	Any percent chasions in the Neighborie your conclusions, prosales over the policy per months analysis showth.	hood section of the a povide both an explanar past 12 months a. The median s as a change of -	ppraisal report form. I ppraisal report form. I tion and support for you . The sales with tale price per squ	f you used any add ir conclusions. In this group h ft was \$860.92 These sales h	ased on simple litional information ad a median 2. Based on a ad a median	e regr , such a sale p	ression. as an analysis of orice of es in this
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. Thi analysis shows a change of +253% per monte.	Any percent chasions in the Neighborie your conclusions, prosales over the policy per months analysis showth.	ange results no hood section of the a povide both an explana past 12 months a. The median s a change of -	pted in these con ppraisal report form. I tion and support for you . The sales with ale price per sq .2% per month.	f you used any add ir conclusions. In this group h ft was \$860.92 These sales h	ased on simple ditional information ad a median 2. Based on a ad a median	sale poom	ression. as an analysis of orice of es in this
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. Thi analysis shows a change of +253% per mont	Any percent chasions in the Neighborie your conclusions, prosales over the policy per months analysis showth.	hood section of the a povide both an explanar past 12 months a. The median s as a change of -	ppraisal report form. I ppraisal report form. I tion and support for you . The sales with tale price per squ	f you used any add ir conclusions. In this group h ft was \$860.92 These sales h	ased on simple litional information ad a median 2. Based on a ad a median	sale poom	ression. as an analysis of orice of es in this
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. Thi analysis shows a change of +253% per monte. If the subject is a unit in a condominium or cooperative Subject Project Data	Any percent chasions in the Neighborie your conclusions, prosales over the policy per months analysis showth.	ange results no hood section of the a povide both an explana past 12 months a. The median s a change of -	pted in these con ppraisal report form. I tion and support for you . The sales with ale price per sq .2% per month.	f you used any add ir conclusions. In this group h ft was \$860.92 These sales h	ased on simple ditional information ad a median 2. Based on a ad a median ad a median ct Name: Overall Trend	sale poom	ression. as an analysis of orice of es in this of 9. This
arrive at the results noted on this addendum. Summarize the above information as support for your conclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. This analysis shows a change of +253% per month analysis shows a change of +253% per month supply. This analysis shows a change of +253% per month supply is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	Any percent chasions in the Neighborie your conclusions, prosales over the policy per months analysis showth.	ange results no hood section of the a povide both an explana past 12 months a. The median s a change of -	pted in these con ppraisal report form. I tion and support for you . The sales with ale price per sq .2% per month.	f you used any add ir conclusions. In this group h t was \$860.92 These sales h Project Increasing Declining	ased on simple ditional information and a median 2. Based on a and a median and a median st Name: Overall Trend Stable Stable Stable	sale poom	ression. as an analysis of orice of es in this of 9. This Declining Declining Increasing
arrive at the results noted on this addendum. Summarize the above information as support for your conclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. This analysis shows a change of +253% per month analysis shows a change of +253% per month subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	Any percent chasions in the Neighborie your conclusions, prosales over the policy of t	ange results no hood section of the a byide both an explana past 12 months in The median section at the control of the control	presented in these correspondence of the present of	represents are based on the second of you used any add our conclusions. In this group has \$860.92 These sales has a sales has been sales ha	ased on simple ditional information and a median 2. Based on a and a median at Name: Overall Trend Stable Stable Stable Stable	sale plants	ression. as an analysis of orice of es in this of 9. This Declining Declining Increasing Increasing
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. Thi analysis shows a change of +253% per monte subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	Any percent chasions in the Neighborie your conclusions, prosales over the policy of t	ange results no hood section of the a byide both an explana past 12 months in The median section at the control of the control	pted in these con ppraisal report form. I tion and support for you . The sales with ale price per sq .2% per month.	represents are based on the second of you used any add our conclusions. In this group has \$860.92 These sales has a sales has been sales ha	ased on simple ditional information and a median 2. Based on a and a median at Name: Overall Trend Stable Stable Stable Stable	sale plants	ression. as an analysis of orice of es in this of 9. This Declining Declining Increasing Increasing
arrive at the results noted on this addendum. Summarize the above information as support for your conclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. This analysis shows a change of +253% per month analysis shows a change of +253% per month subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	Any percent chasions in the Neighborie your conclusions, prosales over the policy of t	ange results no hood section of the a byide both an explana past 12 months in The median section at the control of the control	presented in these correspondence of the present of	represents are based on the second of you used any add our conclusions. In this group has \$860.92 These sales has a sales has been sales ha	ased on simple ditional information and a median 2. Based on a and a median at Name: Overall Trend Stable Stable Stable Stable	sale plants	ression. as an analysis of orice of es in this of 9. This Declining Declining Increasing Increasing
arrive at the results noted on this addendum. Summarize the above information as support for your conclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. This analysis shows a change of +253% per month analysis shows a change of +253% per month supply. The subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	Any percent chasions in the Neighborie your conclusions, prosales over the policy of t	ange results no hood section of the a byide both an explana past 12 months in The median section at the control of the control	presented in these correspondence of the present of	represents are based on the second of you used any add our conclusions. In this group has \$860.92 These sales has a sales has been sales ha	ased on simple ditional information and a median 2. Based on a and a median at Name: Overall Trend Stable Stable Stable Stable	sale plants	ression. as an analysis of orice of es in this of 9. This Declining Declining Increasing Increasing
arrive at the results noted on this addendum. Summarize the above information as support for your conclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. This analysis shows a change of +253% per month analysis shows a change of +253% per month supply. This analysis shows a change of +253% per month supply is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	Any percent chasions in the Neighborie your conclusions, prosales over the policy of t	ange results no hood section of the a byide both an explana past 12 months in The median section at the control of the control	presented in these correspondence of the present of	represents are based on the second of you used any add our conclusions. In this group has \$860.92 These sales has a sales has been sales ha	ased on simple ditional information and a median 2. Based on a and a median at Name: Overall Trend Stable Stable Stable Stable	sale plants	ression. as an analysis of orice of es in this of 9. This Declining Declining Increasing Increasing
arrive at the results noted on this addendum. Summarize the above information as support for your conclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. This analysis shows a change of +253% per month analysis shows a change of +253% per month supply. The subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	Any percent chasions in the Neighborie your conclusions, prosales over the policy of t	ange results no hood section of the a byide both an explana past 12 months in The median section at the control of the control	presented in these correspondence of the present of	represents are based on the second of you used any add our conclusions. In this group has \$860.92 These sales has a sales has been sales ha	ased on simple ditional information and a median 2. Based on a and a median at Name: Overall Trend Stable Stable Stable Stable	sale plants	ression. as an analysis of orice of es in this of 9. This Declining Declining Increasing Increasing
arrive at the results noted on this addendum. Summarize the above information as support for your conclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. This analysis shows a change of +253% per month analysis shows a change of +253% per month supply. The subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	Any percent chasions in the Neighborie your conclusions, prosales over the policy of t	ange results no hood section of the a byide both an explana past 12 months in The median section at the control of the control	presented in these correspondence of the present of	represents are based on the second of you used any add our conclusions. In this group has \$860.92 These sales has a sales has been sales ha	ased on simple ditional information and a median 2. Based on a and a median at Name: Overall Trend Stable Stable Stable Stable	sale plants	ression. as an analysis of orice of es in this of 9. This Declining Declining Increasing Increasing
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. Thi analysis shows a change of +253% per mont subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	Any percent chasions in the Neighborie your conclusions, prospect sales over the policy of the polic	ange results no hood section of the a byide both an explana past 12 months in The median section at the control of the control	presented in these correspondence of the present of	represents are based on the second of you used any add our conclusions. In this group has \$860.92 These sales has a sales has been sales ha	ased on simple ditional information and a median 2. Based on a and a median at Name: Overall Trend Stable Stable Stable Stable	sale plants	ression. as an analysis of orice of es in this of 9. This Declining Declining Increasing Increasing
arrive at the results noted on this addendum. Summarize the above information as support for your conclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. This analysis shows a change of +253% per month analysis shows a change of +253% per month subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	Any percent chasions in the Neighborie your conclusions, prospect sales over the policy of the polic	ange results no hood section of the a byide both an explana past 12 months in The median section at the control of the control	presented in these correspondence of the present of	represents are based on the second of you used any add our conclusions. In this group has \$860.92 These sales has a sales has been sales ha	ased on simple ditional information and a median 2. Based on a and a median at Name: Overall Trend Stable Stable Stable Stable	sale plants	ression. as an analysis of orice of es in this of 9. This Declining Declining Increasing Increasing
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. Thi analysis shows a change of +253% per mont subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	Any percent chasions in the Neighborie your conclusions, prospect sales over the policy of the polic	ange results no hood section of the a byide both an explana past 12 months in The median section at the control of the control	presented in these correspondence of the present of	represents are based on the second of you used any add our conclusions. In this group has \$860.92 These sales has a sales has been sales ha	ased on simple ditional information and a median 2. Based on a and a median at Name: Overall Trend Stable Stable Stable Stable	sale plants	ression. as an analysis of orice of es in this of 9. This Declining Declining Increasing Increasing
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. Thi analysis shows a change of +253% per mont subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	Any percent chasions in the Neighborie your conclusions, prospect sales over the policy of the polic	ange results no hood section of the a byide both an explana past 12 months in The median section at the control of the control	presented in these correspondence of the present of	represents are based on the second of you used any add our conclusions. In this group has \$860.92 These sales has a sales has been sales ha	ased on simple ditional information and a median 2. Based on a and a median at Name: Overall Trend Stable Stable Stable Stable	sale plants	ression. as an analysis of orice of es in this of 9. This Declining Declining Increasing Increasing
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. Thi analysis shows a change of +253% per mont subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	Any percent chasions in the Neighborie your conclusions, prospect sales over the policy of the polic	ange results no hood section of the a byide both an explana past 12 months in The median section at the control of the control	presented in these correspondence of the present of	represents are based on the second of you used any add our conclusions. In this group has \$860.92 These sales has a sales has been sales ha	ased on simple ditional information and a median 2. Based on a and a median at Name: Overall Trend Stable Stable Stable Stable	sale plants	ression. as an analysis of orice of es in this of 9. This Declining Declining Increasing Increasing
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. Thi analysis shows a change of +253% per mont subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	Any percent chasions in the Neighborie your conclusions, prospect sales over the policy of the polic	ange results no hood section of the a byide both an explana past 12 months in The median section at the control of the control	presented in these correspondence of the present of	represents are based on the second of you used any add our conclusions. In this group has \$860.92 These sales has a sales has been sales ha	ased on simple ditional information and a median 2. Based on a and a median at Name: Overall Trend Stable Stable Stable Stable	sale plants and sale plants an	ression. as an analysis of orice of es in this of 9. This Declining Declining Increasing Increasing
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. Thi analysis shows a change of +253% per mont subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	Any percent chasions in the Neighborie your conclusions, prospect sales over the policy of the polic	ange results no hood section of the a byide both an explana past 12 months in The median section at the control of the control	presented in these correspondence of the present of	represents are based on the second of you used any add our conclusions. In this group has \$860.92 These sales has a sales has been sales ha	ased on simple ditional information and a median 2. Based on a and a median at Name: Overall Trend Stable Stable Stable Stable	sale plants and sale plants an	ression. as an analysis of orice of es in this of 9. This Declining Declining Increasing Increasing
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. Thi analysis shows a change of +253% per mont subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	Any percent chasions in the Neighborie your conclusions, prospect sales over the policy of the polic	ange results no hood section of the a pivide both an explanar past 12 months. The median set a change of set the following: Prior 4-6 Months yes, indicate the numbers.	presented in these correspondence of the present of	replace the project of the project o	ased on simple litional information and a median 2. Based on a and a median but Name: Overall Trend Stable Stable Stable Stable Instings and sales	sale paragramme sale paragramm	pression. as an analysis of orice of es in this of 9. This Declining Declining Increasing Increasing Osed properties.
arrive at the results noted on this addendum. Summarize the above information as support for your conclust pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. This analysis shows a change of +253% per mont subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the subject is a unit in a condomination of the subject is a unit in a condomination or cooperative.	Any percent chasions in the Neighborie your conclusions, prospect sales over the policy of the polic	ange results no hood section of the a pivide both an explanar past 12 months. The median set a change of set the following: Prior 4-6 Months yes, indicate the numbers.	pted in these cor ppraisal report form. I tion and support for you . The sales withi ale price per sq: 2% per month. Current - 3 Months per of REO listings and	replace the project of the project o	ased on simple litional information and a median 2. Based on a and a median but Name: Overall Trend Stable Stable Stable Stable Instings and sales	sale paragramme sale paragramm	pression. as an analysis of orice of es in this of 9. This Declining Declining Increasing Increasing Osed properties.
Are foreclosure sales (REO sales) a factor in the project? Appraalser Appraalser Appraalser Appraalser Amarize the above information as support for your conclusting sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. This analysis shows a change of +253% per month analysis sh	Any percent chasions in the Neighborie your conclusions, prospect sales over the policy of the polic	ange results no hood section of the a pivide both an explanar past 12 months. The median set a change of set the following: Prior 4-6 Months SUP	ppraisal report form. I tion and support for you. The sales within ale price per sq. 2% per month. Current - 3 Months Der of REO listings and	reproperty of the service of the ser	ased on simple ditional information and a median 2. Based on a ad a median overall Trend Stable Stable Stable Indistings and sales of the stable stable and stable the stable of the sta	sale paragramme sale paragramm	pression. as an analysis of orice of es in this of 9. This Declining Declining Increasing Increasing Osed properties.
Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. Thi analysis shows a change of +253% per mont subject is a unit in a condominium or cooperative. If the subject is a unit in a condominium or cooperative. Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the subject project is a unit in a condominium or cooperative. Summarize the above trends and address the impact on the subject project is a unit in a condominium or cooperative.	Any percent chasions in the Neighborie your conclusions, prospect sales over the policy of the polic	ange results no hood section of the a pivide both an explanar past 12 months. The median set a change of set the following: Prior 4-6 Months SUP Signa	praisal report form. I tion and support for you. The sales within ale price per sq. 2% per month. Current - 3 Months Per of REO listings and the sale price ature	reproject Project Proj	ased on simple ditional information and a median 2. Based on a ad a median strange overall Trend Stable Stable Stable Institute and sales and sales are stranged and sales are stranged on the stable stable stable and sales are stable sales are stranged or sales are stranged on the stable sales are stable and sales are stable sal	sale plants and sale plants an	as an analysis of price of es in this of 9. This Declining Declining Increasing Increasing Increasing Increasing
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. This analysis shows a change of +253% per mont subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the subject is a pose of the subject is a unit in a condominium or cooperative subject Project Data Total # of Comparable Sales (Settled) Assorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the subject Project Pr	Any percent chasions in the Neighbord eyour conclusions, prospect sales over the polymer of the polymer of the polymer of the project, completed by the project, completed by the project of the project	ange results no hood section of the a pivide both an explanar past 12 months. The median set a change of	praisal report form. I tion and support for you. The sales withinale price per sq. 2% per month. Current - 3 Months Per of REO listings and ERVISORY APP	reproject Project Proj	ased on simple ditional information and a median 2. Based on a ad a median distribution of the stable	sale plants and sale plants an	pression. as an analysis of orice of the period of the pe
Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. Thi analysis shows a change of +253% per mont subject is a unit in a condominium or cooperative. If the subject is a unit in a condominium or cooperative. Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the subject project is a unit in a condominium or cooperative. Summarize the above trends and address the impact on the subject project is a unit in a condominium or cooperative.	Any percent chasions in the Neighbord eyour conclusions, prospect sales over the polymer of the polymer of the polymer of the project, completed by the project, completed by the project of the project	ange results no hood section of the a pivide both an explanar past 12 months. The median set a change of te the following: Prior 4-6 Months yes, indicate the number of signal was a change of SUP Supplement of signal was a change of	praisal report form. I tion and support for you. The sales withinale price per sq. 2% per month. Current - 3 Months Per of REO listings and ERVISORY APP ature pany Name pany Name	PRAISER (ON	ased on simple ditional information and a median 2. Based on a ad a median overall Trend Stable Stable Stable Institute and sales and sales and sales are sales and sales are sa	sale plants and sale plants an	pression. as an analysis of orice of the period of the pe
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. This analysis shows a change of +253% per mont subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project? Summarize the above trends and address the impact on the subject is a property of the SH Appraisal Service Company Name The	Any percent chasions in the Neighbord eyour conclusions, prospect sales over the polymer of the polymer of the polymer of the project, completed by the project, completed by the project of the project	ange results no hood section of the a pivide both an explanar past 12 months. The median set a change of te the following: Prior 4-6 Months yes, indicate the number of signal was a change of SUP Supplement of signal was a change of	praisal report form. I tion and support for you. The sales withinale price per sq. 2% per month. Current - 3 Months Per of REO listings and ERVISORY APP	PRAISER (ON	ased on simple ditional information and a median 2. Based on a ad a median overall Trend Stable Stable Stable Institute and sales and sales and sales are sales and sales are sa	sale plants and sale plants an	pression. as an analysis of orice of the period of the pe
arrive at the results noted on this addendum. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate An analysis was performed on 13 competing \$749,000. This analysis shows a change of same group, there is a 1.8 month supply. This analysis shows a change of +253% per month analysis shows a change	Any percent chasions in the Neighborn eyour conclusions, prospect sales over the policy of the project, completed by the project, completed by the project, completed by the project of the project. Yes No If you have a second by the project of the project of the project of the project.	sunge results not hood section of the a povide both an explanar past 12 months. The median sets a change of	praisal report form. I tion and support for you. The sales withinale price per sq. 2% per month. Current - 3 Months Per of REO listings and ERVISORY APP ature pany Name pany Name	rements are bate from the project of	ased on simple ditional information and a median 2. Based on a ad a median overall Trend Stable Stable Stable Institute and sales and sales and sales are sales and sales are sa	sale plants and sale plants an	pression. as an analysis of orice of es in this of 9. This Declining Increasing Increasing Osed properties.

LOCATION MAP



PLAT MAP



SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File N	lo.: JET260402	
Property Address: 662 Encore Wy	Case	No.: 53099	
City: San Jose	State: CA	Zip: 95134	
Lender: Wedgewood Inc			



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: April 5, 2023 Appraised Value: \$815,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File N	lo.: JET260402
Property Address: 662 Encore Wy	Case	No.: 53099
City: San Jose	State: CA	Zip: 95134
Lender: Wedgewood Inc		7



COMPARABLE SALE #1

709 Applause Pl San Jose, CA 95134 Sale Date: s03/23;c02/23 Sale Price: \$ 857,000



COMPARABLE SALE #2

659 Encore Way San Jose, CA 95134 Sale Date: s03/23;c02/23 Sale Price: \$ 840,000



COMPARABLE SALE #3

759 Overture Ct San Jose, CA 95134 Sale Date: s04/22;c03/22 Sale Price: \$ 982,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File N	lo.: JET260402
Property Address: 662 Encore Wy	Case	No.: 53099
City: San Jose	State: CA	Zip: 95134
Lender: Wedgewood Inc		7



COMPARABLE SALE #4

619 Celebration Ct San Jose, CA 95134 Sale Date: s04/22;c03/22 Sale Price: \$ 915,000



COMPARABLE SALE #5

762 Overture Ct San Jose, CA 95134 Sale Date: s08/22;c07/22 Sale Price: \$ 837,500



COMPARABLE SALE #6

420 Milan Dr Unit 103 San Jose, CA 95134 Sale Date: Active Sale Price: \$ 879,999

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018 LLC	File	e No.: JET260402
Property Address: 662 Encore Wy	Ca	se No.: 53099
City: San Jose	State: CA	Zip: 95134
Lender: Wedgewood Inc		



COMPARABLE SALE #7

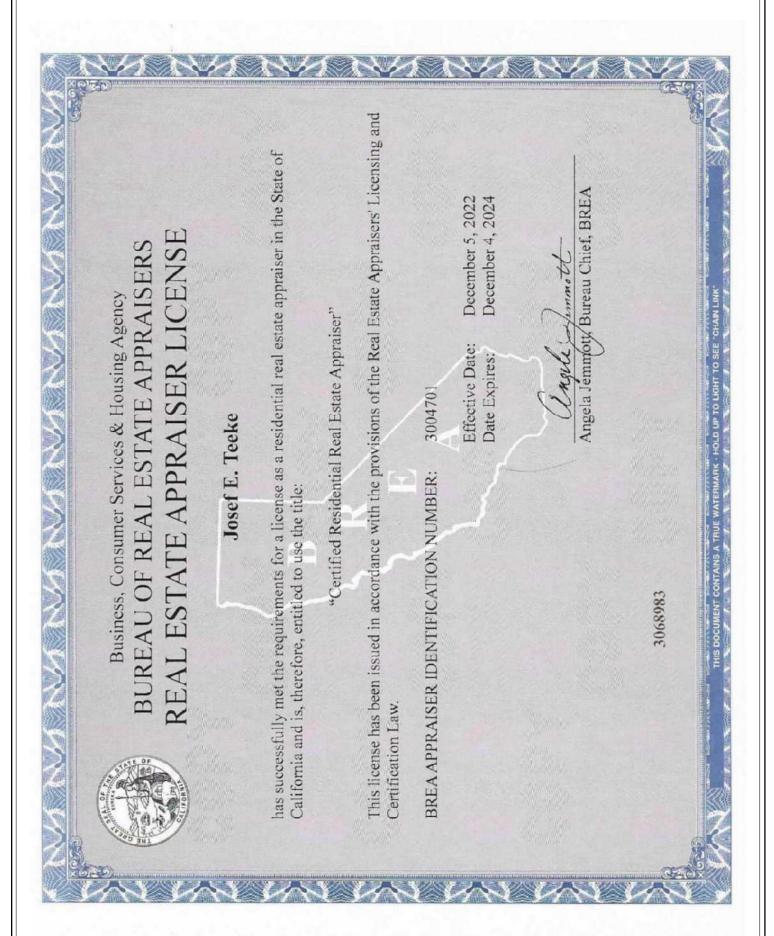
435 Milan Dr Unit 221 San Jose, CA 95134 Sale Date: Active Sale Price: \$ 718,000

COMPARABLE SALE #8

Sale Date: Sale Price: \$

COMPARABLE SALE #9

Sale Date: Sale Price: \$ Borrower: Catamount Properties 2018 LLC
Property Address: 662 Encore Wy
City: San Jose
Lender: Wedgewood Inc



Borrower: Catamount Properties 2018 LLC	File	No.: JET260402
Property Address: 662 Encore Wy	Cas	se No.: 53099
City: San Jose	State: CA	Zip: 95134
Landamini		

Lender: Wedgewood Inc



DECLARATIONS

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

301 E. Fourth Street, Cincinnati, OH 45202

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

□ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP3186841-23 Renewal of: RAP3186841-22

Program Administrator: Herbert H. Landy Insurance Agency Inc.

100 River Ridge Drive, Suite 301 Norwood, MA 02062

Josef Teeke Item 1. Named Insured:

Item 2. Address: 2280 MENZEL PLACE

> SANTA CLARA, CA 95050 City, State, Zip Code:

Item 3. Policy Period: From 03/09/2023 To 03/09/2024

(Month, Day, Year) (Month, Day, Year)

(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

A. \$ 500,000 Damages Limit of Liability - Each Claim

500,000 Claim Expenses Limit of Liability - Each Claim

1,000,000 Damages Limit of Liability - Policy Aggregate

1,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

A. \$ 500 Each Claim

B. \$ 1,000 Aggregate

Item 6. Premium: \$ 875.00

Item 7. Retroactive Date (if applicable): 03/09/2021

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 CA (10/13) IL7324 (07/21)

D42402 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)

Kerey a tragmoni Authorized Representative

D42101 (03/15) Page I of I

Appraisal Analytics Addendum Sales & Listings Farm List

53099 File # JET260402

Comments:

	Address	Prox. Price	Date	Site	GLA	Bd	Ва	Age	Cars	Comment
Sub	662 Encore Wy			1,742sf	925	2	2.0	31	1	
1	709 Applause Pl	857,000	03/09/23	0sf	925	2	2	31	1	
2	659 Encore Way	840,000	03/03/23	0sf	925	2	2	31	1	
3	850 Printempo PI	656,000	10/13/22	0sf	776	1	1	31	0	
4	425 Navaro Way # 121	700,000	09/21/22	0sf	948	1	1	32	1	
5	410 Milan Dr # 102	700,000	09/14/22	0sf	870	1	1	32	2	
6	762 Overture Ct	837,500	08/16/22	1,575sf	925	2	2	31	1	
7	460 Navaro Way # 101	710,000	08/15/22	0sf	870	1	1	31	2	
8	742 Overture Ct	670,000	07/18/22	0sf	776	1	1	31	0	
9	684 Applause Pl	655,000	07/14/22	1,200sf	776	1	1	31	1	
10	435 Milan Drive # 102	749,000	06/07/22	2,500sf	870	1	1	32	1	
11	440 Navaro PI # 220	761,500	05/16/22	0sf	948	1	1	32	2	
12	759 Overture Ct	981,800	04/29/22	0sf	925	2	2	31	1	
13	619 Celebration Ct	915,000	04/07/22	0sf	925	2	2	31	1	

Appraisal Analytics Addendum

Sales & Listings Farm List

53099 File # JET260402

		Address	Prox.	Price	Date	Site	GLA	Bd	Ва	Age	Cars	Comment
Sub	662 Encore	- Wv				1,742sf	025	2	2.0	21	1	
Jub	302 L110016	- · · · y				1,17231	323		2.0	01	'	
1												

AERIAL MAP

Borrower: Catamount Properties 2018 LLC
Property Address: 662 Encore Wy
City: San Jose
Lender: Wedgewood Inc File No.: JET260402 Case No.: 53099

Zip: 95134 State: CA

