

**APPRAISAL OF**



**LOCATED AT:**

7241 Blythdale Dr.  
Dallas, TX 75248-1551

**FOR:**

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

**BORROWER:**

Catamount Properties 2018, LLC

**AS OF:**

August 1, 2023

**BY:**

Robert W. Hawkins, Jr.

Appraisal Report

Exterior-Only Inspection Residential Appraisal Report

File No. 23073111H

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **7241 Blythdale Dr.** City **Dallas** State **TX** Zip Code **75248-1551**  
 Borrower **Catamount Properties 2018, LLC** Owner of Public Record **Kerri L. Scibelli** County **Dallas**  
 Legal Description **Hillcrest Manor 2nd SEC, Block E/8201, Lot 13**  
 Assessor's Parcel # **00000820101240000** Tax Year **2022** R.E. Taxes \$ **14100**  
 Neighborhood Name **Hillcrest Manor 2nd SEC** Map Reference **Dallas** Census Tract **0136.18**  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ **0**  PUD HOA \$ **0**  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) **Servicing**  
 Lender/Client **Wedgewood, Inc.** Address **2015 Manhattan Beach Blvd., Suite 100, Redondo Beach, CA 90278**  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). **The subject property is not currently listed on NtreisMLS & has not been in the previous 12 months, but is being appraised to establish value for loan servicing. According to < continued in addendum >**

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
 Contract Price \$ \_\_\_\_\_ Date of Contract \_\_\_\_\_ Is the property seller the owner of public record?  Yes  No Data Source(s) \_\_\_\_\_  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid. \_\_\_\_\_

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %		
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	1 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	445 Low	42	Multi-Family	2 %		
Neighborhood Boundaries <b>North: McCallum South: Campbell East: Meandering Way West: Hillcrest</b>		1180 High	48	Commercial	5 %		
Neighborhood Description <b>Primary access to the neighborhood is provided by the major arteries within the stated neighborhood. The subject property is located in a single family neighborhood consisting of similar quality homes. The area offers close proximity to employment centers and typical community amenities.</b>		770 Pred.	45	Other Vacant	22 %		

Market Conditions (including support for the above conclusions) **The most recent sales in the neighborhood indicate that the typical marketing period for properties in the area is between zero and three months. These sales also indicate that property values are stable to slightly increasing. This trend is anticipated to continue in the near future.**

Dimensions **79 x 117 estimated** Area **9243 sf** Shape **Rectangular** View **N;Res;**  
 Specific Zoning Classification **R-7.5(A)** Zoning Description **Single Family Residential**  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe. **See Attached Addendum.**  
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements—Type Public Private  
 Electricity   Water   Street **Concrete**    
 Gas   Sanitary Sewer   Alley **Concrete**    
 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **X** FEMA Map # **48113C0185K** FEMA Map Date **07/07/2014**  
 Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe.  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe. **There were no apparent adverse easements or encroachments. The site appears typical of the neighborhood with adequate improvements.\*Appraisers are not environmental engineers or surveyors.**

Source(s) Used for Physical Characteristics of Property  Appraisal Files  MLS  Assessment and Tax Records  Prior Inspection  Property Owner  
 Other (describe) Data Source(s) for Gross Living Area **NtreisMLS/Tax Records**

GENERAL DESCRIPTION	GENERAL DESCRIPTION	Heating / Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # <b>1</b>	<input type="checkbox"/> None
# of Stories <b>1</b>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> WoodStove(s) # <b>0</b>	<input checked="" type="checkbox"/> Driveway # of Cars <b>2</b>
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck <b>Yes</b>	Driveway Surface <b>Concrete</b>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls <b>Brick/Avg</b>	Fuel <b>Electric</b>	<input checked="" type="checkbox"/> Porch <b>Yes</b>	<input checked="" type="checkbox"/> Garage # of Cars <b>2</b>
Design (Style) <b>Traditional</b>	Roof Surface <b>Composition/Avg</b>	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool <b>None</b>	<input type="checkbox"/> Carport # of Cars <b>0</b>
Year Built <b>1976</b>	Gutters & Downspouts <b>Yes</b>	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence <b>Wood</b>	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) <b>20</b>	Window Type <b>Aluminum/Avg</b>	<input type="checkbox"/> Other	<input type="checkbox"/> Other <b>None</b>	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) <b>Exterior Inspection Only</b>				
Finished area above grade contains: <b>8 Rooms 4 Bedrooms 2.1 Bath(s) 2,683 Square Feet of Gross Living Area Above Grade</b>				
Additional features (special energy efficient items, etc.) <b>See Attached Addendum.</b>				

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). **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.**

Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe. **There were no apparent adverse easements or encroachments. The site appears typical often neighborhood with adequate improvements. \* Appraisers are not environmental engineers or surveyors.**

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe. **The subject property does conform to the neighborhood**

Appraisal Report

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File No. 23073111H

There are **2** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **660,000** to \$ **1,050,000**.  
 There are **14** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **445,000** to \$ **1,180,000**.

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	7241 Blythdale Dr. Dallas, TX 75248-1551	16823 Mossy Oak Dr. Dallas, TX 75248		16805 Hunters Pt. Dallas, TX 75248		7318 Blythdale dr. Dallas, TX 75248	
Proximity to Subject		0.17 miles SE		0.26 miles SE		0.11 miles SE	
Sale Price	\$	\$ 860,000		\$ 664,000		\$ 613,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 306.70 sq. ft.		\$ 215.30 sq. ft.		\$ 231.23 sq. ft.	
Data Source(s)		NtreisMLS #20273746;DOM 2		NtreisMLS #20133201;DOM 45		NtreisMLS #20194897;DOM 47	
Verification Source(s)		NTREISMLS/Dallas Cad		NTREISMLS/Dallas Cad		NTREISMLS/Dallas Cad	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Assumed;0	0	Conv;0	0	Conv;14000	-14,000
Date of Sale/Time		s04/23;c03/23		s11/22;c10/22		s01/23;c12/22	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	9243 sf	10018 sf	0	10497 sf	0	9757 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Traditional	DT1;Traditional		DT2;Traditional	0	DT1;Traditional	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	47	48	0	45	0	47	
Condition	C3	C2	-90,000	C3		C3	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	8 4 2.1	8 4 2.2	-2,500	9 5 4.0	-7,500	9 4 3.0	-2,500
Gross Living Area	20 2,683 sq. ft.	2,804 sq. ft.	-2,400	3,084 sq. ft.	-8,000	2,651 sq. ft.	600
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	CH/CA	CH/CA		CH/CA		CH/CA	
Energy Efficient Items	Win/Insl	Win/Insl		Win/Insl		Win/Insl	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio	
Fireplace	1 FP	2 FP	-1,500	1 FP		1 FP	
Fence, Pool	Fence, Pool	Fence, None	+36,000	Fence, None	+36,000	Fence, None	+36,000
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 60,400	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 20,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 20,100
Adjusted Sale Price of Comparables		Net Adj. -7.0% % Gross Adj. 15.4% %	\$ 799,600	Net Adj. 3.1% % Gross Adj. 7.8% %	\$ 684,500	Net Adj. 3.3% % Gross Adj. 8.7% %	\$ 633,100

SALES COMPARISON APPROACH

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain \_\_\_\_\_

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) **NTREISMLS/Dallas Cad**

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) **NTREISMLS/Dallas Cad**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	08/10/2022			
Price of Prior Sale/Transfer	0			
Data Source(s)	Dallas Cad	NTREISMLS/Dallas Cad	NTREISMLS/Dallas Cad	NTREISMLS/Dallas Cad
Effective Date of Data Source(s)	08/01/2023	08/01/2023	08/01/2023	08/01/2023

Analysis of prior sale or transfer history of the subject property and comparable sales **The subject property is not currently listed on NtreisMLS & has not been in the previous 12 months, but is being appraised to establish value for loan servicing. According to Dallas county tax records the current owner is Kerri L. Scibelli & the last deed transfer was on 08/10/2022. Other than disclosed, no other sales were noted during the proceeding 36 months.**

Summary of Sales Comparison Approach. All sales are located in the subject's market area and are similar in design and appeal. Comparable No. 1 is adjusted downward for condition, bath, square footage and fireplace and upward for pool. Comparable No. 2 is adjusted downward for bath and square footage and upward for pool. Comparable No 3 is adjusted downward for bath and upward for square footage and fireplace. Comparables 4 & 5 are added as additional support. All sales were considered in or final value conclusion. The appraiser has adjusted dissimilarities between the subject and comparables according to the market reaction. Therefore, the dissimilarities that have a 0 indicated in the adjustment column means the appraiser has acknowledged the difference; however, the market does not support any adjustment. Comparable 2 was considered most similar and given the most weight in the estimation of the subjects value.

Indicated Value by Sales Comparison Approach \$ **685,000**

Indicated Value by: Sales Comparison Approach \$ **685,000** Cost Approach (if developed) \$ **637,700** Income Approach (if developed) \$ \_\_\_\_\_

The sales comparison approach was considered the most reliable indicator of value and was therefore given primary emphasis. The cost approach supported the sales approach. The income approach was considered, but was deemed not applicable, due to the lack of data.

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: **See Attached Addendum.**

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **685,000** as of **08/01/2023**, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Appraisal Report

Exterior-Only Inspection Residential Appraisal Report

File No. 23073111H

The intended user of this appraisal is Wedgewood, Inc.

The purpose is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the state Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional intended users are identified by the appraiser.

The appraiser is not a home inspector and this appraisal report is not a home inspection, the appraiser only performed a visual observation of accessible areas and the appraisal report cannot be relied upon to disclose conditions and/or defects in the property

The appraiser believes the cost approach is applicable.

The cost approach has only been developed by the appraiser as an analysis to support their opinion of the property's market value. Use of this data, in whole or part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does no guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the cost approach may not be reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and material and due to changing building codes and governmental regulations and requirement.

Standards Rule 2-2 ( a ) ( v ) Comment: "When an opinion of reasonable exposure time has been developed in compliance with Standards Rule 1-2 ( c ), the opinion must be stated in the report"

"Exposure Time: estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." At the time of this assignment we believe the exposure time for the subject property to be between 0 to 90 days.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

My comparable search criteria consisted of properties that were not limited by size and which sold within the past 12 months, and are located within a 1 mile radius of the subject property. My comparable search did not include any sales price or value parameters. The search resulted in a total of 14 potential comparable properties to consider, of which 4 were included and gridded in this appraisal report. The addresses for each of those that were not gridded are located on the attached CMA.

AMC Registration # for ClearCapital.com, Inc: TX2000100  
The appraiser received a fee of \$215.00 and paid a tech fee of \$15.00 to complete this assignment.

The estimated value is based on the extraordinary assumption that the subject property is in average condition and that all information about the subject that came from DallasCAD and NtreisMLS is correct.

ADDITIONAL COMMENTS

**COST APPROACH TO VALUE (not required by Fannie Mae)**

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Site value estimates were determined using MLS and tax records.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....	= \$	235,000
Source of cost data <b>Marshall Swift</b>	Dwelling <b>2,683</b> Sq. Ft. @ \$ <b>163.00</b> .....	= \$	437,329
Quality rating from cost service <b>Good</b> Effective date of cost data <b>08/01/2023</b>	Sq. Ft. @ \$ .....	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Garage/Carport <b>484</b> Sq. Ft. @ \$ <b>43.48</b> .....	= \$	21,044
<b>Remaining Economic Life: 30 Remaining Physical Life: 30</b>	Total Estimate of Cost-New .....	= \$	458,373
<b>No functional obsolescence was noted.</b>	Less <b>50</b> Physical Functional External		
	Depreciation <b>\$91,675</b> .....	= \$ (	91,675)
	Depreciated Cost of Improvements .....	= \$	366,698
	"As-is" Value of Site Improvements .....	= \$	35,956
Estimated Remaining Economic Life (HUD and VA only) <b>30</b> Years	INDICATED VALUE BY COST APPROACH .....	= \$	637,700

COST APPROACH

**INCOME APPROACH TO VALUE (not required by Fannie Mae)**

Estimated Monthly Market Rent \$ \_\_\_\_\_ X Gross Rent Multiplier \_\_\_\_\_ = \$ \_\_\_\_\_ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) **Rental properties are not common for that area; therefore, the income approach was deleted due to lack of sufficient data**

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project \_\_\_\_\_

Total number of phases \_\_\_\_\_ Total number of units \_\_\_\_\_ Total number of units sold \_\_\_\_\_

Total number of units rented \_\_\_\_\_ Total number of units for sale \_\_\_\_\_ Data source(s) \_\_\_\_\_

Was the project created by the conversion of an existing building(s) into a PUD?  Yes  No If Yes, date of conversion. \_\_\_\_\_

Does the project contain any multi-dwelling units?  Yes  No Data source(s) \_\_\_\_\_

Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion. \_\_\_\_\_

Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options. \_\_\_\_\_

Describe common elements and recreational facilities. \_\_\_\_\_

PUD INFORMATION

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.

**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).

Exterior-Only Inspection Residential Appraisal Report

File No. 23073111H

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 seq., 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

Signature [Handwritten Signature]
Name Robert W. Hawkins, Jr.
Company Name FIREHOUSE APPRAISALS
Company Address 525 S. Maxwell Creek Road
Murphy, TX 75094
Telephone Number 469/323-9112
Email Address firehouseappraisals@verizon.net
Date of Signature and Report 08/01/2023
Effective Date of Appraisal 08/01/2023
State Certification # TX-1335830-R
or State License #
or Other (describe) State #
State TX
Expiration Date of Certification or License 02/29/2024

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

ADDRESS OF PROPERTY APPRAISED
7241 Blythdale Dr.
Dallas, TX 75248-1551

SUBJECT PROPERTY
[ ] Did not inspect exterior subject property
[ ] Did inspect exterior of subject property from street
Date of Inspection

APPRAISED VALUE OF SUBJECT PROPERTY \$ 685,000

LENDER/CLIENT
Name Clear Capital
Company Name Wedgewood, Inc.
Company Address 2015 Manhattan Beach Blvd., Suite 100
Redondo Beach, CA 90278
Email Address

COMPARABLE SALES
[ ] Did not inspect exterior of comparable sales from street
[ ] Did inspect exterior of comparable sales from street
Date of Inspection

Appraisal Report

Exterior-Only Inspection Residential Appraisal Report

File No. 23073111H

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
Address	7241 Blythdale Dr. Dallas, TX 75248-1551	16919 Old Pond Dr. Dallas, TX 75248			17212 Ikel Dr. Dallas, TX 75248					
Proximity to Subject		0.12 miles SW			0.33 miles NE					
Sale Price	\$	\$ 910,000			\$ 660,000			\$		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 358.55 sq. ft.			\$ 238.44 sq. ft.			\$ sq. ft.		
Data Source(s)		NtreisMLS #20353446;DOM 9			NtreisMLS #20352464;DOM 52					
Verification Source(s)		NTREISMLS/Dallas Cad			NTREISMLS/Dallas Cad					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		0	Listing ;0		0			
Date of Sale/Time		s07/23;c07/23			Active					
Location	N;Res;	N;Res;			N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple					
Site	9243 sf	9713 sf		0	6011 sf		0			
View	N;Res;	N;Res;			N;Res;					
Design (Style)	DT1;Traditional	DT1;Traditional			DT2;Traditional		0			
Quality of Construction	Q3	Q3			Q3					
Actual Age	47	46		0	42		0			
Condition	C3	C2		-90,000	C3					
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	8 4 2.1	8 4 2.1			8 3 2.1		0			
Gross Living Area	20 2,683 sq. ft.	2,538 sq. ft.		2,900	2,768 sq. ft.		-1,700			sq. ft.
Basement & Finished Rooms Below Grade	0sf	0sf			0sf					
Functional Utility	Average	Average			Average					
Heating/Cooling	CH/CA	CH/CA			CH/CA					
Energy Efficient Items	Win/Insl	Win/Insl			Win/Insl					
Garage/Carport	2ga2dw	2ga2dw			2ga2dw					
Porch/Patio/Deck	Porch/Patio	Porch/Patio			Porch/Patio					
Fireplace	1 FP	1 FP			2 FP		-1,500			
Fence, Pool	Fence, Pool	Fence, Pool			Fence, None		+36,000			
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 87,100	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 32,800	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 0
Adjusted Sale Price of Comparables		Net Adj. -9.6% % Gross Adj. 10.2%		\$ 822,900	Net Adj. 5.0% % Gross Adj. 5.9%		\$ 692,800	Net Adj. 0.0% % Gross Adj. 0.0%		\$ 0
ITEM	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
Date of Prior Sale/Transfer	08/10/2022									
Price of Prior Sale/Transfer	0									
Data Source(s)	Dallas Cad	NTREISMLS/Dallas Cad			NTREISMLS/Dallas Cad					
Effective Date of Data Source(s)	08/01/2023	08/01/2023			08/01/2023					
Summary of Sales Comparison Approach Comparables No. 4 & 5 are added as additional support. Comparable No 4 is adjusted downward for condition and upward for square footage. Comparable No 5 is adjusted downward for square footage and fireplace and upward for pool.										

SALES COMPARISON APPROACH



**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.



## ADDENDUM

Borrower: Catamount Properties 2018, LLC

File No.: 23073111H

Property Address: 7241 Blythdale Dr.

Case No.:

City: Dallas

State: TX

Zip: 75248-1551

Lender: Wedgewood, Inc.

### **Twelve Month Listing History of Subject Property**

Continued from Twelve Month Listing History of Subject Property: Dallas county tax records the current owner is Kerri L. Scibelli & the last deed transfer was on 08/10/2022. Other than disclosed, no other sales were noted during the proceeding 36 months.

The state of Texas is a non-disclosure state and no public records are available in regard to sales prices. Public records only disclose publicly recorded transactions. Consequently, non-filed deed transfers and the sales price to any transaction are not public knowledge. The appraiser's information is very limited and stated as to what we know.

### **Highest and Best Use**

For the highest and best use we considered all possible uses to obtain the use that benefits the subject property the most. In this case the subject's lot size and legal restrictions indicate that the subject's highest and best use as vacant and improved is single family residential.

### **Additional Features**

Exterior: Typical brick exterior, double glass windows, composition roof, above average quality landscape, wood fence.

### **Prior Sales Comments**

The state of Texas is a non-disclosure state and no public records are available in regard to sales prices. Public records only disclose publicly recorded transactions. Consequently, non-filed deed transfers and the sales price to any transaction are not public knowledge. The appraiser's information is very limited and stated as to what we know.

### **Conditions of the Report**

\* See attached USPAP Compliance Addendum and History. The Age and Condition adjustments are combined and based upon the effective ages of the subject and comparable sales.

This office uses digital signatures and photographs that meet the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP). Standard # 8 of USPAP details the Appraisal Standards Board's implementation of digital signatures, electronic transmission of reports, and digital photos. My implementation of digital signatures, electronic transmission, and digital photos meets and exceeds all of the points addressed in Standard # 8. The software program used to generate this appraisal report contains a digital signature security feature which utilizes personal password to protect digital signatures. Each appraiser has sole personalized control of affixing their digital signature to a report. The appraisal report cannot be modified without the permission of every appraiser who has signed the report. Electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper copy report.

### **Gramm-Leach Bliley Act**

The Gramm-Leach Bliley Act is a privacy act to protect private citizens. It is our company policy to not share any information other than that required by law. However, information from appraisals is often used and provided to mortgage brokers, mortgage bankers, mortgage underwriters, wholesale lenders, mortgage insurance providers and others involved in your mortgage process.

The act requires companies under certain circumstances to provide an "opt-out" for their customers in the dissemination of non-public personal information. As stated above, our company policy to not share any information other than that required by law. Our ability to restrict information is limited due to the large number of secondary users of appraisal information. In compliance with the Gram-Leach-Bliley Act you may also notify us in writing to restrict non-public information pertaining to this appraisal.



USPAP ADDENDUM

File No. 23073111H

Borrower: Catamount Properties 2018, LLC  
 Property Address: 7241 Blythdale Dr.  
 City: Dallas County: Dallas State: TX Zip Code: 75248-1551  
 Lender: Wedgewood, Inc.

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report** A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report** A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

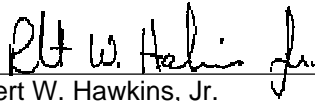
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-90 days

Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature:   
 Name: Robert W. Hawkins, Jr.  
 Date Signed: 08/01/2023  
 State Certification #: TX-1335830-R  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: TX  
 Expiration Date of Certification or License: 02/29/2024  
 Effective Date of Appraisal: 08/01/2023

SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Supervisory Appraiser inspection of Subject Property:  
 Did Not  Exterior-only from street  Interior and Exterior

**SUBJECT PROPERTY PHOTO ADDENDUM**

Borrower: Catamount Properties 2018, LLC	File No.: 23073111H	
Property Address: 7241 Blythdale Dr.	Case No.:	
City: Dallas	State: TX	Zip: 75248-1551
Lender: Wedgewood, Inc.		



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: August 1, 2023  
Appraised Value: \$ 685,000

**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

Borrower: Catamount Properties 2018, LLC  
Property Address: 7241 Blythdale Dr.  
City: Dallas  
Lender: Wedgewood, Inc.

File No.: 23073111H  
Case No.:  
State: TX  
Zip: 75248-1551



Left of Subject



Right of Subject



Street view

Borrower: Catamount Properties 2018, LLC

File No.: 23073111H

Property Address: 7241 Blythdale Dr.

Case No.:

City: Dallas

State: TX

Zip: 75248-1551

Lender: Wedgewood, Inc.



Address verification



Across from subject



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018, LLC	File No.: 23073111H	
Property Address: 7241 Blythdale Dr.	Case No.:	
City: Dallas	State: TX	Zip: 75248-1551
Lender: Wedgewood, Inc.		



COMPARABLE SALE #1

16823 Mossy Oak Dr.  
Dallas, TX 75248  
Sale Date: s04/23;c03/23  
Sale Price: \$ 860,000



COMPARABLE SALE #2

16805 Hunters Pt.  
Dallas, TX 75248  
Sale Date: s11/22;c10/22  
Sale Price: \$ 664,000



COMPARABLE SALE #3

7318 Blythdale dr.  
Dallas, TX 75248  
Sale Date: s01/23;c12/22  
Sale Price: \$ 613,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Catamount Properties 2018, LLC	File No.: 23073111H	
Property Address: 7241 Blythdale Dr.	Case No.:	
City: Dallas	State: TX	Zip: 75248-1551
Lender: Wedgewood, Inc.		



COMPARABLE SALE #4

16919 Old Pond Dr.  
Dallas, TX 75248  
Sale Date: s07/23;c07/23  
Sale Price: \$ 910,000



COMPARABLE SALE #5

17212 Ikel Dr.  
Dallas, TX 75248  
Sale Date: Active  
Sale Price: \$ 660,000

COMPARABLE SALE #6

Sale Date:  
Sale Price: \$

Borrower: Catamount Properties 2018, LLC

File No.: 23073111H

Property Address: 7241 Blythdale Dr.

Case No.:

City: Dallas

State: TX

Zip: 75248-1551

Lender: Wedgewood, Inc.

## CoreLogic - SwiftEstimator Residential Estimator - Short Report

Estimate ID 23073111H  
 Property Owner  
 Address 7241 Blythdale Dr  
 City Dallas  
 State/Province TX  
 ZIP/Postal Code 75248  
 Surveyed By  
 Survey Date

Cost As Of 08/2023

Residence Type Single-family Residence

### Cost Data

Description	Units	Unit Cost	Total
Base Cost	2,683	\$114.96	\$308,438
Basic Structure Total Cost	2,683	\$163.00	\$437,318
Attached Garage	484	\$43.48	\$21,042
Subtotal Garage			\$21,042
Replacement Cost New	2,683	\$170.84	\$458,360
Total Depreciated Cost			\$458,360
Site Value			\$235,000
Subtotal Yard Improvements			\$35,956
Non Building			\$270,956
Non Building Depreciated Cost			\$270,956
Total			\$729,316

Cost data by CoreLogic, Inc.

\*\*\*Except for items and costs listed under "Addition Details," this SwiftEstimator report has been produced utilizing current cost data and is in compliance with the Marshall & Swift Licensed User Certificate. This report authenticates the user as a current Marshall & Swift user.\*\*\*



Borrower: Catamount Properties 2018, LLC

File No.: 23073111H

Property Address: 7241 Blythdale Dr.

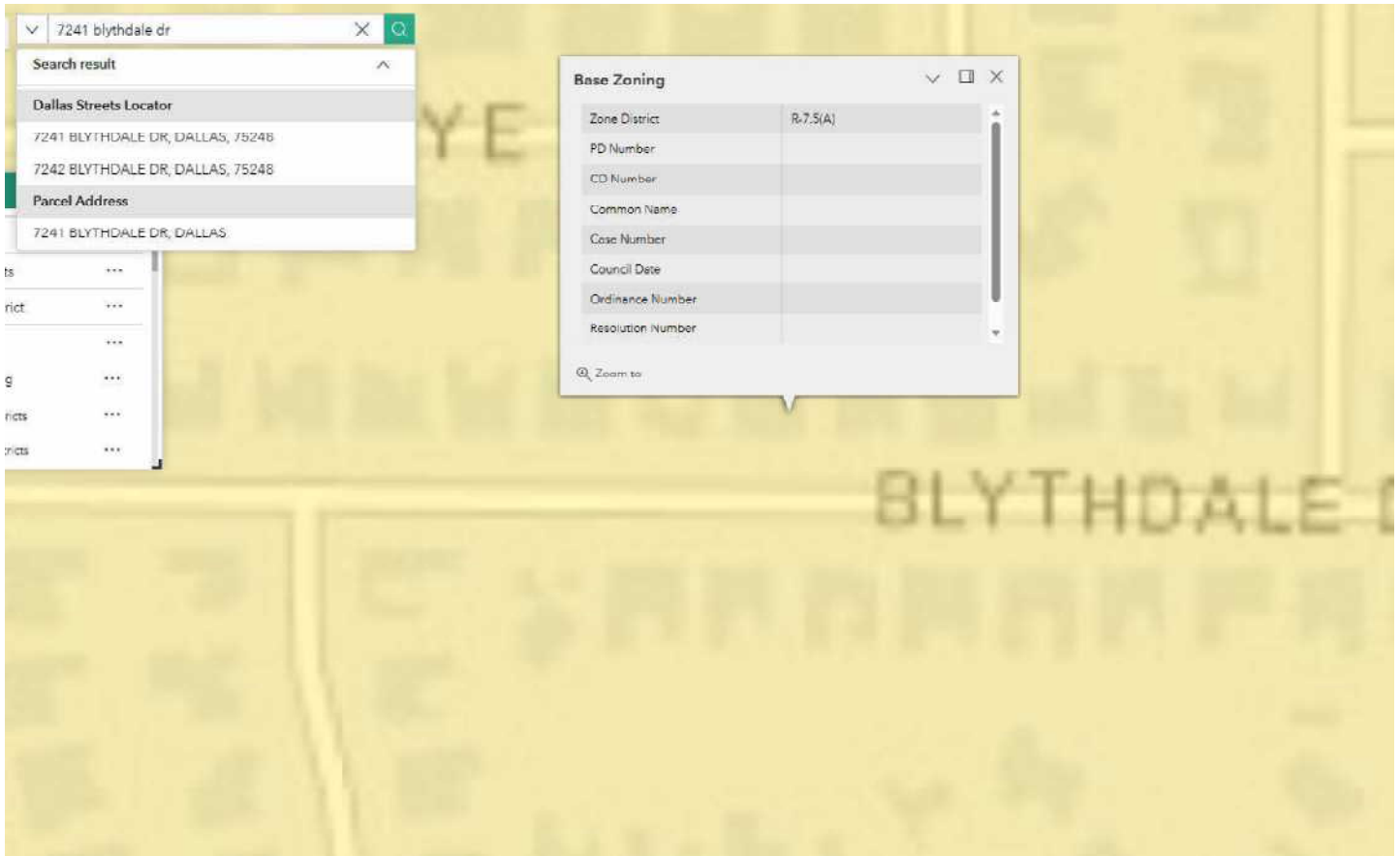
Case No.:

City: Dallas

State: TX

Zip: 75248-1551

Lender: Wedgwood, Inc.



Borrower: Catamount Properties 2018, LLC

File No.: 23073111H

Property Address: 7241 Blythdale Dr.

Case No.:

City: Dallas

State: TX

Zip: 75248-1551

Lender: Wedgewood, Inc.

# 7241 Blythdale Dr, Dallas, TX 75248-1551, Dallas County

APN 00-00082-010-124-0000

CLIP 3830446928

[← BACK](#)

[PROPERTY DETAILS](#)

[COMPARABLES](#)

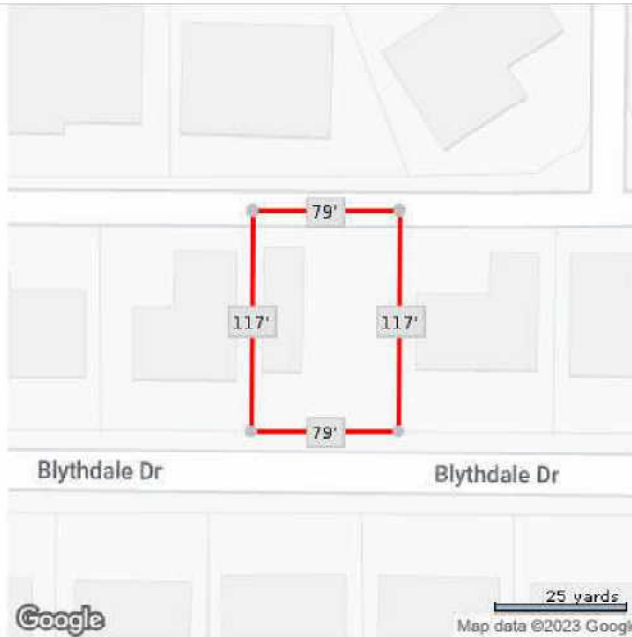
[MARKET TRENDS](#)

[NEIGHBORS](#)

[NEIGHBORHOOD PR](#)

▼ [Mortgage History](#)

▼ [Property Map](#)



\*Lot Dimensions are Estimated



Property Type is 'Residential' Mls Status is 'Active' Mls Status is 'Pending' Status Contractual Search Date is 07/31/2023 to 05/02/2023 Mls Status is 'Closed' Status Contractual Search Date is 07/31/2023 to 06/05/2022 Latitude, Longitude is around 32.86, -96.78

### Market Analysis Summary | Residential

Listings as of 7/31/23 at 9:48 pm, Page 1 of 3

#	MLS#	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	%
1	20352464	17212 Ikel DR	Dallas	3	3	2,768	1961	2/0/2	No	0.138	\$238.44	\$660,000			52
2	20372646	7109 Dye DR	Dallas	4	5	4,412	1977	3/0/3	Yes	0.296	\$237.99	\$1,050,000			24
<b>Listings: Active</b>															
				<b>Min</b>	<b>3</b>	<b>3</b>	<b>2,768</b>	<b>1977</b>	<b>3/0/3</b>	<b>0.138</b>	<b>\$237.99</b>	<b>\$660,000</b>			<b>24</b>
				<b>Max</b>	<b>4</b>	<b>5</b>	<b>4,412</b>	<b>1981</b>	<b>2/0/2</b>	<b>0.296</b>	<b>\$238.44</b>	<b>\$1,050,000</b>			<b>52</b>
				<b>Avg</b>	<b>4</b>	<b>4</b>	<b>3,590</b>	<b>1979</b>	<b>3/0/3</b>	<b>0.217</b>	<b>\$238.21</b>	<b>\$855,000</b>			<b>38</b>
				<b>Med</b>	<b>4</b>	<b>4</b>	<b>3,590</b>	<b>1979</b>	<b>3/0/3</b>	<b>0.217</b>	<b>\$238.21</b>	<b>\$855,000</b>			<b>38</b>

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.  
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Robert Hawkins  
 rhawkinsappraisals@verizon.net  
 Ph.

Prepared By Robert Hawkins

July 31, 2023

### Market Analysis Summary | Residential

Listings as of 7/31/23 at 9:48 pm, Page 2 of 3

#	MLS#	Address	City	Bd	Ba	Sqft	YB	GA	VP	TC	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	%
1	20242521	16919 Old Pond DR	Dallas	3	2	2,538	1977	2/0/2			Yes	0.223	\$175.33	\$499,000	\$445,000	02/21/2023	89.2%
2	20273901	7301 Highland Glen TRL	Dallas	3	2	1,855	1981	2/2/2			No	0.150	\$263.61	\$489,000	\$489,000	06/01/2023	100.0%
3	20123606	7322 Highland Glen TRL	Dallas	3	2	2,237	1981	2/0/2			Yes	0.066	\$243.63	\$559,000	\$545,000	08/31/2022	97.5%
4	20212346	7330 Wester WAY	Dallas	4	4	3,464	1979	0/0/0			Yes	0.316	\$167.44	\$650,000	\$580,000	03/13/2023	89.2%
5	20194897	7319 Blythdale DR	Dallas	4	3	2,551	1976	2/0/2			No	0.224	\$231.23	\$600,000	\$613,000	01/04/2023	102.2%
6	20133201	16905 Hunters Point DR	Dallas	5	4	3,084	1978	2/0/2			No	0.241	\$215.30	\$699,000	\$684,000	11/03/2022	96.0%
7	20271933	16812 Old Pond DR	Dallas	4	3	3,235	1975	1/0/1			Yes	0.215	\$210.20	\$650,000	\$690,000	04/07/2023	104.6%
8	20273746	16823 Mossy Oak DR	Dallas	4	4	2,904	1975	2/0/2			No	0.230	\$306.70	\$869,900	\$850,000	04/01/2023	96.9%
9	20329981	7122 Wester WAY	Dallas	5	4	3,997	1978	3/0/3			Yes	0.285	\$225.56	\$919,900	\$879,000	06/16/2023	95.6%
10	20353446	16919 Old Pond DR	Dallas	4	3	2,536	1977	2/0/2			Yes	0.223	\$358.55	\$899,900	\$910,000	07/27/2023	101.1%
11	20260842	7210 Wester WAY	Dallas	5	4	3,536	1979	2/0/2			Yes	0.293	\$253.03	\$925,000	\$920,000	05/16/2023	99.5%
12	20329545	7104 Dye DR	Dallas	4	4	3,396	1977	2/0/2			Yes	0.288	\$279.74	\$936,000	\$950,000	06/16/2023	101.5%
13	20215261	7101 Dye DR	Dallas	5	5	4,400	1977	3/0/3			Yes	0.358	\$229.55	\$1,100,000	\$1,010,000	01/11/2023	91.8%
14	20075260	7102 Dye DR	Dallas	4	4	3,902	1978	3/0/3			Yes	0.344	\$302.41	\$965,000	\$1,180,000	09/12/2022	118.6%

Listings: Closed

Min	3	2	1,855	1975	2/0/2	0.066	\$167.44	\$445,000	89.2%	2
Max	5	5	4,400	1981	0/0/0	0.358	\$358.55	\$1,180,000	118.6%	69
Avg	4	3	3,117	1978	3/2/3	0.247	\$247.31	\$766,071	98.9%	26
Med	4	4	3,160	1978	2/0/2	0.236	\$237.43	\$770,000	99.2%	20

16  
 Total Listings

Average for all:	4	4	3,176	1978	2/0/2	0.243	\$246.17	\$781,356	98.9%	28
Median for all:	4	4	3,160	1978	2/0/2	0.236	\$238.21	\$784,450	99.2%	26

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FLOOD MAP

Borrower: Catamount Properties 2018, LLC

File No.: 23073111H

Property Address: 7241 Blythdale Dr.

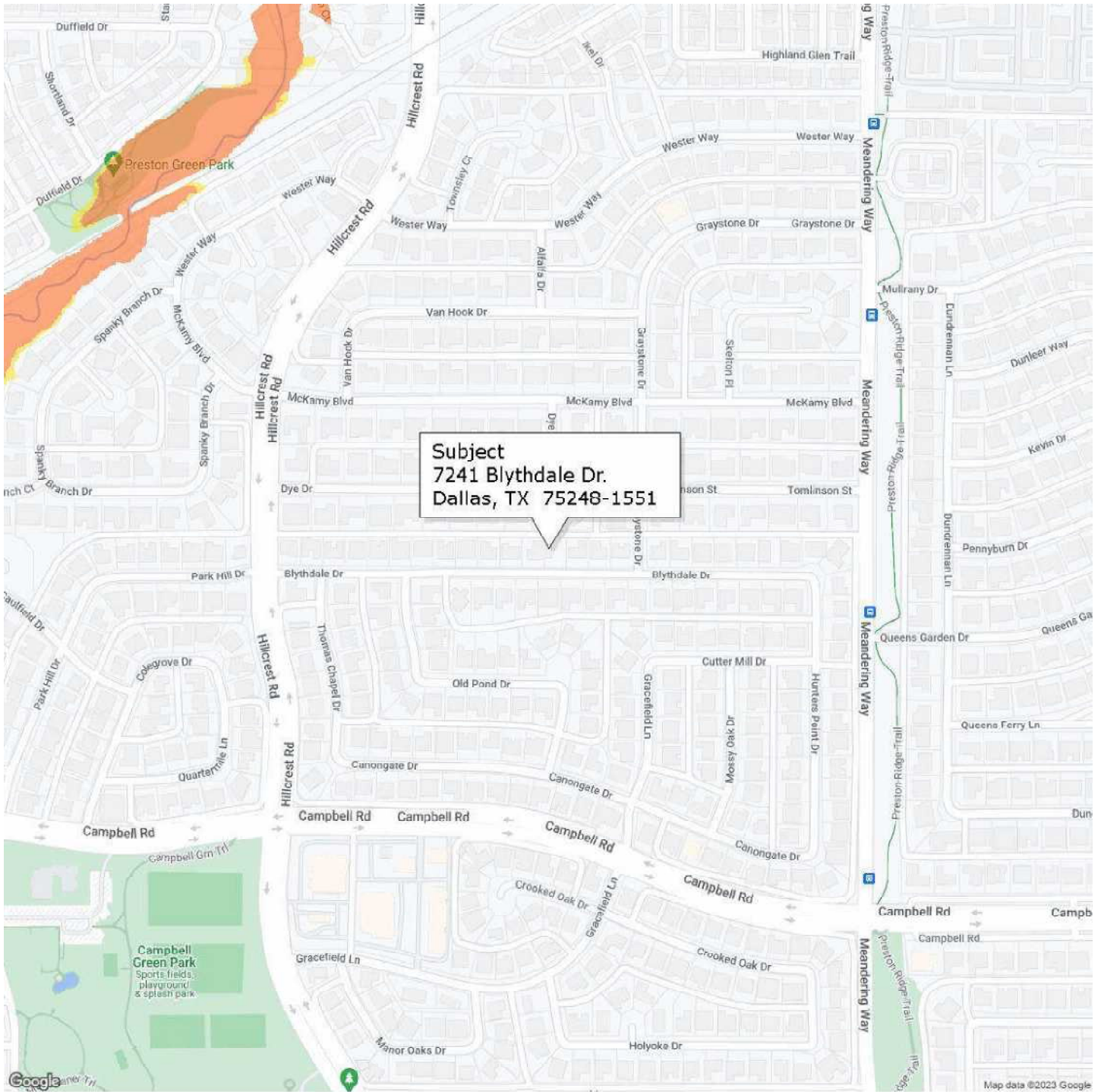
Case No.:

City: Dallas

State: TX

Zip: 75248-1551

Lender: Wedgewood, Inc.



**FLOOD INFORMATION**

**Community:** Dallas, City of  
**Property is NOT in a FEMA Special Flood Hazard Area**  
**Map Number:** 48113C0185K  
**Panel:** 48113C0185  
**Zone:** X  
**Map Date:** 07-07-2014  
**FIPS:** 48113  
**Source:** FEMA DFIRM

**LEGEND**

-  = FEMA Special Flood Hazard Area – High Risk
-  = Moderate and Minimal Risk Areas
- Road View:**
-  = Forest
-  = Water

**Sky Flood™**

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.



LOCATION MAP

Borrower: Catamount Properties 2018, LLC

File No.: 23073111H

Property Address: 7241 Blythdale Dr.

Case No.:

City: Dallas

State: TX

Zip: 75248-1551

Lender: Wedgewood, Inc.



Borrower: Catamount Properties 2018, LLC

File No.: 23073111H

Property Address: 7241 Blythdale Dr.

Case No.:

City: Dallas

State: TX

Zip: 75248-1551

Lender: Wedgewood, Inc.



## Certified Residential Real Estate Appraiser

Appraiser: **ROBERT WYMAN HAWKINS JR**

License #: **TX 1335830 R**

License Expires: **02/29/2024**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:  
Certified Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at [www.talcb.texas.gov](http://www.talcb.texas.gov).

  
Chelsea Buchholtz  
Commissioner

Borrower: Catamount Properties 2018, LLC

File No.: 23073111H

Property Address: 7241 Blythdale Dr.

Case No.:

City: Dallas

State: TX

Zip: 75248-1551

Lender: Wedgewood, Inc.

**Robert W. Hawkins Jr.**

525 S. Maxwell Creek

Murphy, TX 75094

469-323-9112

[robert.hawkins14@verizon.net](mailto:robert.hawkins14@verizon.net) & [firehouseappraisals@verizon.net](mailto:firehouseappraisals@verizon.net)

**Personal Data**

Graduated Plano Sr. High 1979

Texas A&M Bachelor of Science in Landscape Architecture 1985

**Professional History**

Fire Rescue Specialist/Paramedic with the City of Plano 1986-Present

Firehouse Appraisals 2010-Present

Professional Appraisal Service 2004-2010

1<sup>st</sup> Appraisal Choice December 2002-June 2004

**Real Estate/Appraisal Courses**

Collin College & Champions School of Real Estate

Real Estate Appraisal 2002, Principals of Real Estate 2004

Appraisal Methods 2005, FHA Single Family Appraisal 2005

Sales Comparison Approach 2008, Income Approach 2008

Residential Cost Approach 2008, Introduction to Commercial Appraisal 2009

FHA & VA Appraisal Basics, Supervising Appraisal Trainees 2009

2010-2011 USPAP Update

Advanced Residential Applications & Case Studies 2013

Residential Site Valuation & Cost Approach 2013

**Professional License**

Certified Residential Appraiser TX-1335830-R

Issued Feb. 29, 2006

Borrower: Catamount Properties 2018, LLC

File No.: 23073111H

Property Address: 7241 Blythdale Dr.

Case No.:

City: Dallas

State: TX

Zip: 75248-1551

Lender: Wedgwood, Inc.



Travelers 1st Choice+<sup>SM</sup>

**REAL ESTATE SERVICES PROFESSIONAL LIABILITY COVERAGE  
DECLARATIONS**

POLICY NO. 106969419

**Travelers Casualty and Surety Company of America  
Hartford, Connecticut**  
(A Stock Insurance Company, herein called the Company)

**Important note: This is a claims-made policy. To be covered, a claim must be first made against an insured during the policy period or any applicable extended reporting period. The limit of liability available to pay settlements or judgments will be reduced by defense expenses. The deductible applies to defense expenses.**

This policy is composed of the Declarations, the Professional Liability Coverage, the Professional Liability Terms and Conditions, and any endorsements attached thereto.

<b>ITEM 1</b>	<b>NAMED INSURED:</b> FIREHOUSE APPRAISALS, LLC  DBA:  Principal Address: 525 S MAXWELL CREEK RD MURPHY, TX 75094-3306
<b>ITEM 2</b>	<b>POLICY PERIOD:</b> Inception Date: August 28, 2022      Expiration Date: August 28, 2023 12:01 A.M. standard time both dates at the Principal Address stated in ITEM 1.
<b>ITEM 3</b>	<b>ALL NOTICES PURSUANT TO THE POLICY MUST BE SENT TO THE COMPANY BY EMAIL, FACSIMILE, OR MAIL AS SET FORTH BELOW:</b>  Email: BS1claims@travelers.com Fax: 1-888-460-6622 Mail: Travelers Bond & Specialty Insurance Claim P.O. Box 2989 Hartford, CT 06104-2989  Overnight Mail: Travelers Bond & Specialty Insurance Claim One Tower Square, S202A Hartford, CT 06183  For questions related to claim reporting or handling, please call 1-800-842-8496.
<b>ITEM 4</b>	<b>COVERAGE INCLUDED AS OF THE INCEPTION DATE IN ITEM 2:</b>  Real Estate Services Professional Liability Coverage

AERIAL MAP

Borrower: Catamount Properties 2018, LLC

File No.: 23073111H

Property Address: 7241 Blythdale Dr.

Case No.:

City: Dallas

State: TX

Zip: 75248-1551

Lender: Wedgewood, Inc.

