File **# 2309-23** 

# **APPRAISAL OF REAL PROPERTY**



# LOCATED AT

19723 Galway Ave Carson, CA 90746-2320 TRACT NO 29616 LOT 64

### FOR

WEDGEWOOD INC 2015 MANHATTAN BEACH BL, SUITE 100 REDONDO BEACH, CA 90276

# OPINION OF VALUE

AS OF

09/28/2023

# **TABLE OF CONTENTS**

USPAP Identification Addendum	1
Exterior-Only	2
Additional Comparables 4-6	8
General Text Addendum	
Appraiser Independence Certification	10
Market Conditions Addendum to the Appraisal Report	11
Subject Photos	12
Comparable Photos 1-3	13
Comparable Photos 4-6	14
UAD Definitions Addendum	
LICENSE	
E & O	19
PUBLIC RECORDS	
PLAT MAP	21
CMA - Page 1	22
Location Map	23
AERIAL PHOTO	24

# USPAP ADDENDUM

Borrower	REDWOOD HOLDINGS				
Property Address	19723 Galway Ave Carson	Coun	ty los angeles	State CA	Zip Code <b>90746-2320</b>
ender	WEDGEWOOD INC				
This report	was prepared under the	following USPAP reporting opti	on:		
🗙 Appraisa	Il Report	This report was prepared in ac	cordance with USPAP Standard	ls Rule 2-2(a).	
Restricte	d Appraisal Report	This report was prepared in ac	ccordance with USPAP Standard	ls Rule 2-2(b).	
		ne for the subject property at the ma	arket value stated in this report i	S: <u>The reason</u>	IABLE EXPOSURE TIME IS
	ertifications				
	to the best of my knowledg	e and belief: an appraiser or in any other capacit	ty regarding the property that is	the subject of this report w	/ithin the
		eding acceptance of this assignmen			
		ppraiser or in another capacity, reg stance of this assignment. Those se			the three-year
	nts of fact contained in this re	-			and the second second
professional ar	nalyses, opinions, and conclu				
- Unless other involved.	wise indicated, I have no pres	ent or prospective interest in the prop	erty that is the subject of this repo	rt and no personal interest w	ith respect to the parties
- I have no bia		r that is the subject of this report or th		ment.	
	-	ot contingent upon developing or repo		orminad value or direction in v	value that favore the cause of
		gnment is not contingent upon the dev he attainment of a stipulated result, or			
- My analyses	, opinions, and conclusions w	vere developed, and this report has be			
	at the time this report was pre wise indicated. I have made a	pared. a personal inspection of the property tl	hat is the subject of this report		
		ed significant real property appraisal a		this certification (if there are	exceptions, the name of each
individual prov	iding significant real property	appraisal assistance is stated elsewhe	re in this report).		
Additional C	omments				
APPRAISER	ANF	Baldia	SUPERVISORY A	PPRAISER: (only if re	equired)
Signature: Name: <b>JOSEP</b>			Name:		
Date Signed: <b>_</b>	9/28/2023		Date Signed:		
	#: AR001957		State Certification #:		
or State License = State: <b>CA</b>	#		or State License #: State:		
Expiration Date of		2/12/2025	Expiration Date of Certifi		
Effective Date of	Appraisal: <u>09/28/2023</u>			nspection of Subject Property: kterior-only from Street	Interior and Exterior
					IIILEIIUI AIIU EXLEIIUI

Joe Baldino

The purpose Property Addre			Exterior	-Only Insp	ection R	esidential Ap	praisal F	Report	File # 💈	2309-23		
Property Addre	of this sum	mary appraisal	report is to pro	vide the lender/cli	ient with an a	accurate, and adequate	ely supported,	opinion of th	ne market	t value o	of the subjec	t property.
	ess 1972;	3 Galway Ave				City Carson			State c	CA Z	Zip Code 907	46-2320
Borrower RE				Owner o	of Public Record				County	LOS AN	GELES	
Legal Descript		T NO 29616 LO	T 64									
Assessor's Pa	rcel # 73	21-005-019				Tax Year <b>2022</b>			R.E. Tax	es\$ <b>5</b> ,	650	
Neighborhood	Name ca	RSON				Map Reference	764-E-3		Census 7	Tract <b>54</b>	33.22	
Occupant 関	Owner	Tenant	Vacant	Special	Assessments \$	9		PUD HOA	\$ o		per year	per month
Property Right	s Appraised	🗙 Fee Simpl	e 🗌 Leaseh	old 🗌 Other (	describe)							
Assignment Ty	ype 🗌 F	urchase Transact	tion 🗌 Refir	ance Transaction	🗙 Other (	describe) <b>SERVICIN</b>	G					
Lender/Client		VOOD INC		Addr		IANHATTAN BEACH B			EACH, C	A 90276		
Is the subject	property curr	ently offered for s	ale or has it been	offered for sale in t	he twelve mont	hs prior to the effective	date of this app	oraisal?		X Y	es 🗌 No	
Report data so	ource(s) used	, offering price(s)	, and date(s).	DOM 1;CRML	SMLS THE S	UBJECT WAS LISTED	8/14/2023 F	OR \$710,000				
I did [	did not an	alyze the contract	t for sale for the su	ubject purchase trai	nsaction. Explai	n the results of the analy	ysis of the cont	ract for sale or	why the a	analysis w	/as not	
performed.												
Contract Price	¢	Date of	Contract	le the	nronarty caller t	he owner of public reco	ord?	Yes 🗌 No I	Data Sour	co(c)		
						e, etc.) to be paid by an				66(3)	Ye	s 🗌 No
-		· -	cribe the items to		iiittiil assislaiit	e, etc.) to be paid by all	iy party on Dena					5 _ 110
II Yes, Teport t		amount and des		be paiu.								
Note: Race a	nd the racial	composition of	the neighborhoo	od are not apprais	al factors.							
		od Characteristi	-			t Housing Trends		One-I	Jnit Hous	ina	Present La	nd Use %
Location	Urban	Suburban	Rural	Property Values			Declining	PRICE		-	One-Unit	
Location Built-Up	Over 75%	25-75%	Under 25%	Property Values Demand/Supply	Increasing	In Balance	Declining Over Supp				2-4 Unit	<u>97 %</u> 1 %
Growth	Rapid	Stable		Marketing Time	Under 3 n		Over Supp	- , ,	Low		Multi-Family	
Neighborhood									High		Commercial	1 %
		THE SUBJE	CT IS LOCATED	NORTH OF DEL A	AMO, EAST OF	AVALON, SOUTH OF	UNIVERSITY		Pred.		Other	<u>1 %</u> %
WEST OF WI Neighborhood		The evel:		d :	atabla avaa			800		••		
-						. It is in good pro						
						good maintenan			s & sup	portin	g services	
			above conclusion			arteries of Avalo						
						IANCING IS PREDOM SALES ACTIVITY IS						
-						OSING TO WAIT FOR						
Dimensions		JTEK AKE BEGI	INNING IU BE N	Area	6039 sf	Sha						SING
Specific Zonin					D 1.11	Ullu	PO REGIANG		VI	IEW N;R	es;	
Zoning Compli						DECIDENTIAL OFD						
Zoning Compi		enal     enal	Nonconforming ((		• ·	RESIDENTIAL SFR	he)					
Is the highest			- 1	Grandfathered Use)	No Zon	ing 🗌 Illegal (descril	/	Yes	No If	No desc	rihe	
Is the highest			- 1	Grandfathered Use)	No Zon		/	X Yes	No If	No, desc	ribe	
	and best use	of subject proper	- 1	Grandfathered Use) r as proposed per p	No Zon	ing Illegal (descril ications) the present us	e?			No, desc	ribe Public	Private
Utilities	and best use Public Ot		ty as improved (or	Grandfathered Use) r as proposed per p Pu	No Zon No Zon Nans and specif	ing 🗌 Illegal (descril	0ff-site li	mprovements -		No, desc	Public	Private
Utilities Electricity	and best use Public Ot	of subject proper	ty as improved (or	Grandfathered Use) r as proposed per p Pu Water	No Zon No Zon Nans and specif	ing Illegal (descril ications) the present us	Off-site In Street A	mprovements - SPHALT		No, desc	Public	Private
Utilities Electricity Gas	and best use Public Ot X [	of subject proper her (describe)	ty as improved (or	Grandfathered Use) r as proposed per p Pu Water Sanitary Sewer	No Zon No Zon Ians and specif	ing Illegal (descril ications) the present us describe)	Off-site In Street A Alley A	mprovements -	Туре		Public	
Utilities Electricity Gas FEMA Special	Public Of Public Of ( Flood Hazard	of subject proper her (describe) Area	ty as improved (or es 🗙 No Ff	Grandfathered Use) r as proposed per p Pu Water Sanitary Sewer EMA Flood Zone	No Zon lans and specif Jblic Other (c X X X X X X X X X X	ing Illegal (descril ications) the present us describe) FEMA Map # 060	Off-site In Street A	mprovements - SPHALT	Туре	No, desc //A Map D	Public	
Utilities Electricity Gas FEMA Special Are the utilities	Public Of Public Of Flood Hazard and off-site	her (describe) Area Y improvements typ	ty as improved (or es X No Ff pical for the marke	Grandfathered Use) r as proposed per p Pu Water Sanitary Sewer EMA Flood Zone st area?	No Zon blans and specif ublic Other (c X X X X X X X Yes X Yes	ing Illegal (descril ications) the present us lescribe) FEMA Map # oco No If No, describe	Off-site II Street A Alley A 037C1935F	mprovements - SPHALT	• Type FEN	ЛА Мар D	Public X X Date 09/26/2	2008
Utilities Electricity Gas FEMA Special Are the utilities Are there any	Public Of Public Of Flood Hazard adverse site of Public Of Pu	of subject proper her (describe) Area Y improvements type conditions or extent	ty as improved (or es X No Ff pical for the marke rnal factors (easer	Grandfathered Use) r as proposed per p Water Sanitary Sewer EMA Flood Zone tt area?	No Zon No Zon Idans and specif Idlic Other (c X X X X Yes M Yes Ints, environmen	ing Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use	Off-site II Street A Alley A D37C1935F es, etc.)?	mprovements - SPHALT SPHALT	• Type FEN	ЛА Мар D	Public	2008
Utilities Electricity Gas FEMA Special Are the utilities Are there any a THE SUBJEC	Public Of Public Of Flood Hazard adverse site of T IS ABOVI	of subject proper her (describe) Area Y improvements typ conditions or extent E GRADE. THE 1	ty as improved (or es No Ff pical for the marke rnal factors (easer TITLE REPORT I	Grandfathered Use) r as proposed per p Water Sanitary Sewer EMA Flood Zone tt area? nents, encroachme HAS NOT BEEN R	No Zon No Zon Ialans and specif Iablic Other (c X D X D X O X O X Yes Ints, environmen REVIEWED. TH	ing Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER	Off-site II Street A Alley A D37C1935F 25, etc.)? ISE INFLUENC	mprovements - SPHALT SPHALT	• Type FEN	ЛА Мар D	Public X X Date 09/26/2	2008
Utilities Electricity Gas FEMA Special Are the utilities Are there any a THE SUBJEC	Public Of Public Of Flood Hazard and off-site adverse site of FT IS ABOVE formation d	of subject proper her (describe) Area Y improvements typ conditions or extent E GRADE. THE iscrepancy with	ty as improved (or es No Ff pical for the marke rnal factors (easer TITLE REPORT I	Grandfathered Use) r as proposed per p Water Sanitary Sewer EMA Flood Zone tt area? nents, encroachme HAS NOT BEEN R	No Zon No Zon Ialans and specif Iablic Other (c X D X D X O X O X Yes Ints, environmen REVIEWED. TH	ing Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use	Off-site II Street A Alley A D37C1935F 25, etc.)? ISE INFLUENC	mprovements - SPHALT SPHALT	• Type FEN	ЛА Мар D	Public X X Date 09/26/2	2008
Utilities Electricity Gas FEMA Special Are the utilities Are there any a THE SUBJEC For flood int LOT SIZE TA	Public Of Public Of Flood Hazard and off-site adverse site of formation d KEN FROM	of subject proper her (describe) Area Y improvements typ conditions or extent E GRADE. THE iscrepancy with	ty as improved (or es No Fi pical for the marke rnal factors (easer TITLE REPORT I th lender's cert	Grandfathered Use) r as proposed per p Water Sanitary Sewer EMA Flood Zone tt area? nents, encroachme HAS NOT BEEN R	No Zon No Zon Ialans and specif Iablic Other (c X D X D X O X O X Yes Ints, environmen REVIEWED. TH	ing Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER	Off-site In Street A Alley A D37C1935F Pas, etc.)? RSE INFLUENC Sal flood information	mprovements - SPHALT SPHALT	Type FEN Yes	//A Map D 【 No It	Public X X Date 09/26/2	2008
Utilities Electricity Gas FEMA Special Are the utilities Are there any a THE SUBJEC For flood int LOT SIZE TA	Public Of Public Of Flood Hazard and off-site adverse site of formation d KEN FROM d for Physica	of subject proper her (describe) Area Y improvements typ conditions or extent E GRADE. THE liscrepancy with PLAT MAP	ty as improved (or es No Fi pical for the marke rnal factors (easer TITLE REPORT I th lender's cert	Grandfathered Use) r as proposed per p Water Sanitary Sewer EMA Flood Zone t area? ments, encroachme HAS NOT BEEN R ification, lender	No Zon No Zon Name and specif Ublic Other (c Solution) State	ing Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais	Off-site In Street A Alley A 337C1935F as, etc.)? as Influence sal flood infor Tax Records	mprovements - SPHALT SPHALT SPHALT :ES rmation	FEN Yes	//A Map D 【 No It	Public	2008
Utilities Electricity Gas FEMA Special Are the utilities Are there any a THE SUBJEC For flood im LOT SIZE TA Source(s) Use Other (des	Public Of Public Of Flood Hazard and off-site adverse site of formation d KEN FROM d for Physica	of subject proper her (describe) Area Yr improvements typ conditions or extent GRADE. THE liscrepancy with PLAT MAP I Characteristics of	ty as improved (or es No Ff pical for the marke rnal factors (easer TITLE REPORT I th lender's cert of Property	Grandfathered Use) r as proposed per p Water Sanitary Sewer EMA Flood Zone t area? ments, encroachme HAS NOT BEEN R ification, lender	No Zon No Zon Nans and specif Ublic Other (c X () X () X () X () X () X () X () X ()	ing Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and	Off-site In Street A Alley A 337C1935F as, etc.)? as Influence sal flood infor Tax Records	mprovements - SPHALT SPHALT SES rmation	FEN Yes	//A Map D 【 No It	Public	2008
Utilities Electricity Gas FEMA Special Are the utilities Are there any a THE SUBJEC For flood im LOT SIZE TA Source(s) Use Other (des	Public Of Public Of Flood Hazard adverse site of Flood Hazard adverse site of Flood Hazard s and off-site adverse site of KEN FROM d for Physica scribe) General Desc	of subject proper her (describe) Area Yr improvements typ conditions or extent GRADE. THE liscrepancy with PLAT MAP I Characteristics of	ty as improved (or es No Ff pical for the marke rnal factors (easer TITLE REPORT I th lender's cert of Property	Grandfathered Use) r as proposed per p  Water Sanitary Sewer AA Flood Zone tarea? HAS NOT BEEN R  ification, lender Appraisal Files ieneral Descriptio	No Zon No Zon Nans and specif Ublic Other (c X () X () X () X () X () X () X () X ()	ing Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros	Off-site In Street A Alley A D37C1935F es, etc.)? ESE INFLUENC sal flood infor Tax Records s Living Area	mprovements - SPHALT SPHALT ES rmation Prior Ins PARCEL QU	FEN Yes	//A Map D 【 No It	Public	2008
Utilities Electricity Gas FEMA Special Are the utilities Are there any THE SUBJEC For flood int LOT SIZE TA Source(s) Use Other (des	Public Of Public Of Flood Hazard adverse site of Flood Hazard adverse site of Flood Hazard s and off-site adverse site of KEN FROM d for Physica scribe) General Desc	of subject proper her (describe) Area Yr improvements typ conditions or exter E GRADE. THE PLAT MAP I Characteristics of sription	ty as improved (or es No Ff pical for the marke rnal factors (easer TITLE REPORT I th lender's cert of Property	Grandfathered Use) r as proposed per p  Water Sanitary Sewer AA Flood Zone tarea?  Marents, encroachme HAS NOT BEEN R  ification, lender Appraisal Files  ieneral Descriptio e Slab	No Zon No Zon Nans and specif Ublic Other (c X () X () X () X () X () X () X () X ()	ing Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling	Off-site In Street A Alley A D37C1935F es, etc.)? ISE INFLUENC isal flood infor Tax Records is Living Area	mprovements - SPHALT SPHALT SES rmation Prior Ins PARCEL QU Amenities	FEN Yes Spection UEST	A Map D ▼ No It □ Pr	Public  Public  Public  Public  Public  Public  Public  Public Pu	2008
Utilities Electricity Gas FEMA Special Are the utilities Are there any a THE SUBJEC For flood int LOT SIZE TA Source(s) Use Other (des C Units X One	Public Ot Public Ot Flood Hazard s and off-site adverse site of tr IS ABOVI formation d KEN FROM dd for Physica scribe) General Deso e _ One w 2	of subject proper her (describe) Area Yr improvements typ conditions or exter E GRADE. THE PLAT MAP I Characteristics of sription	ty as improved (or es No Ff pical for the marke rnal factors (easer TITLE REPORT I th lender's cert of Property G it Concret I Full Bas	Grandfathered Use) r as proposed per p  Water Sanitary Sewer MA Flood Zone tarea? Inents, encroachme HAS NOT BEEN R  ification, lender Appraisal Files ieneral Descriptio e Slab Crawl ement Fin	No Zon No Zon Nans and specif Jublic Other (c X	ing ☐ Illegal (descril ications) the present us describe) FEMA Map # o60 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWA ☐ HWBB	Off-site In Street A Alley A D37C1935F es, etc.)? SE INFLUENC sal flood infor Tax Records is Living Area	mprovements - SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QU Amenities replace(s) #	FEM Yes Spection JEST	A Map D	Public  Public  Public  Public  Public  Public  Public Pub	2008
Utilities Electricity Gas FEMA Special Are the utilities Are there any s THE SUBJEC For flood int LOT SIZE TA Source(s) Use Other (des C Units C One # of Stories	Public Ot Public Ot Flood Hazard s and off-site adverse site of tr IS ABOVI formation d KEN FROM dd for Physica scribe) General Deso e _ One w 2	of subject proper her (describe) Area Y. improvements typ conditions or extent E GRADE. THE Iscrepancy witt PLAT MAP I Characteristics of cription S-Det./End U	ty as improved (or es No Ff pical for the marke rnal factors (easer TITLE REPORT I th lender's cert of Property of Property G it Concret Full Bas nit Partial E	Grandfathered Use) r as proposed per p  Water Sanitary Sewer MA Flood Zone tarea? AFlood Zone AA Flood Zone AA Flo	No Zon No Zon Nans and specif Jblic Other (c X	ing ☐ Illegal (descril ications) the present us describe) FEMA Map # oso No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWA ☐ HWBB Radiant	e? Off-site In Street A Alley A D37C1935F 25, etc.)? ISE INFLUENC Sal flood infor Tax Records IS Living Area Fin W Pa Pa	mprovements - SPHALT SPHALT CES rmation Prior Ins PARCEL QU Amenities replace(s) # 'oodstove(s) #	FEN Yes Spection JEST	A Map D No It	Public Public Pate 09/26/2 f Yes, describe operty Owner Car Storage ray # of C urface C	2008 2008 2008 2008 2008 2008 2008 2008
Utilities Electricity Gas FEMA Special Are the utilities Are there any a THE SUBJEC For flood int LOT SIZE TA Source(s) Use Other (des Other (des Units Conces) Type Det	Public Of Public Of Flood Hazard and off-site adverse site of to rnation d KEN FROM d for Physica scribe) Caneral Desc e One w 2 t Att. Proposed	of subject proper her (describe) Area Y. improvements typ conditions or extent E GRADE. THE Iscrepancy witt PLAT MAP I Characteristics of cription S-Det./End U	ty as improved (or es No Ff pical for the marke rnal factors (easer TITLE REPORT I th lender's cert of Property of Property G it Concret Full Bas nit Partial E	Grandfathered Use) r as proposed per p  Water Sanitary Sewer MA Flood Zone t area? AF Flood Zone t area? AF SNOT BEEN R  ification, lender  Appraisal Files  ieneral Descriptio e Slab Crawl ement Fin Basement Fin S STUCC	No Zon No Zon Nans and specif Jblic Other (c X	ing Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling Radiant Other	e? Off-site In Street A Alley A D37C1935F 25, etc.)? ISE INFLUENC Sal flood infor Tax Records IS Living Area Fin W Pa Pa Pa	mprovements - SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QU Amenities replace(s) # foodstove(s) # atio/Deck EN	FEN Yes Spection JEST	A Map D No It Pr None C Drivew riveway S	Public Public	e e ars 2 DNCRETE ars 2
Utilities Electricity Gas FEMA Special Are the utilities Are there any a THE SUBJEC For flood im LOT SIZE TA Source(s) Use Other (des Units Onn # of Stories Type Def Existing	Public Of Public Of Flood Hazard and off-site adverse site of to rnation d KEN FROM d for Physica scribe) Caneral Desc e One w 2 t Att. Proposed	of subject proper her (describe) Area Y improvements typ conditions or exter E GRADE. THE Iscrepancy witt PLAT MAP I Characteristics of cription ith Accessory Un S-Det./End U d Under Cor	ty as improved (or es No Ff pical for the marke rnal factors (easer TITLE REPORT I th lender's cert of Property G it Concret Full Bas nit Partial E nst. Exterior Wal Roof Surfac	Grandfathered Use) r as proposed per p  Water Sanitary Sewer MA Flood Zone t area? AF Flood Zone A Flood Zone	No Zon No Zon Nans and specif Jblic Other (c X	ing Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWA HWBB Radiant Other uel GAS	e? Off-site In Street A Alley A D37C1935F as, etc.)? as etc.)? as etc.)? as find Tax Records as Living Area ↓ W Pro- ing Pro- pro- ing Pro-	mprovements - SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QU Amenities replace(s) # foodstove(s) # atio/Deck EN orch NONE	FEN Yes FEN Spection JEST CL DI	A Map D None None Driveway S G Garage	Public Public	2:008 2:008
Utilities Electricity Gas FEMA Special Are the utilities Are there any a THE SUBJEC For flood im LOT SIZE TA Source(s) Use Source(s) Use Units Onu # of Stories Type S Def Existing Design (Style)	Public Of Public Of Flood Hazard and off-site adverse site of CT IS ABOVE formation d KEN FROM d for Physica scribe) General Desc e One w 2 t Att. Proposed TRADI 1964	of subject proper her (describe) Area Y improvements typ conditions or exter E GRADE. THE Iscrepancy witt PLAT MAP I Characteristics of cription ith Accessory Un S-Det./End U d Under Cor	ty as improved (or es No Ff pical for the marke rnal factors (easer TITLE REPORT I th lender's cert of Property G it Concret Full Bas nit Partial E nst. Exterior Wal Roof Surfac	Grandfathered Use) r as proposed per p  Water Sanitary Sewer MA Flood Zone TAS NOT BEEN R  ification, lender Appraisal Files ieneral Descriptio e Slab Crawl ement Fin Basement Fin Sasement Fin Sasement Fin Sasement Fin Sasement Fin Sasement Strucce e COMP DWNSPOUTS NONE	No Zon No Zon Nans and specif Ublic Other (c X () X () X () X () X () X () X () X ()	ing ☐ Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe Ital conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWA ☐ HWBB Radiant Other uel GAS Central Air Condition	e? Off-site In Street A Alley A 337C1935F as, etc.)? ISE INFLUENC sal flood infor Tax Records s Living Area ↓ Fin ↓ W ↓ Pa ↓ Pa ↓ Pa ↓ Pa ↓ Pa ↓ Pa ↓ Pa ↓ Pa	mprovements - SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QU Amenities replace(s) # foodstove(s) # atio/Deck ENG orch NONE Dol NONE	FEN Yes FEN Spection JEST CL DI	A Map D None None Driveway S Garage Carpor	Public  Public  Public  Public  Public  Public  Public  Public  Public P	2:008 ars 2 DNCRETE ars 2 ars 0
Utilities Electricity Gas FEMA Special Are the utilities Are there any a THE SUBJEC For flood im LOT SIZE TA Source(s) Use Other (des C Units ♥ Ond # of Stories Type ♥ Det ♥ Existing Design (Style) Year Built	Public Of Public Of Flood Hazard and off-site adverse site of CT IS ABOVE formation d KEN FROM d for Physica scribe) General Desc e One w 2 t Att. Proposed TRADI 1964	of subject proper her (describe) Area Y improvements typ conditions or exter E GRADE. THE Iscrepancy witt PLAT MAP I Characteristics of cription ith Accessory Un S-Det./End U Under Cor TIONAL	ty as improved (or es	Arandfathered Use) r as proposed per p  Water Sanitary Sewer MA Flood Zone TAS NOT BEEN R  ification, lender Appraisal Files Eneral Descriptio e Slab Crawl ement Fin Basement Fin Basement Fin Basement Fin Basement Arace Comp Dwnspouts NONE Pe ALUMI	No Zon No Zon Nans and specif Jublic Other (c X	ing ☐ Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe Ital conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWA ☐ HWBB Radiant Other uel GAS Central Air Condition Individual	Off-site In Street A Alley A 337C1935F es, etc.)? SE INFLUENC sal flood infor Tax Records s Living Area W Fin Pro- ing Pro- ing Pro- ing Off	mprovements - SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QU Amenities replace(s) # foodstove(s) # atio/Deck EN orch NONE Dol NONE PRICE BLOCK W	FEN Yes FEN Spection JEST CL DI	A Map D None None Carpor Attachu	Public  Public  Public  Public  Public  Public  Public  Public  Public P	2:008 ars 2 DNCRETE ars 2 ars 0
Utilities Electricity Gas FEMA Special Are the versitive Are there any state For flood int LOT SIZE TA Source(s) Use Other (des Other (des Units ▲ Ond # of Stories Type ▲ Det Existing Design (Style) Year Built Effective Age (	Public Of Public Of Flood Hazard s and off-site adverse site of T IS ABOVI formation d KEN FROM d for Physica scribe) General Desc e One w 2 t. Att. Proposed TRADI 1964 (Yrs) 30 Refrigeratu	of subject proper her (describe) Area Y improvements typ conditions or exter E GRADE. THE I Characteristics of ription ith Accessory Un S-Det./End U d Under Cor TIONAL Dr X Range/O	ty as improved (or es	Grandfathered Use)         r as proposed per p         Water         Sanitary Sewer         Sanitary Sewer         MA Flood Zone         EMA Flood Zone         MA Flood Zone         Marce         MA Flood Zone         Inents, encroachme         HAS NOT BEEN R         ification, lender         Appraisal Files         ieneral Descriptio         e Slab       Crawl         ement       Fin         Basement       Fin         Is       STUCC         e       COMP         DWNSPOUTS       NONE         ie       ALUMI         asher       Dispo	No Zon No Zon Nans and specif Jublic Other (c X	ing Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWA HWBB Radiant Other uel GAS Central Air Condition Individual Other NONE	e? Off-site In Street A Alley A D37C1935F D37C195F D37C195F D37C195F	mprovements - SPHALT SPHALT SPHALT  ESS Frmation Prior Ins PARCEL QU Amenities replace(s) # loodstove(s) # loodstove(s) # atio/Deck EN Corch NONE cool NONE ence BLOCK W ther NONE ner (describe)	FEN Yes Spection JEST CL DI VALL X	A Map D None Pr Driveway S Garage Carpor Attachu Built-in	Public  Public  Pate 09/26/2  f Yes, describe  operty Owner  Car Storage  ay # of C  furface c # of C  a# of C  a# of C bufface buffac	e ars 2 DNCRETE ars 2 ars 0 tached
Utilities Electricity Gas FEMA Special Are the utilities Are there any a THE SUBJEC For flood int LOT SIZE TA Source(s) Use Other (des Other (des Units Other (des Type Other (des Units Other (des Design (Style) Year Built Effective Age ( Appliances [ Finished area a	Public Of Public Of Flood Hazard s and off-site adverse site of T IS ABOVI formation d KEN FROM d for Physica scribe) General Desc e One w 2 t. Att. Proposed TRADI 1964 (Yrs) 30 Refrigerate above grade	of subject proper her (describe) Area Y improvements typ conditions or exter E GRADE. THE I Characteristics of ription ith Accessory Un S-Det./End U d Under Cor TIONAL Dr X Range/O	ty as improved (or es No Fi pical for the marker rnal factors (easer TITLE REPORT I th lender's cert of Property G it Concret Full Bas nit Partial E Roof Surfac Gutters & Do Window Typ ven Dishw. 7 Rooms	Grandfathered Use) r as proposed per p  Water Sanitary Sewer AA Flood Zone Tarea? AFlood Zone Tarea? Appraisal Files Canadian Inder Appraisal Files Canadian Inder Canadian Ca	No Zon No Zon Jans and specif Jblic Other (c X	ing Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling KASSESSMENT AND Data Source for Gros Heating/Cooling FWA HWBB Radiant Other uel GAS Central Air Condition Individual Other NONE Dwave Washer/D 2.0 Bath(s)	Off-site In Street A Alley A D37C1935F B3, etc.)? ISE INFLUENC Sal flood info Tax Records ISE Living Area INFLIENC INFLUENC INFLU	mprovements - SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QU Amenities replace(s) # foodstove(s)	FEN Yes Spection JEST CL DI VALL X	A Map D None Pr Driveway S Garage Carpor Attachu Built-in	Public  Public  Pate 09/26/2  f Yes, describe  operty Owner  Car Storage  ay # of C  furface c # of C  a# of C  a# of C bufface buffac	e ars 2 DNCRETE ars 2 ars 0 tached
Utilities Electricity Gas FEMA Special Are the utilities Are there any a THE SUBJEC For flood int LOT SIZE TA Source(s) Use Other (des Other (des Units Other (des Type Other (des Units Other (des Design (Style) Year Built Effective Age ( Appliances [ Finished area a	Public Of Public Of Flood Hazard s and off-site adverse site of T IS ABOVI formation d KEN FROM d for Physica scribe) General Desc e One w 2 t. Att. Proposed TRADI 1964 (Yrs) 30 Refrigerate above grade	of subject proper her (describe) Area Y improvements typ conditions or exter E GRADE. THE T iscrepancy wit PLAT MAP I Characteristics of ription S-Det./End U J Under Cor TIONAL Dr Range/O contains:	ty as improved (or es No Fi pical for the marker rnal factors (easer TITLE REPORT I th lender's cert of Property G it Concret Full Bas nit Partial E Roof Surfac Gutters & Do Window Typ ven Dishw. 7 Rooms	Grandfathered Use) r as proposed per p  Water Sanitary Sewer AA Flood Zone Tarea? AFlood Zone Tarea? Appraisal Files Canadian Inder Appraisal Files Canadian Inder Canadian Ca	No Zon No Zon Jans and specif Jblic Other (c X	ing ☐ Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWA ☐ HWBB Radiant Other uel GAS Central Air Condition Individual Other NONE Dwave ☐ Washer/D	Off-site In Street A Alley A D37C1935F B3, etc.)? ISE INFLUENC Sal flood info Tax Records ISE Living Area INFLIENC INFLUENC INFLU	mprovements - SPHALT SPHALT SPHALT  ESS Frmation Prior Ins PARCEL QU Amenities replace(s) # loodstove(s) # loodstove(s) # atio/Deck EN Corch NONE cool NONE ence BLOCK W ther NONE ner (describe)	FEN Yes Spection JEST CL DI VALL X	A Map D None Pr Driveway S Garage Carpor Attachu Built-in	Public  Public  Pate 09/26/2  f Yes, describe  operty Owner  Car Storage  ay # of C  furface c # of C  a# of C  a# of C bufface buffac	e ars 2 DNCRETE ars 2 ars 0 tached
Utilities Electricity Gas FEMA Special Are the utilities Are there any s THE SUBJEC For flood int LOT SIZE TA Source(s) Use Other (des Other (des Units Onn # of Stories Type Other (des Design (Style) Year Built Effective Age ( Appliances [ Finished area a Additional feat	Public Ot Public Ot Flood Hazard s and off-site adverse site of to IS ABOVI formation d KEN FROM d for Physica scribe) Seneral Desc e One w 2 t. Att. Proposed TRADI 1964 (Yrs) 30 Refrigerate above grade ures (special	of subject proper her (describe) Area Y. improvements type conditions or extent E GRADE. THE Iscrepancy witt PLAT MAP I Characteristics of cription S-Det./End U d Under Cor TIONAL Dr Range/O contains: energy efficient it	ty as improved (or es No Ff pical for the markernal factors (easer TITLE REPORT I th lender's cert of Property	Grandfathered Use) r as proposed per p  Water Sanitary Sewer MA Flood Zone TAR Flood Zone TAR AFlood Zone TAR AFlood Zone TAR AFlood Zone TAR AFLOOD TARE HAS NOT BEEN R  Ification, lender Appraisal Files Ification, lender Appraisal Files Ification, lender Appraisal Files Ification, lender Ification,	No Zon         Jahs and specif         Jblic       Other (c         X       □         Space       □         ished       □         X       □         X       □        <	ing Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling KASSESSMENT AND Data Source for Gros Heating/Cooling FWA HWBB Radiant Other uel GAS Central Air Condition Individual Other NONE Dwave Washer/D 2.0 Bath(s)	e? Off-site In Street A Alley A D37C1935F 25, etc.)? ISE INFLUENC Sal flood infor Tax Records ISE Living Area INF Patio	mprovements - SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QI Amenities replace(s) # dodstove(s) # dio/Deck ENG Orch NONE col NONE col NONE ence BLOCK W ther NONE ner (describe) I,813 Square	FEN Yes FEN Spection JEST CL DI CL DI VALL X	A Map D None Pr None Driveway S Garage Carpor Attachu Built-in ross Livir	Public  Public  Public  Public  Public  Public  Public  Public Pu	ars 2 DNCRETE ars 2 ars 0 tached
Utilities         Electricity         Gas         FEMA Special         Are the utilities         Are the utilities         Are there any it         THE SUBJEC         For flood im         LOT SIZE TA         Source(s) Use         Other (des         Units ▲ Oni         # of Stories         Type ▲ Def         ▲ for Stories         Type ▲ Def         ▲ Existing         Design (Style)         Year Built         Effective Age (         Additional feat         Describe the c	Public Of Public Of Flood Hazard and off-site adverse site of adverse site of tormation d KEN FROM d for Physica scribe) General Desc e One w 2 t. Att. Proposed TRADI 1964 (Yrs) 30 Refrigerate above grade of ures (special condition of th	of subject proper her (describe) Area Y. improvements type conditions or extent E GRADE. THE Iscrepancy witt PLAT MAP I Characteristics of cription S-Det./End U d Under Cor TIONAL Dr Range/O contains: energy efficient it	ty as improved (or es No Ff pical for the markernal factors (easer TITLE REPORT I th lender's cert of Property	Grandfathered Use) r as proposed per p  Water Sanitary Sewer MA Flood Zone TAR Flood Zone TAR AFlood Zone TAR AFlood Zone TAR AFlood Zone TAR AFLOOD TARE HAS NOT BEEN R  Ification, lender Appraisal Files Ification, lender Appraisal Files Ification, lender Appraisal Files Ification, lender Ification,	No Zon         Jahs and specif         Jblic       Other (c         X       □         Space       □         ished       □         X       □         X       □        <	ing ☐ Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWA ☐ HWBB Radiant Other uel GAS Central Air Condition Individual Central Air Condition Individual Other NONE Dwave ☐ Washer/D 2.0 Bath(s) DCK WALL ENCLOSED	e? Off-site In Street A Alley A D37C1935F 25, etc.)? ISE INFLUENC Sal flood infor Tax Records ISE Living Area INF Patio	mprovements - SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QI Amenities replace(s) # dodstove(s) # dio/Deck ENG Orch NONE col NONE col NONE ence BLOCK W ther NONE ner (describe) I,813 Square	FEN Yes FEN Spection JEST CL DI CL DI VALL X	A Map D None Pr None Driveway S Garage Carpor Attachu Built-in ross Livir	Public  Public  Pate 09/26/2  f Yes, describe  operty Owner  Car Storage  ay # of C  furface c # of C  a# of C  a# of C bufface buffac	ars 2 DNCRETE ars 2 ars 0 tached
Utilities         Electricity         Gas         FEMA Special         Are the utilities         Are the utilities         Are there any it         THE SUBJEC         For flood im         LOT SIZE TA         Source(s) Use         Other (des         Units ▲ Oni         # of Stories         Type ▲ Def         ▲ for Stories         Type ▲ Def         ▲ Existing         Design (Style)         Year Built         Effective Age (         Additional feat         Describe the c	Public Of Public Of Flood Hazard and off-site adverse site of adverse site of tormation d KEN FROM d for Physica scribe) General Desc e One w 2 t. Att. Proposed TRADI 1964 (Yrs) 30 Refrigerate above grade of ures (special condition of th	of subject proper her (describe) Area Y improvements typ conditions or exter E GRADE. THE Iscrepancy witt PLAT MAP I Characteristics of ription S-Det./End U d Under Cor TIONAL Dr X Range/O contains: energy efficient it e property and da	ty as improved (or es No Ff pical for the markernal factors (easer TITLE REPORT I th lender's cert of Property	Grandfathered Use) r as proposed per p  Water Sanitary Sewer MA Flood Zone TAR Flood Zone TAR AFlood Zone TAR AFlood Zone TAR AFlood Zone TAR AFLOOD TARE HAS NOT BEEN R  Ification, lender Appraisal Files Ification, lender Appraisal Files Ification, lender Appraisal Files Ification, lender Ification,	No Zon         Jahs and specif         Jblic       Other (c         X       □         Space       □         ished       □         X       □         X       □	ing ☐ Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWA ☐ HWBB Radiant Other uel GAS Central Air Condition Individual Central Air Condition Individual Other NONE Dwave ☐ Washer/D 2.0 Bath(s) DCK WALL ENCLOSED	e? Off-site In Street A Alley A D37C1935F 28, etc.)? ISE INFLUENC Sal flood infor Tax Records ISE Living Area INF Partio	mprovements - SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QI Amenities replace(s) # dodstove(s) # dio/Deck ENG Orch NONE col NONE col NONE ence BLOCK W ther NONE ner (describe) I,813 Square	FEN Yes FEN Spection JEST CL DI CL DI VALL X	A Map D None Pr None Driveway S Garage Carpor Attachu Built-in ross Livir	Public  Public  Public  Public  Public  Public  Public  Public Pu	ars 2 DNCRETE ars 2 ars 0 tached
Utilities         Electricity         Gas         FEMA Special         Are the utilities         Are the utilities         Are there any it         THE SUBJEC         For flood im         LOT SIZE TA         Source(s) Use         Other (des         Units ▲ Oni         # of Stories         Type ▲ Def         ▲ for Stories         Type ▲ Def         ▲ Existing         Design (Style)         Year Built         Effective Age (         Additional feat         Describe the c	Public Of Public Of Flood Hazard and off-site adverse site of adverse site of tormation d KEN FROM d for Physica scribe) General Desc e One w 2 t. Att. Proposed TRADI 1964 (Yrs) 30 Refrigerate above grade of ures (special condition of th	of subject proper her (describe) Area Y improvements typ conditions or exter E GRADE. THE Iscrepancy witt PLAT MAP I Characteristics of ription S-Det./End U d Under Cor TIONAL Dr X Range/O contains: energy efficient it e property and da	ty as improved (or es No Ff pical for the markernal factors (easer TITLE REPORT I th lender's cert of Property	Grandfathered Use) r as proposed per p  Water Sanitary Sewer MA Flood Zone TAR Flood Zone TAR AFlood Zone TAR AFlood Zone TAR AFlood Zone TAR AFLOOD TARE HAS NOT BEEN R  Ification, lender Appraisal Files Ification, lender Appraisal Files Ification, lender Appraisal Files Ification, lender Ification,	No Zon         Jahs and specif         Jblic       Other (c         X       □         Space       □         ished       □         X       □         X       □	ing ☐ Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWA ☐ HWBB Radiant Other uel GAS Central Air Condition Individual Central Air Condition Individual Other NONE Dwave ☐ Washer/D 2.0 Bath(s) DCK WALL ENCLOSED	e? Off-site In Street A Alley A D37C1935F 28, etc.)? ISE INFLUENC Sal flood infor Tax Records ISE Living Area INF Partio	mprovements - SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QI Amenities replace(s) # dodstove(s) # dio/Deck ENG Orch NONE col NONE col NONE ence BLOCK W ther NONE ner (describe) I,813 Square	FEN Yes FEN Spection JEST CL DI CL DI VALL X	A Map D None Pr None Driveway S Garage Carpor Attachu Built-in ross Livir	Public  Public  Public  Public  Public  Public  Public  Public Pu	ars 2 DNCRETE ars 2 ars 0 tached
Utilities         Electricity         Gas         FEMA Special         Are the utilities         Are the utilities         Are there any it         THE SUBJEC         For flood im         LOT SIZE TA         Source(s) Use         Other (des         Units ▲ Oni         # of Stories         Type ▲ Def         ▲ for Stories         Type ▲ Def         ▲ Existing         Design (Style)         Year Built         Effective Age (         Additional feat         Describe the c	Public Of Public Of Flood Hazard and off-site adverse site of adverse site of tormation d KEN FROM d for Physica scribe) General Desc e One w 2 t. Att. Proposed TRADI 1964 (Yrs) 30 Refrigerate above grade of ures (special condition of th	of subject proper her (describe) Area Y improvements typ conditions or exter E GRADE. THE Iscrepancy witt PLAT MAP I Characteristics of ription S-Det./End U d Under Cor TIONAL Dr X Range/O contains: energy efficient it e property and da	ty as improved (or es No Ff pical for the markernal factors (easer TITLE REPORT I th lender's cert of Property	Grandfathered Use) r as proposed per p  Water Sanitary Sewer MA Flood Zone TAR Flood Zone TAR AFlood Zone TAR AFlood Zone TAR AFlood Zone TAR AFLOOD TARE HAS NOT BEEN R  Ification, lender Appraisal Files Ification, lender Appraisal Files Ification, lender Appraisal Files Ification, lender Ification,	No Zon         Jahs and specif         Jblic       Other (c         X       □         Space       □         ished       □         X       □         X       □	ing ☐ Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWA ☐ HWBB Radiant Other uel GAS Central Air Condition Individual Central Air Condition Individual Other NONE Dwave ☐ Washer/D 2.0 Bath(s) DCK WALL ENCLOSED	e? Off-site In Street A Alley A D37C1935F 28, etc.)? ISE INFLUENC Sal flood infor Tax Records ISE Living Area INF Partio	mprovements - SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QI Amenities replace(s) # dodstove(s) # dio/Deck ENG Orch NONE col NONE col NONE ence BLOCK W ther NONE ner (describe) I,813 Square	FEN Yes FEN Spection JEST CL DI CL DI VALL X	A Map D None Pr None Driveway S Garage Carpor Attachu Built-in ross Livir	Public  Public  Public  Public  Public  Public  Public  Public Pu	ars 2 DNCRETE ars 2 ars 0 tached
Utilities         Electricity         Gas         FEMA Special         Are the utilities         Are the utilities         Are there any it         THE SUBJEC         For flood im         LOT SIZE TA         Source(s) Use         Other (des         Units ▲ Oni         # of Stories         Type ▲ Def         ▲ for Stories         Type ▲ Def         ▲ Existing         Design (Style)         Year Built         Effective Age (         Additional feat         Describe the c	Public Of Public Of Flood Hazard and off-site adverse site of adverse site of tormation d KEN FROM d for Physica scribe) General Desc e One w 2 t. Att. Proposed TRADI 1964 (Yrs) 30 Refrigerate above grade of ures (special condition of th	of subject proper her (describe) Area Y improvements typ conditions or exter E GRADE. THE Iscrepancy witt PLAT MAP I Characteristics of ription S-Det./End U d Under Cor TIONAL Dr X Range/O contains: energy efficient it e property and da	ty as improved (or es No Ff pical for the markernal factors (easer TITLE REPORT I th lender's cert of Property	Grandfathered Use) r as proposed per p  Water Sanitary Sewer MA Flood Zone TAR Flood Zone TAR AFlood Zone TAR AFlood Zone TAR AFlood Zone TAR AFLOOD TARE HAS NOT BEEN R  Ification, lender Appraisal Files Ification, lender Appraisal Files Ification, lender Appraisal Files Ification, lender Ification,	No Zon         Jahs and specif         Jblic       Other (c         X       □         Space       □         ished       □         X       □         X       □	ing ☐ Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWA ☐ HWBB Radiant Other uel GAS Central Air Condition Individual Central Air Condition Individual Other NONE Dwave ☐ Washer/D 2.0 Bath(s) DCK WALL ENCLOSED	e? Off-site In Street A Alley A D37C1935F 28, etc.)? ISE INFLUENC Sal flood infor Tax Records ISE Living Area INF Partio	mprovements - SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QI Amenities replace(s) # dodstove(s) # dio/Deck ENG Orch NONE col NONE col NONE ence BLOCK W ther NONE ner (describe) I,813 Square	FEN Yes FEN Spection JEST CL DI CL DI VALL X	A Map D None Pr None Driveway S Garage Carpor Attachu Built-in ross Livir	Public  Public  Public  Public  Public  Public  Public  Public Pu	ars 2 DNCRETE ars 2 ars 0 tached
Utilities Electricity Gas FEMA Special Are the utilities Are there any is THE SUBJEC For flood im LOT SIZE TA Source(s) Use Other (des C Units ▼ Onu # of Stories Type ▼ Del ▼ Existing Design (Style) Year Built Effective Age ( Appliances [ Finished area a Additional feat Describe the c OF REMODE	and best use         Public       Of         Image: Constraint of the second	of subject proper her (describe) Area Y improvements typ conditions or exter E GRADE. THE Iscrepancy witt PLAT MAP I Characteristics of rith Accessory Un S-Det./End U J Under Cor TIONAL Dr Range/O contains: energy efficient it e property and da MLS PHOTOS	ty as improved (or es No Ff pical for the markernal factors (easer TITLE REPORT I th lender's cert of Property G it Concret ☐ Full Bas nit ☐ Partial E Roof Surfac Gutters & Do Window Typ ven No Dishw 7 Rooms ems, etc.)	Grandfathered Use) r as proposed per p  Water Sanitary Sewer AA Flood Zone Tarea?  Ma Flood Zone Tarea?  Ma Flood Zone Tarea?  Marria and the second the s	No Zon         Jans and specif         Jblic       Other (c         X       □         X <td>ing ☐ Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWA ☐ HWBB Radiant Other uel GAS Central Air Condition Individual Central Air Condition Individual Other NONE Dwave ☐ Washer/D 2.0 Bath(s) DCK WALL ENCLOSED</td> <td>Off-site In Street A Alley A 337C1935F D37C1925F D37C1925F D37C1925F D37C1925F D37C1925F D37C19</td> <td>mprovements - SPHALT SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QL Amenities replace(s) # foodstove(s) # atio/Deck EN prch NONE Dol NONE Price BLOCK W ther NONE her (describe) I,813 Square .).</td> <td>FEN Yes FEN Spection JEST 1 C CL D CL D CL D CL D CL D CL D CL D CL</td> <td>A Map D None Pr None Driveway S Garage Carpor Attachu Built-in ross Livir</td> <td>Public</td> <td>ars 2 DNCRETE ars 2 ars 0 tached</td>	ing ☐ Illegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWA ☐ HWBB Radiant Other uel GAS Central Air Condition Individual Central Air Condition Individual Other NONE Dwave ☐ Washer/D 2.0 Bath(s) DCK WALL ENCLOSED	Off-site In Street A Alley A 337C1935F D37C1925F D37C1925F D37C1925F D37C1925F D37C1925F D37C19	mprovements - SPHALT SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QL Amenities replace(s) # foodstove(s) # atio/Deck EN prch NONE Dol NONE Price BLOCK W ther NONE her (describe) I,813 Square .).	FEN Yes FEN Spection JEST 1 C CL D CL D CL D CL D CL D CL D CL D CL	A Map D None Pr None Driveway S Garage Carpor Attachu Built-in ross Livir	Public	ars 2 DNCRETE ars 2 ars 0 tached
Utilities Electricity Gas FEMA Special Are the utilities Are there any is THE SUBJEC For flood im LOT SIZE TA Source(s) Use Other (des C Units ▼ Onu # of Stories Type ▼ Del ▼ Existing Design (Style) Year Built Effective Age ( Appliances [ Finished area a Additional feat Describe the c OF REMODE	Public Of Public Of Flood Hazard s and off-site adverse site of T IS ABOVI formation d KEN FROM d for Physica scribe) General Desc e One w 2 t. Att. Proposed TRADI 1964 (Yrs) 30 Refrigerate above grade ures (special condition of th LING FROM apparent physica	of subject proper her (describe) Area Y improvements typ conditions or exter E GRADE. THE Iscrepancy witt PLAT MAP I Characteristics of rith Accessory Un S-Det./End U J Under Cor TIONAL Dr Range/O contains: energy efficient it e property and da MLS PHOTOS	ty as improved (or es No Ff pical for the markernal factors (easer TITLE REPORT I th lender's cert of Property G it Concret ☐ Full Bas nit ☐ Partial E Roof Surfac Gutters & Do Window Typ ven No Dishw 7 Rooms ems, etc.)	Grandfathered Use) r as proposed per p  Water Sanitary Sewer AA Flood Zone Tarea?  Ma Flood Zone Tarea?  Ma Flood Zone Tarea?  Marria and the second the s	No Zon         Jans and specif         Jblic       Other (c         X       □         X <td>ingIllegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWAHWBB Radiant Other uel GAS Central Air Condition Individual Central Air Condition Individual Other NONE waveWasher/D 2.0 Bath(s) DCK WALL ENCLOSED</td> <td>Off-site In Street A Alley A 337C1935F D37C1925F D37C1925F D37C1925F D37C1925F D37C1925F D37C19</td> <td>mprovements - SPHALT SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QL Amenities replace(s) # foodstove(s) # atio/Deck EN prch NONE Dol NONE Price BLOCK W ther NONE her (describe) I,813 Square .).</td> <td>FEN Yes FEN Spection JEST 1 C CL D CL D CL D CL D CL D CL D CL D CL</td> <td>A Map D None Pr None Oriveway S Garage Carpor Attacha Built-in ross Livir</td> <td>Public</td> <td>ars 2 DNCRETE ars 2 ars 0 tached</td>	ingIllegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWAHWBB Radiant Other uel GAS Central Air Condition Individual Central Air Condition Individual Other NONE waveWasher/D 2.0 Bath(s) DCK WALL ENCLOSED	Off-site In Street A Alley A 337C1935F D37C1925F D37C1925F D37C1925F D37C1925F D37C1925F D37C19	mprovements - SPHALT SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QL Amenities replace(s) # foodstove(s) # atio/Deck EN prch NONE Dol NONE Price BLOCK W ther NONE her (describe) I,813 Square .).	FEN Yes FEN Spection JEST 1 C CL D CL D CL D CL D CL D CL D CL D CL	A Map D None Pr None Oriveway S Garage Carpor Attacha Built-in ross Livir	Public	ars 2 DNCRETE ars 2 ars 0 tached
Utilities Electricity Gas FEMA Special Are the utilities Are there any is THE SUBJEC For flood int LOT SIZE TA Source(s) Use Other (des Units Onne # of Stories Type Other (des C Units Onne # of Stories Type Det Existing Design (Style) Year Built Effective Age ( Appliances [ Finished area a Additional feat Describe the c OF REMODE Are there any is	Public Of Public Of Flood Hazard s and off-site adverse site of T IS ABOVI formation d KEN FROM d for Physica scribe) General Desc e One w 2 t. Att. Proposed TRADI 1964 (Yrs) 30 Refrigerate above grade ures (special condition of th LING FROM apparent physica	of subject proper her (describe) Area Y improvements typ conditions or exter E GRADE. THE Iscrepancy witt PLAT MAP I Characteristics of rith Accessory Un S-Det./End U J Under Cor TIONAL Dr Range/O contains: energy efficient it e property and da MLS PHOTOS	ty as improved (or es No Ff pical for the markernal factors (easer TITLE REPORT I th lender's cert of Property G it Concret ☐ Full Bas nit ☐ Partial E Roof Surfac Gutters & Do Window Typ ven No Dishw 7 Rooms ems, etc.)	Grandfathered Use) r as proposed per p  Water Sanitary Sewer AA Flood Zone Tarea?  Ma Flood Zone Tarea?  Ma Flood Zone Tarea?  Marria and the second the s	No Zon         Jans and specif         Jblic       Other (c         X       □         X <td>ingIllegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWAHWBB Radiant Other uel GAS Central Air Condition Individual Central Air Condition Individual Other NONE waveWasher/D 2.0 Bath(s) DCK WALL ENCLOSED</td> <td>Off-site In Street A Alley A 337C1935F D37C1925F D37C1925F D37C1925F D37C1925F D37C1925F D37C19</td> <td>mprovements - SPHALT SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QL Amenities replace(s) # foodstove(s) # atio/Deck EN prch NONE Dol NONE Price BLOCK W ther NONE her (describe) I,813 Square .).</td> <td>FEN Yes FEN Spection JEST 1 C CL D CL D CL D CL D CL D CL D CL D CL</td> <td>A Map D None Pr None Oriveway S Garage Carpor Attacha Built-in ross Livir</td> <td>Public</td> <td>ars 2 DNCRETE ars 2 ars 0 tached</td>	ingIllegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWAHWBB Radiant Other uel GAS Central Air Condition Individual Central Air Condition Individual Other NONE waveWasher/D 2.0 Bath(s) DCK WALL ENCLOSED	Off-site In Street A Alley A 337C1935F D37C1925F D37C1925F D37C1925F D37C1925F D37C1925F D37C19	mprovements - SPHALT SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QL Amenities replace(s) # foodstove(s) # atio/Deck EN prch NONE Dol NONE Price BLOCK W ther NONE her (describe) I,813 Square .).	FEN Yes FEN Spection JEST 1 C CL D CL D CL D CL D CL D CL D CL D CL	A Map D None Pr None Oriveway S Garage Carpor Attacha Built-in ross Livir	Public	ars 2 DNCRETE ars 2 ars 0 tached
Utilities Electricity Gas FEMA Special Are the utilities Are there any is THE SUBJEC For flood int LOT SIZE TA Source(s) Use Other (des Units Onne # of Stories Type Other (des C Units Onne # of Stories Type Det Existing Design (Style) Year Built Effective Age ( Appliances [ Finished area a Additional feat Describe the c OF REMODE Are there any is	Public Of Public Of Flood Hazard s and off-site adverse site of T IS ABOVI formation d KEN FROM d for Physica scribe) General Desc e One w 2 t. Att. Proposed TRADI 1964 (Yrs) 30 Refrigerate above grade ures (special condition of th LING FROM apparent physica	of subject proper her (describe) Area Y improvements typ conditions or exter E GRADE. THE Iscrepancy witt PLAT MAP I Characteristics of rith Accessory Un S-Det./End U J Under Cor TIONAL Dr Range/O contains: energy efficient it e property and da MLS PHOTOS	ty as improved (or es No Ff pical for the markernal factors (easer TITLE REPORT I th lender's cert of Property G it Concret ☐ Full Bas nit ☐ Partial E Roof Surfac Gutters & Do Window Typ ven No Dishw 7 Rooms ems, etc.)	Grandfathered Use) r as proposed per p  Water Sanitary Sewer AA Flood Zone Tarea?  Ma Flood Zone Tarea?  Ma Flood Zone Tarea?  Marria and the second the s	No Zon         Jans and specif         Jblic       Other (c         X       □         X <td>ingIllegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWAHWBB Radiant Other uel GAS Central Air Condition Individual Central Air Condition Individual Other NONE waveWasher/D 2.0 Bath(s) DCK WALL ENCLOSED</td> <td>Off-site In Street A Alley A 337C1935F D37C1925F D37C1925F D37C1925F D37C1925F D37C1925F D37C19</td> <td>mprovements - SPHALT SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QL Amenities replace(s) # foodstove(s) # atio/Deck EN prch NONE Dol NONE Price BLOCK W ther NONE her (describe) I,813 Square .).</td> <td>FEN Yes FEN Spection JEST 1 C CL D CL D CL D CL D CL D CL D CL D CL</td> <td>A Map D None Pr None Oriveway S Garage Carpor Attacha Built-in ross Livir</td> <td>Public</td> <td>ars 2 DNCRETE ars 2 ars 0 tached</td>	ingIllegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWAHWBB Radiant Other uel GAS Central Air Condition Individual Central Air Condition Individual Other NONE waveWasher/D 2.0 Bath(s) DCK WALL ENCLOSED	Off-site In Street A Alley A 337C1935F D37C1925F D37C1925F D37C1925F D37C1925F D37C1925F D37C19	mprovements - SPHALT SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QL Amenities replace(s) # foodstove(s) # atio/Deck EN prch NONE Dol NONE Price BLOCK W ther NONE her (describe) I,813 Square .).	FEN Yes FEN Spection JEST 1 C CL D CL D CL D CL D CL D CL D CL D CL	A Map D None Pr None Oriveway S Garage Carpor Attacha Built-in ross Livir	Public	ars 2 DNCRETE ars 2 ars 0 tached
Utilities Electricity Gas FEMA Special Are the utilities Are there any is THE SUBJEC For flood int LOT SIZE TA Source(s) Use Other (des Units Onne # of Stories Type Other (des C Units Onne # of Stories Type Det Existing Design (Style) Year Built Effective Age ( Appliances [ Finished area a Additional feat Describe the c OF REMODE Are there any is	Public Of Public Of Flood Hazard s and off-site adverse site of T IS ABOVI formation d KEN FROM d for Physica scribe) General Desc e One w 2 t. Att. Proposed TRADI 1964 (Yrs) 30 Refrigerate above grade ures (special condition of th LING FROM apparent physica	of subject proper her (describe) Area Y improvements typ conditions or exter E GRADE. THE Iscrepancy witt PLAT MAP I Characteristics of rith Accessory Un S-Det./End U J Under Cor TIONAL Dr Range/O contains: energy efficient it e property and da MLS PHOTOS	ty as improved (or es No Ff pical for the markernal factors (easer TITLE REPORT I th lender's cert of Property G it Concret ☐ Full Bas nit ☐ Partial E Roof Surfac Gutters & Do Window Typ ven No Dishw 7 Rooms ems, etc.)	Grandfathered Use) r as proposed per p  Water Sanitary Sewer AA Flood Zone Tarea?  Ma Flood Zone Tarea?  Ma Flood Zone Tarea?  Marria and the second the s	No Zon         Jans and specif         Jblic       Other (c         X       □         X <td>ingIllegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWAHWBB Radiant Other uel GAS Central Air Condition Individual Central Air Condition Individual Other NONE waveWasher/D 2.0 Bath(s) DCK WALL ENCLOSED</td> <td>Off-site In Street A Alley A 337C1935F D37C1925F D37C1925F D37C1925F D37C1925F D37C1925F D37C19</td> <td>mprovements - SPHALT SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QL Amenities replace(s) # foodstove(s) # atio/Deck EN prch NONE Dol NONE Price BLOCK W ther NONE her (describe) I,813 Square .).</td> <td>FEN Yes FEN Spection JEST 1 C CL D CL D CL D CL D CL D CL D CL D CL</td> <td>A Map D None Pr None Oriveway S Garage Carpor Attacha Built-in ross Livir</td> <td>Public</td> <td>ars 2 DNCRETE ars 2 ars 0 tached</td>	ingIllegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWAHWBB Radiant Other uel GAS Central Air Condition Individual Central Air Condition Individual Other NONE waveWasher/D 2.0 Bath(s) DCK WALL ENCLOSED	Off-site In Street A Alley A 337C1935F D37C1925F D37C1925F D37C1925F D37C1925F D37C1925F D37C19	mprovements - SPHALT SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QL Amenities replace(s) # foodstove(s) # atio/Deck EN prch NONE Dol NONE Price BLOCK W ther NONE her (describe) I,813 Square .).	FEN Yes FEN Spection JEST 1 C CL D CL D CL D CL D CL D CL D CL D CL	A Map D None Pr None Oriveway S Garage Carpor Attacha Built-in ross Livir	Public	ars 2 DNCRETE ars 2 ars 0 tached
Utilities Electricity Gas FEMA Special Are the utilities Are there any is THE SUBJEC For flood im LOT SIZE TA Source(s) Use Other (des Units Onu # of Stories Type Other (des C Units Onu # of Stories Type Def Existing Design (Style) Year Built Effective Age ( Appliances Finished area a Additional feat Describe the c OF REMODE Are there any is If Yes, describ	Public       Ot         Public       Ot         Image: Constraint of the second se	of subject proper her (describe) Area Y. improvements typ conditions or extent E GRADE. THE E GRADE. THE Iscrepancy witt PLAT MAP I Characteristics of ription S-Det./End U d Under Cor TIONAL Or Range/O contains: energy efficient it e property and da MLS PHOTOS Sical deficiencies	ty as improved (or es No Ff pical for the markernal factors (easer TITLE REPORT I th lender's cert of Property	Grandfathered Use)         r as proposed per p         Water         Sanitary Sewer         Sanitary Sewer         EMA Flood Zone         EMA Flood Zone         EMA Flood Zone         Mater         EMA Flood Zone         Mater         EMA Flood Zone         EMA Flood Zone         Inents, encroachme         HAS NOT BEEN R         ification, lender         Appraisal Files         ieneral Descriptio         e Slab       Crawl         ement       Fin         Basement       Fin         Basement       Fin         S STUCC       COMP         Dwnspouts NONE       e         ALUMI       asher       Dispo         S       4         DRIVEWAY, LAND       uding apparent need         ons that affect the l       Intervent of the log	No Zon         Jahs and specif         Jblic       Other (c         X       □         Space       □         ished       □         Inished       □         Image: Sal       Micro         Bedrooms       SCAPING, BLC         ded repairs, det       □         Invability, soundu       □	ingIllegal (descril ications) the present us describe) FEMA Map # 060 No If No, describe ntal conditions, land use IERE ARE NO ADVER supersedes apprais Assessment and Data Source for Gros Heating/Cooling FWAHWBB Radiant Other uel GAS Central Air Condition Individual Central Air Condition Individual Other NONE waveWasher/D 2.0 Bath(s) DCK WALL ENCLOSED	e? Off-site In Street A Alley A D37C1935F 28, etc.)? ISE INFLUENC Sal flood infor Tax Records ISLIVING Area INFLUENC Sal flood infor Tax Records INFLUENC Sal flood infor INFLUENC Sal flood infor INFLUENC Sal flood infor INFLUENC Sal flood infor INFLUENC Sal flood infor INFLUENC INFLUENC Sal flood infor INFLUENC Sal flood infor INFLUENC INFLUENC Sal flood infor INFLUENC INFLUENC Sal flood infor INFLUENC INFLUENC Sal flood infor INFLUENC INFLUENC Sal flood infor INFLUENC INFLUENC Sal flood infor INFLUENC INFL	mprovements - SPHALT SPHALT SPHALT SPHALT SES rmation Prior Ins PARCEL QU Amenities replace(s) # dodstove(s) # do	FEN Yes FEN Spection JEST CL D CL D CL D CL D Feet of G	A Map D None Pr None Oriveway S Garage Carpor Attacha Built-in ross Livir	Public  Public  Part og/26/2  f Yes, describe  operty Owner  Car Storage  agy # of C  urface C  # of C # o	ars 2 DNCRETE ars 2 ars 0 tached

Freddie Mac Form 2055 March 2005

ပ္ပ

Ś

Я

5 Gas

Fannie Mae Form 2055 March 2005

# Exterior-Only Inspection Residential Appraisal Report File # 2309-23

There are 6 comparable	e properties currer	tly offered for sale in	the subject neighborh	ood ranging in price	from \$ 774,999		to \$ 899	
		ject neighborhood within				)		50,000
FEATURE	SUBJECT		BLE SALE # 1		LE SALE # 2			LE SALE # 3
Address 19723 Galway Ave		19739 Alonda Dr		19518 Belshaw Ave	)	1231 E I	Denwall Dr	
Carson, CA 90746-	2320	Carson, CA 90746	-2301	Carson, CA 90746-2	2404	Carson.	CA 90746-	3154
Proximity to Subject		0.05 miles W		0.38 miles E		0.69 mil		
Sale Price	\$		\$ 770,000		\$ 699,000			\$ 849,000
Sale Price/Gross Liv. Area	\$ sc	.ft. \$ <b>424.71</b> Sq.f		\$ <b>385.55</b> sq.ft.		\$ 52	<b>26.67</b> sq.ft.	
Data Source(s)		CRMLSMLS#SR23		CRMLSMLS#SR222	19644;DOM 2			92277;DOM 33
Verification Source(s)		PARCEL Q#57038	7 764-E-3	PARCEL Q#118548	6 764-E-3	PARCEL	Q#499730	764-F44
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESC	RIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth		ArmLth		
Concessions		FHA;0		FHA;0		Conv;50	00	-5,000
Date of Sale/Time		s08/23;c06/23		s12/22;c10/22		s07/23;c	:06/23	
Location	N;Res;	N;Res;		N;Res;		N;Res;		
Leasehold/Fee Simple	Fee Simple	FEE	0	FEE	0	FEE		0
Site	6039 sf	6106 sf	0	5507 sf	0	4927 sf		0
View	N;Res;	N;Res;		N;Res;		N;Res;		
Design (Style)	DT2;TRADITIONA	L DT2;TRADITIONAL		DT2;TRADITIONAL		DT1;TRA	DITIONAL	0
Quality of Construction	Q4	Q4		Q4		Q4		
Actual Age	59	59		58	0	54		0
Condition	C5	C4	-60,000			C3	1	-120,000
Above Grade	Total Bdrms. Bat			Total Bdrms. Baths			drms. Baths	
Room Count	7 4 2			7 4 2.0		7	4 2.0	
Gross Living Area	1,813 SC		t.	<b>1,813</b> Sq.ft.		1	<b>1,612</b> sq.ft.	+15,100
Basement & Finished	Osf	Osf		Osf		Osf		
Rooms Below Grade								
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAG		
Heating/Cooling	FAU/NONE	FAU/NONE		FAU/CENT	-5,000	FAU/CEN	IT	-5,000
Energy Efficient Items	NONE	NONE		NONE		NONE		
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw		
Porch/Patio/Deck	ENCLOSED PATIO	) NONE	+5,000	COVERED PATIO	+2,500	COVERE	D PATIO	+2,500
• • • • • • • • • • • • • • • • • • •								
Net Adjustment (Total)		- + 🗙 -	\$ -55,000	- + 🗙 -	\$ -2.500	+	- 🗙 -	\$ -112.400
Net Aujustitient (Total)			\$ -55,000					<del>ک</del> -112,400
Adjusted Sale Price		Not Adi 719	<u>/</u>			Not Adi	100%	
Adjusted Sale Price		Net Adj. 7.1 %		Net Adj. 0.4 %		Net Adj. Gross Adi	13.2 %	\$ 700.000
of Comparables	the sale or transfer h	Gross Adj. 8.4 %	% \$ 715,000	Gross Adj. 1.1 %		Net Adj. Gross Adj		\$ 736,600
Adjusted Sale Price of Comparables	the sale or transfer h		% \$ 715,000	Gross Adj. 1.1 %				\$ 736,600
Adjusted Sale Price of Comparables	the sale or transfer h	Gross Adj. 8.4 %	% \$ 715,000	Gross Adj. 1.1 %				\$ 736,600
		Gross Adj. 8.4 9 istory of the subject prop	% \$ 715,000 perty and comparable sale	Gross Adj. 1.1 % es. If not, explain	\$ 696,500	Gross Ad		\$ 736,600
My research X did did	not reveal any prior	Gross Adj. 8.4 %	% \$ 715,000 perty and comparable sale	Gross Adj. 1.1 % es. If not, explain	\$ 696,500	Gross Ad		\$ 736,600
My research did did did Data Source(s)	not reveal any prior : E <b>ST</b>	Gross Adj. 8.4 9 istory of the subject prop	%     \$ 715,000       perty and comparable sale       subject property for the th	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef	\$ 696,500	Gross Ad		\$ 736,600
My research X did did did Data Source(s) PARCEL QUI My research did X did	not reveal any prior : E <b>ST</b> not reveal any prior :	Gross Adj. 8.4 9 istory of the subject prop	%     \$ 715,000       perty and comparable sale       subject property for the th	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef	\$ 696,500	Gross Ad		\$ 736,600
My research X did did did Data Source(s) PARCEL QUI My research did X did	not reveal any prior : EST not reveal any prior : EST	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c	%     715,000       berty and comparable sale     sale       subject property for the th     sales for the th	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef year prior to the date of	\$ 696,500 ffective date of this appr sale of the comparable	Gross Ad	j. 17.4 %	\$ 736,600
My research idd idd idd idd idd Data Source(s) PARCEL QUI My research idd id idd idd Data Source(s) PARCEL QUI	not reveal any prior : EST not reveal any prior : EST	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c	%     715,000       berty and comparable sale     sale       subject property for the th     sales for the th	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef year prior to the date of r and comparable sales	\$ 696,500 ffective date of this appr sale of the comparable	Gross Ad raisal. sale.	j. 17.4 % age 3).	\$ 736,600
My research X did did Data Source(s) PARCEL QUI My research did X did Data Source(s) PARCEL QUI Report the results of the research	not reveal any prior : EST not reveal any prior : EST	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c rior sale or transfer histo SUBJECT	%     \$ 715,000       berty and comparable sale       subject property for the th       comparable sales for the property of the subject property	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef year prior to the date of r and comparable sales	\$ 696,500 ffective date of this appr sale of the comparable (report additional prior	Gross Ad raisal. sale.	j. 17.4 % age 3).	
My research X did did Data Source(s) PARCEL QUI My research did X did Data Source(s) PARCEL QUI Report the results of the research ITEM	not reveal any prior : E <b>ST</b> not reveal any prior : E <b>ST</b> and analysis of the p	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c rior sale or transfer histo SUBJECT	%     \$ 715,000       berty and comparable sale       subject property for the th       comparable sales for the property of the subject property	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef year prior to the date of r and comparable sales	\$ 696,500 ffective date of this appr sale of the comparable (report additional prior	Gross Ad raisal. sale.	j. 17.4 % age 3).	
My research did did did Data Source(s) PARCEL QUI My research did did did Data Source(s) PARCEL QUI Report the results of the research ITEM Date of Prior Sale/Transfer	not reveal any prior s EST not reveal any prior s EST and analysis of the p 09/25/2023	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c viror sale or transfer histo SUBJECT	%     \$ 715,000       berty and comparable sale       subject property for the th       comparable sales for the property of the subject property	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef year prior to the date of r and comparable sales ALE #1 C	\$ 696,500 ffective date of this appr sale of the comparable (report additional prior	Gross Adj raisal. sale. sales on pi 2	j. 17.4 % age 3).	RABLE SALE #3
My research did did did Data Source(s) PARCEL QUI My research did did did Data Source(s) PARCEL QUI Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c virior sale or transfer histo SUBJECT EST	%     \$ 715,000       perty and comparable sale       subject property for the th       comparable sales for the       ry of the subject property       COMPARABLE S	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef year prior to the date of r and comparable sales ALE #1 C	\$ 696,500 ffective date of this appri- sale of the comparable (report additional prior COMPARABLE SALE #2 EL QUEST	Gross Ad raisal. sale. sales on pi 2 P	j. 17.4 % age 3). COMPA	RABLE SALE #3
My research did did Data Source(s) PARCEL QUI My research did did did Data Source(s) PARCEL QUI Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c virior sale or transfer histo SUBJECT EST	%       \$ 715,000         perty and comparable sale       subject property for the the         comparable sales for the subject property       COMPARABLE S         PARCEL QUEST       09/23/2023	Gross Adj. 1.1 % es. If not, explain ree years prior to the eff year prior to the date of and comparable sales ALE #1 C PARCE 09/23/	\$ 696,500 ffective date of this appri- sale of the comparable (report additional prior COMPARABLE SALE #2 EL QUEST	Gross Ad raisal. sales on pr 2 2 P 0	j. 17.4 % age 3). COMPA ARCEL QUE 9/23/2023	RABLE SALE #3
My research did did Data Source(s) PARCEL QUI My research did did did Data Source(s) PARCEL QUI Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c virior sale or transfer histo SUBJECT EST	%       \$ 715,000         perty and comparable sale       subject property for the the         comparable sales for the subject property       COMPARABLE S         PARCEL QUEST       09/23/2023	Gross Adj. 1.1 % es. If not, explain ree years prior to the eff year prior to the date of and comparable sales ALE #1 C PARCE 09/23/	\$ 696,500 ffective date of this appr sale of the comparable (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 2023	Gross Ad raisal. sales on pr 2 2 P 0	j. 17.4 % age 3). COMPA ARCEL QUE 9/23/2023	RABLE SALE #3
My research did did Data Source(s) PARCEL QUI My research did did did Data Source(s) PARCEL QUI Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer h	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c virior sale or transfer histo SUBJECT EST	%       \$ 715,000         perty and comparable sale       subject property for the the         comparable sales for the subject property       COMPARABLE S         PARCEL QUEST       09/23/2023	Gross Adj. 1.1 % es. If not, explain ree years prior to the eff year prior to the date of and comparable sales ALE #1 C PARCE 09/23/	\$ 696,500 ffective date of this appr sale of the comparable (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 2023	Gross Ad raisal. sales on pr 2 2 P 0	j. 17.4 % age 3). COMPA ARCEL QUE 9/23/2023	RABLE SALE #3
My research did did Data Source(s) PARCEL QUI My research did did did Data Source(s) PARCEL QUI Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer h	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c virior sale or transfer histo SUBJECT EST	%       \$ 715,000         perty and comparable sale       subject property for the the         comparable sales for the subject property       COMPARABLE S         PARCEL QUEST       09/23/2023	Gross Adj. 1.1 % es. If not, explain ree years prior to the eff year prior to the date of and comparable sales ALE #1 C PARCE 09/23/	\$ 696,500 ffective date of this appr sale of the comparable (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 2023	Gross Ad raisal. sales on pr 2 2 P 0	j. 17.4 % age 3). COMPA ARCEL QUE 9/23/2023	RABLE SALE #3
My research did did Data Source(s) PARCEL QUI My research did did did Data Source(s) PARCEL QUI Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer h	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c virior sale or transfer histo SUBJECT EST	%       \$ 715,000         perty and comparable sale       subject property for the the         comparable sales for the subject property       COMPARABLE S         PARCEL QUEST       09/23/2023	Gross Adj. 1.1 % es. If not, explain ree years prior to the eff year prior to the date of and comparable sales ALE #1 C PARCE 09/23/	\$ 696,500 ffective date of this appr sale of the comparable (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 2023	Gross Ad raisal. sales on pr 2 2 P 0	j. 17.4 % age 3). COMPA ARCEL QUE 9/23/2023	RABLE SALE #3
My research did did Data Source(s) PARCEL QUI My research did did did Data Source(s) PARCEL QUI Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer h 9/25/2023 FOR \$710,000	not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c sales or transfer histo SUBJECT EST property and comparable	%       \$ 715,000         perty and comparable sale         subject property for the th         comparable sales for the         ry of the subject property         COMPARABLE S         PARCEL QUEST         09/23/2023         sales       THI	Gross Adj. 1.1 % es. If not, explain ree years prior to the eff year prior to the date of r and comparable sales ALE #1 ( PARCE 09/23/ E COMPARABLES HAN	\$ 696,500 ffective date of this appri- sale of the comparable (report additional prior COMPARABLE SALE #2 EL QUEST 2023 VE TRANSFERRED AS	Gross Ad	j. 17.4 % age 3). COMPA ARCEL QUE 9/23/2023 ABOVE. THI	RABLE SALE #3 ST E SUBJECT SOLD
My research did did Data Source(s) PARCEL QUI My research did did did Data Source(s) PARCEL QUI Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer h 9/25/2023 FOR \$710,000	not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject 09/28/2023 Story of the subject	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c sales or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B	%       \$ 715,000         perty and comparable sale         subject property for the th         comparable sales for the         ry of the subject property         COMPARABLE S         PARCEL QUEST         09/23/2023         sales         THI	Gross Adj. 1.1 % es. If not, explain ree years prior to the eff year prior to the date of r and comparable sales ALE #1 ( PARCE 09/23/ E COMPARABLES HAN	\$ 696,500 ffective date of this appri- sale of the comparable (report additional prior COMPARABLE SALE #2 EL QUEST 2023 VE TRANSFERRED AS MODEL MATCH SIM	Gross Ad raisal. sale. sales on pr 2 Pr 0 v s STATED	j. 17.4 % age 3). COMPA 9/23/2023 ABOVE. THI NDITION HI	RABLE SALE #3 ST E SUBJECT SOLD
My research did did Data Source(s) PARCEL QUI My research did did did Data Source(s) PARCEL QUI My research did did did Data Source(s) PARCEL QUI Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer h 9/25/2023 FOR \$710,000 Summary of Sales Comparison Ap SALE#3 SMALLER THAN THE	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject pproach SALE SUBJECT MUCH	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c urior sale or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B BETTER CONDITION,	%       \$ 715,000         perty and comparable sales         subject property for the th         comparable sales for the         ry of the subject property         COMPARABLE S         PARCEL QUEST         09/23/2023         sales       THI         SETTER CONDITION, IT         THE APPRAISER	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef year prior to the date of and comparable sales ALE #1 ( PARCE 09/23/ E COMPARABLES HAN NO PATIO SALE#2 COMPARABLE SEAR	\$ 696,500	Gross Ad raisal. sale. sales on pr 2 P 0 5 5 STATED	j. 17.4 % age 3). COMPA 9/23/2023 ABOVE. THI NDITION HI ES IN THE	RABLE SALE #3 ST E SUBJECT SOLD E SUBJECT, AREA 1600 TO
My research       ▲ did       did         My research       ▲ did       did         My research       △ did       ▲ did         My research       △ did       ▲ did         My research       △ did       ▲ did         Data Source(s)       PARCEL QUI         Report the results of the research       ITEM         Date of Prior Sale/Transfer       Price of Prior Sale/Transfer         Data Source(s)       Effective Date of Data Source(s)         Analysis of prior sale or transfer h       9/25/2023 FOR \$710,000         Summary of Sales Comparison Approximation of Sale#3 SMALLER THAN THE       2000 SQ FT THE ADJUSTME	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject pproach SALE SUBJECT MUCH NTS WERE DERIV	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c urior sale or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B BETTER CONDITION, ED FROM THE MARKI	%       \$ 715,000         perty and comparable sales         subject property for the th         comparable sales for the         ry of the subject property         COMPARABLE S         PARCEL QUEST         09/23/2023         sales       THI         SETTER CONDITION, IT         T THE APPRAISER         ET WITH PAIRED SALI	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef year prior to the date of and comparable sales ALE #1 ( PARCE 09/23/ E COMPARABLES HAN NO PATIO SALE#2 COMPARABLE SEAR ES ANALYSIS. \$75 P	\$ 696,500	Gross Ad raisal. sale. sales on pr 2 P 0 5 5 STATED	j. 17.4 % age 3). COMPA 9/23/2023 ABOVE. THI NDITION HI ES IN THE	RABLE SALE #3 ST E SUBJECT SOLD E SUBJECT, AREA 1600 TO
My research did did Data Source(s) PARCEL QUI My research did did did Data Source(s) PARCEL QUI My research did did did Data Source(s) PARCEL QUI Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer h 9/25/2023 FOR \$710,000 Summary of Sales Comparison Ap SALE#3 SMALLER THAN THE	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject pproach SALE SUBJECT MUCH NTS WERE DERIV	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c urior sale or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B BETTER CONDITION, ED FROM THE MARKI	%       \$ 715,000         perty and comparable sales         subject property for the th         comparable sales for the         ry of the subject property         COMPARABLE S         PARCEL QUEST         09/23/2023         sales       THI         SETTER CONDITION, IT         T THE APPRAISER         ET WITH PAIRED SALI	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef year prior to the date of and comparable sales ALE #1 ( PARCE 09/23/ E COMPARABLES HAN NO PATIO SALE#2 COMPARABLE SEAR ES ANALYSIS. \$75 P	\$ 696,500	Gross Ad raisal. sale. sales on pr 2 P 0 5 5 STATED	j. 17.4 % age 3). COMPA 9/23/2023 ABOVE. THI NDITION HI ES IN THE	RABLE SALE #3 ST E SUBJECT SOLD E SUBJECT, AREA 1600 TO
My research       idi       idi       idi         My research       idid       ididi       ididididididididididididididididididi	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject Dproach SALE SUBJECT MUCH NTS WERE DERIV NTRAL A/C \$5000	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c rior sale or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B BETTER CONDITION, ED FROM THE MARKI PER UNIT CENTRAL	%       \$ 715,000         perty and comparable sales         subject property for the th         comparable sales for the         ry of the subject property         COMPARABLE S         PARCEL QUEST         09/23/2023         sales       THI         SETTER CONDITION, IT         T THE APPRAISER         ET WITH PAIRED SALI	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef year prior to the date of and comparable sales ALE #1 ( PARCE 09/23/ E COMPARABLES HAN NO PATIO SALE#2 COMPARABLE SEAR ES ANALYSIS. \$75 P	\$ 696,500	Gross Ad raisal. sale. sales on pr 2 P 0 5 5 STATED	j. 17.4 % age 3). COMPA 9/23/2023 ABOVE. THI NDITION HI ES IN THE	RABLE SALE #3 ST E SUBJECT SOLD E SUBJECT, AREA 1600 TO
My research       ▲ did       did         My research       ▲ did       did         My research       △ did       ▲ did         My research       △ did       ▲ did         My research       △ did       ▲ did         Data Source(s)       PARCEL QUI         Report the results of the research       ITEM         Date of Prior Sale/Transfer       Price of Prior Sale/Transfer         Data Source(s)       Effective Date of Data Source(s)         Analysis of prior sale or transfer h       9/25/2023 FOR \$710,000         Summary of Sales Comparison Approximation of Sale#3 SMALLER THAN THE       2000 SQ FT THE ADJUSTME	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject Dproach SALE SUBJECT MUCH NTS WERE DERIV NTRAL A/C \$5000	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c rior sale or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B BETTER CONDITION, ED FROM THE MARKI PER UNIT CENTRAL	%       \$ 715,000         perty and comparable sales         subject property for the th         comparable sales for the         ry of the subject property         COMPARABLE S         PARCEL QUEST         09/23/2023         sales       THI         SETTER CONDITION, IT         T THE APPRAISER         ET WITH PAIRED SALI	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef year prior to the date of and comparable sales ALE #1 ( PARCE 09/23/ E COMPARABLES HAN NO PATIO SALE#2 COMPARABLE SEAR ES ANALYSIS. \$75 P	\$ 696,500	Gross Ad raisal. sale. sales on pr 2 P 0 5 5 STATED	j. 17.4 % age 3). COMPA 9/23/2023 ABOVE. THI NDITION HI ES IN THE	RABLE SALE #3 ST E SUBJECT SOLD E SUBJECT, AREA 1600 TO
My research       idi       idi       idi         My research       idid       ididi       ididididididididididididididididididi	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject Dproach SALE SUBJECT MUCH NTS WERE DERIV NTRAL A/C \$5000	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c rior sale or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B BETTER CONDITION, ED FROM THE MARKI PER UNIT CENTRAL	%       \$ 715,000         perty and comparable sales         subject property for the th         comparable sales for the         ry of the subject property         COMPARABLE S         PARCEL QUEST         09/23/2023         sales       THI         SETTER CONDITION, IT         T THE APPRAISER         ET WITH PAIRED SALI	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef year prior to the date of and comparable sales ALE #1 ( PARCE 09/23/ E COMPARABLES HAN NO PATIO SALE#2 COMPARABLE SEAR ES ANALYSIS. \$75 P	\$ 696,500	Gross Ad raisal. sale. sales on pr 2 P 0 5 5 STATED	j. 17.4 % age 3). COMPA 9/23/2023 ABOVE. THI NDITION HI ES IN THE	RABLE SALE #3 ST E SUBJECT SOLD E SUBJECT, AREA 1600 TO
My research       idi       idi         My research       idi       idi         My research       idi       idi         My research       idi       idi         My research       idid       idid         Report the results of the research       ITEM         Date of Prior Sale/Transfer         Price of Prior Sale/Transfer         Data Source(s)         Effective Date of Data Source(s)         Analysis of prior sale or transfer h         9/25/2023 FOR \$710,000         Summary of Sales Comparison Approximation of Sale#3 SMALLER THAN THE         2000 SQ FT THE ADJUSTME         \$10,000 GARAGE SPACE. CE         SALE#1 & 2 ARE MODEL MA	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject Deproach SALE SUBJECT MUCH NTS WERE DERIV NTRAL A/C \$5000 STCH & ARE GIVEN	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the s sales or transfers of the c sales or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B BETTER CONDITION, ED FROM THE MARKI PER UNIT CENTRAL 1 N THE MOST WEIGHT	%       \$ 715,000         perty and comparable sales         subject property for the th         comparable sales for the         ry of the subject property         COMPARABLE S         PARCEL QUEST         09/23/2023         sales       THI         SETTER CONDITION, IT         T THE APPRAISER         ET WITH PAIRED SALI	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef year prior to the date of and comparable sales ALE #1 ( PARCE 09/23/ E COMPARABLES HAN NO PATIO SALE#2 COMPARABLE SEAR ES ANALYSIS. \$75 P	\$ 696,500	Gross Ad raisal. sale. sales on pr 2 P 0 5 5 STATED	j. 17.4 % age 3). COMPA 9/23/2023 ABOVE. THI NDITION HI ES IN THE	RABLE SALE #3 ST E SUBJECT SOLD E SUBJECT, AREA 1600 TO
My research did did Data Source(s) PARCEL QUI My research did did did Data Source(s) PARCEL QUI My research did did did Data Source(s) PARCEL QUI Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer h 9/25/2023 FOR \$710,000 Summary of Sales Comparison Ap SALE#3 SMALLER THAN THE 2000 SQ FT THE ADJUSTME \$10,000 GARAGE SPACE. CEI SALE#1 & 2 ARE MODEL MA	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject Difference of the subject SUBJECT MUCH NTS WERE DERIV NTRAL A/C \$5000 TCH & ARE GIVEN Son Approach \$	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the s sales or transfers of the c sales or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B BETTER CONDITION, ED FROM THE MARKI PER UNIT CENTRAL I N THE MOST WEIGHT 700,000	%       \$ 715,000         perty and comparable sales         subject property for the th         comparable sales for the         comparable sales for the         ry of the subject property         COMPARABLE S         PARCEL QUEST         09/23/2023         sales       THI         SETTER CONDITION, IT         T THE APPRAISER         ET WITH PAIRED SALE         HEAT \$5000 PER UNI	Gross Adj. 1.1 % es. If not, explain ree years prior to the eff year prior to the date of and comparable sales ALE #1 ( PARCE 09/23/ E COMPARABLES HAN NO PATIO SALE#2 COMPARABLE SEAR ES ANALYSIS. \$75 P T. \$60,000 CONDITI	\$ 696,500 ffective date of this apprendices of the comparable isale of the comparable (report additional prior COMPARABLE SALE #2 COMPARABLE SALE #2 EL QUEST 2023 VE TRANSFERRED AS MODEL MATCH SIM ICH PARAMETERS AI ER SQ FT FOR LIVIN ION,	Gross Ad raisal. sales on pr 2 2 2 4 7 8 8 8 8 9 9 0 0 5 5 7 7 9 0 0 0 9 0 0 0 9 0 0 9 0 0 0 9 0 0 0 9 0	j. 17.4 % age 3). COMPA ARCEL QUE 9/23/2023 ABOVE. THI SIN THE \$10,000 F	RABLE SALE #3 ST E SUBJECT SOLD E SUBJECT, AREA 1600 TO ULL BATH
My research       ▲ did       did         My research       ▲ did       did         My research       △ did       ▲ did         My research       △ did       ▲ did         Data Source(s)       PARCEL QUI         Report the results of the research       ITEM         Date of Prior Sale/Transfer       Price of Prior Sale/Transfer         Data Source(s)       Effective Date of Data Source(s)         Analysis of prior sale or transfer h       9/25/2023 FOR \$710,000         Summary of Sales Comparison Ap       SALE#3 SMALLER THAN THE         2000 SQ FT THE ADJUSTME       \$10,000 GARAGE SPACE. CEI         SALE#1 & 2 ARE MODEL MA       Indicated Value by Sales Comparison	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject 09/28/2023 istory of the subject SUBJECT MUCH NTS WERE DERIV NTRAL A/C \$5000 TCH & ARE GIVEN Son Approach \$ barison Approach \$	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c sales or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B BETTER CONDITION, ED FROM THE MARKI PER UNIT CENTRAL I N THE MOST WEIGHT 700,000 700,000	%       \$ 715,000         perty and comparable sales         subject property for the th         comparable sales for the         ry of the subject property         COMPARABLE S         PARCEL QUEST         09/23/2023         sales       THI         SETTER CONDITION, IT         T THE APPRAISER         ET WITH PAIRED SALI         HEAT \$5000 PER UNI         Cost Approach (if devi	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef year prior to the date of and comparable sales ALE #1 ( PARCE 09/23/ E COMPARABLES HAN NO PATIO SALE#2 COMPARABLE SEAR ES ANALYSIS. \$75 P T. \$60,000 CONDITI	696,500	Gross Ad	j. 17.4 % age 3). COMPA ARCEL QUE 9/23/2023 ABOVE. THI SIN THE \$10,000 F \$10,000 F	RABLE SALE #3 ST E SUBJECT SOLD E SUBJECT, AREA 1600 TO ULL BATH
My research       idi       idi         My research       idid       idid         My research       idid       idid         My research       idid       idid         My research       idid       idid         Report the results of the research       ITEM         Date of Prior Sale/Transfer       Price of Prior Sale/Transfer         Data Source(s)       Effective Date of Data Source(s)         Analysis of prior sale or transfer h       9/25/2023 FOR \$710,000         Summary of Sales Comparison Ar       SALE#3 SMALLER THAN THE         2000 SQ FT THE ADJUSTME       \$10,000 GARAGE SPACE. CEI         SALE#1 & 2 ARE MODEL MA       Indicated Value by Sales Comparison         Indicated Value by: Sales Comparison       Sales Comparison	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject 09/28/2023 istory of the subject SUBJECT MUCH NTS WERE DERIV NTRAL A/C \$5000 TCH & ARE GIVEN Son Approach \$ Varison Approach \$ Varison Approach \$	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c sales or transfers of the c sales or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B BETTER CONDITION, ED FROM THE MARKI PER UNIT CENTRAL I N THE MOST WEIGHT 700,000 700,000 ALUE OF THIS TYPE O	%       \$ 715,000         perty and comparable sales         subject property for the th         comparable sales for the         ry of the subject property         COMPARABLE S         PARCEL QUEST         09/23/2023         sales       THI         SETTER CONDITION, IT         T THE APPRAISER         ET WITH PAIRED SALI         HEAT \$5000 PER UNI         Cost Approach (if devi	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef year prior to the date of and comparable sales ALE #1 ( PARCE 09/23/ E COMPARABLES HAN NO PATIO SALE#2 COMPARABLE SEAR ES ANALYSIS. \$75 P T. \$60,000 CONDITI	696,500	Gross Ad	j. 17.4 % age 3). COMPA ARCEL QUE 9/23/2023 ABOVE. THI SIN THE \$10,000 F \$10,000 F	RABLE SALE #3 ST E SUBJECT SOLD E SUBJECT, AREA 1600 TO ULL BATH
My research       idi       idi         My research       idid       idid         My research       idid       idid         My research       idid       idid         My research       idid       idid         Report the results of the research       ITEM         Date of Prior Sale/Transfer       Price of Prior Sale/Transfer         Data Source(s)       Effective Date of Data Source(s)         Analysis of prior sale or transfer h       9/25/2023 FOR \$710,000         Summary of Sales Comparison Ar       SALE#3 SMALLER THAN THE         2000 SQ FT THE ADJUSTME       \$10,000 GARAGE SPACE. CEI         SALE#1 & 2 ARE MODEL MA       Indicated Value by Sales Comparison         Indicated Value by: Sales Comparison       Sales Comparison	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject 09/28/2023 istory of the subject SUBJECT MUCH NTS WERE DERIV NTRAL A/C \$5000 TCH & ARE GIVEN Son Approach \$ Varison Approach \$ Varison Approach \$	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c sales or transfers of the c sales or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B BETTER CONDITION, ED FROM THE MARKI PER UNIT CENTRAL I N THE MOST WEIGHT 700,000 700,000 ALUE OF THIS TYPE O	%       \$ 715,000         perty and comparable sales         subject property for the th         comparable sales for the         ry of the subject property         COMPARABLE S         PARCEL QUEST         09/23/2023         sales       THI         SETTER CONDITION, IT         T THE APPRAISER         ET WITH PAIRED SALI         HEAT \$5000 PER UNI         Cost Approach (if devi	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef year prior to the date of and comparable sales ALE #1 ( PARCE 09/23/ E COMPARABLES HAN NO PATIO SALE#2 COMPARABLE SEAR ES ANALYSIS. \$75 P T. \$60,000 CONDITI	696,500	Gross Ad	j. 17.4 % age 3). COMPA ARCEL QUE 9/23/2023 ABOVE. THI SIN THE \$10,000 F \$10,000 F	RABLE SALE #3 ST E SUBJECT SOLD E SUBJECT, AREA 1600 TO ULL BATH
My research       idi       idi         My research       idid       idid         My research       idid       idid         My research       idid       idid         My research       idid       idid         Report the results of the research       ITEM         Date of Prior Sale/Transfer       Price of Prior Sale/Transfer         Data Source(s)       Effective Date of Data Source(s)         Analysis of prior sale or transfer h       9/25/2023 FOR \$710,000         Summary of Sales Comparison Ar       SALE#3 SMALLER THAN THE         2000 SQ FT THE ADJUSTME       \$10,000 GARAGE SPACE. CEI         SALE#1 & 2 ARE MODEL MA       Indicated Value by Sales Comparison         Indicated Value by: Sales Comparison       Sales Comparison	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject SUBJECT MUCH NTS WERE DERIV NTRAL A/C \$5000 TCH & ARE GIVEN Son Approach \$ F REFLECTS THE V MES IN THE AREA	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c sales or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B BETTER CONDITION, ED FROM THE MARKI PER UNIT CENTRAL 1 N THE MOST WEIGHT 700,000 700,000 ALUE OF THIS TYPE O	%       \$ 715,000         perty and comparable sales         subject property for the th         comparable sales for the property         ry of the subject property         COMPARABLE S         PARCEL QUEST         09/23/2023         sales         THE APPRAISER         ET WITH PAIRED SALI         HEAT \$5000 PER UNI         Cost Approach (if devise         F PROPERTY. THE CO	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef year prior to the date of and comparable sales ALE #1 ( PARCE 09/23/ E COMPARABLES HAN OPATIO SALE#2 COMPARABLE SEAR ES ANALYSIS. \$75 P T. \$60,000 CONDITI ST APPROACH IS SU	696,500	Gross Ad	j. 17.4 % age 3). COMPA ARCEL QUE 9/23/2023 ABOVE. THI 9/23/2023 ABOVE. THI 510,000 F \$10,000 F \$10,000 F	RABLE SALE #3 ST E SUBJECT SOLD E SUBJECT, AREA 1600 TO ULL BATH S N/A DUE TO THE
My research       idi       idi         My research       idid       idid         My research       idid       idid         My research       idid       idid         My research       idid       idid         Report the results of the research       ITEM         Date of Prior Sale/Transfer       Price of Prior Sale/Transfer         Data Source(s)       Effective Date of Data Source(s)         Analysis of prior sale or transfer h       9/25/2023 FOR \$710,000         Summary of Sales Comparison Ar       SALE#3 SMALLER THAN THE         2000 SQ FT THE ADJUSTME       \$10,000 GARAGE SPACE. CEI         SALE#1 & 2 ARE MODEL MA       Indicated Value by Sales Comparison         Indicated Value by: Sales Comparison       Sales Comparison	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject 09/28/2023 istory of the subject SUBJECT MUCH NTS WERE DERIV NTRAL A/C \$5000 TCH & ARE GIVEN Son Approach \$ Darison Approach \$ T REFLECTS THE V DMES IN THE AREA	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the c sales or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B BETTER CONDITION, ED FROM THE MARKI PER UNIT CENTRAL I N THE MOST WEIGHT 700,000 700,000 ALUE OF THIS TYPE O L	%       \$ 715,000         perty and comparable sales         subject property for the th         comparable sales for the property         ry of the subject property         COMPARABLE S         PARCEL QUEST         09/23/2023         sales         THE APPRAISER         ET WITH PAIRED SALI         HEAT \$5000 PER UNI         Cost Approach (if devise         F PROPERTY. THE CO         ns and specifications of	Gross Adj. 1.1 % es. If not, explain ree years prior to the ef year prior to the date of and comparable sales ALE #1 ( PARCE 09/23/ E COMPARABLES HAN OPATIO SALE#2 COMPARABLE SEAR ES ANALYSIS. \$75 P T. \$60,000 CONDITI ST APPROACH IS SU n the basis of a hyp	696,500	Gross Ad raisal. sale. sales on pr 2 P 0 5 5 STATED 11LAR COI RE HOME IG AREA.	j. 17.4 % age 3). COMPA ARCEL QUE 9/23/2023 ABOVE. THI 9/23/2023 ABOVE. THI SIN THE \$10,000 F \$10,000 F \$10,000 F	RABLE SALE #3 ST E SUBJECT SOLD E SUBJECT, AREA 1600 TO ULL BATH N/A DUE TO THE have been
My research       idi       idi         My research       idid       idid         My research       idid       idid         My research       idid       idid         My research       idid       idid         Report the results of the research       ITEM         Date of Prior Sale/Transfer       Price of Prior Sale/Transfer         Data Source(s)       Effective Date of Data Source(s)         Analysis of prior sale or transfer h       9/25/2023 FOR \$710,000         Summary of Sales Comparison Ar       SALE#3 SMALLER THAN THE         2000 SQ FT THE ADJUSTME       \$10,000 GARAGE SPACE. CEI         SALE#1 & 2 ARE MODEL MA       Indicated Value by Sales Comparison         Indicated Value by: Sales Comparison       Sales Comparison	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject 09/28/2023 istory of the subject SUBJECT MUCH NTS WERE DERIV NTRAL A/C \$5000 TCH & ARE GIVEN Son Approach \$ Darison Approach \$ T REFLECTS THE V DMES IN THE AREA is",	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the s sales or transfers of the c sales or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B BETTER CONDITION, ED FROM THE MARKI PER UNIT CENTRAL I N THE MOST WEIGHT 700,000 700,000 ALUE OF THIS TYPE O L to completion per plar or alterations on the ba	%       \$ 715,000         perty and comparable sales         subject property for the th         comparable sales for the         ry of the subject property         COMPARABLE S         PARCEL QUEST         09/23/2023         sales         THE APPRAISER         ET WITH PAIRED SALI         HEAT \$5000 PER UNI         Cost Approach (if devised of a hypothetical cost of a hypothetical cost	Gross Adj. 1.1 % es. If not, explain ree years prior to the eff year prior to the date of and comparable sales ALE #1 0 PARCE 09/23/ E COMPARABLES HAV COMPARABLES HAV NO PATIO SALE#2 COMPARABLE SEAR ES ANALYSIS. \$75 P T. \$60,000 CONDITI ST APPROACH IS SU n the basis of a hyp condition that the repa	696,500	Gross Ad raisal. sale. sales on pr 2 P 0 5 5 STATED 11LAR COI RE HOME IG AREA.	j. 17.4 % age 3). COMPA ARCEL QUE 9/23/2023 ABOVE. THI 9/23/2023 ABOVE. THI SIN THE \$10,000 F \$10,000 F \$10,000 F	RABLE SALE #3 ST E SUBJECT SOLD E SUBJECT, AREA 1600 TO ULL BATH N/A DUE TO THE have been
My research       idi       idi         My research       idid       idid         My research       idid       idid         My research       idid       idid         My research       idid       idid         Report the results of the research       ITEM         Date of Prior Sale/Transfer       Price of Prior Sale/Transfer         Data Source(s)       Effective Date of Data Source(s)         Analysis of prior sale or transfer h       9/25/2023 FOR \$710,000         Summary of Sales Comparison Ar       SALE#3 SMALLER THAN THE         2000 SQ FT THE ADJUSTME       \$10,000 GARAGE SPACE. CEI         SALE#1 & 2 ARE MODEL MA       Indicated Value by Sales Comparison         Indicated Value by: Sales Comparison       Sales Comparison	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject 09/28/2023 istory of the subject SUBJECT MUCH NTS WERE DERIV NTRAL A/C \$5000 TCH & ARE GIVEN Son Approach \$ Darison Approach \$ T REFLECTS THE V DMES IN THE AREA is",	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the s sales or transfers of the c sales or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B BETTER CONDITION, ED FROM THE MARKI PER UNIT CENTRAL I N THE MOST WEIGHT 700,000 700,000 ALUE OF THIS TYPE O L to completion per plar or alterations on the ba	%       \$ 715,000         perty and comparable sales         subject property for the th         comparable sales for the         ry of the subject property         COMPARABLE S         PARCEL QUEST         09/23/2023         sales         THE APPRAISER         ET WITH PAIRED SALI         HEAT \$5000 PER UNI         Cost Approach (if devised of a hypothetical cost of a hypothetical cost	Gross Adj. 1.1 % es. If not, explain ree years prior to the eff year prior to the date of and comparable sales ALE #1 0 PARCE 09/23/ E COMPARABLES HAV COMPARABLES HAV NO PATIO SALE#2 COMPARABLE SEAR ES ANALYSIS. \$75 P T. \$60,000 CONDITI ST APPROACH IS SU n the basis of a hyp condition that the repa	696,500	Gross Ad raisal. sale. sales on pr 2 P 0 5 5 STATED 11LAR COI RE HOME IG AREA.	j. 17.4 % age 3). COMPA ARCEL QUE 9/23/2023 ABOVE. THI 9/23/2023 ABOVE. THI SIN THE \$10,000 F \$10,000 F \$10,000 F	RABLE SALE #3 ST E SUBJECT SOLD E SUBJECT, AREA 1600 TO ULL BATH N/A DUE TO THE have been
My research       ▲ did       did         My research       ▲ did       did         My research       △ did       ▲ did         Data Source(s)       PARCEL QUI         Report the results of the research       ITEM         Date of Prior Sale/Transfer       Price of Prior Sale/Transfer         Data Source(s)       Effective Date of Data Source(s)         Analysis of prior sale or transfer h       9/25/2023 FOR \$710,000         Summary of Sales Comparison Ap       SALE#3 SMALLER THAN THE         2000 SQ FT THE ADJUSTME       \$10,000 GARAGE SPACE. CEI         SALE#1 & 2 ARE MODEL MA       Indicated Value by Sales Comparison         Indicated Value by Sales Comparison       FTHE MARKET APPROACH BEST         LACK OF RENTAL DATA ON HO       This appraisal is made       ▲ "as         Completed,       □ subject to the       following required inspection ba         Based on a visual inspection       Ba       Sute on a visual inspection	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject DPFOACH SALE SUBJECT MUCH NTS WERE DERIV NTRAL A/C \$5000 TCH & ARE GIVEN SON Approach \$ TREFLECTS THE V DMES IN THE AREA is", subject following repairs of sed on the extraord	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the s sales or transfers of the s sales or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B BETTER CONDITION, ED FROM THE MARKI PER UNIT CENTRAL I N THE MOST WEIGHT 700,000 YALUE OF THIS TYPE O L to completion per plar or alterations on the ba dinary assumption that areas of the subject	%       \$ 715,000         perty and comparable sales       subject property for the the         subject property for the subject property for the subject property       COMPARABLE S         PARCEL QUEST       09/23/2023         sales       THI         SETTER CONDITION, IT       THE APPRAISER         ET WITH PAIRED SALI         HEAT \$5000 PER UNI         Cost Approach (if devised of a hypothetical of a hypothetical of the condition or deficient of a hypothetical of the condition or deficient of a hypothetical of the condition or deficient of the condition of the condition or deficient of the condition of the condition or deficient of th	Gross Adj. 1.1 % es. If not, explain ree years prior to the eff year prior to the date of and comparable sales ALE #1 C PARCE 09/23/ E COMPARABLES HAN COMPARABLES HAN COMPARABLES HAN COMPARABLES HAN STAPPROACH IS SU eloped) \$ 710,000 ST APPROACH IS SU on the basis of a hyp condition that the repa ncy does not require st the street, defined		Gross Adj raisal. sale. sales on pr 2 P 0 S STATED IILAR COI RE HOME IG AREA.	j. 17.4 % age 3). COMPA ARCEL QUE 9/23/2023 ABOVE. THI 9/23/2023 ABOVE. THI 5 IN THE \$10,000 F \$10,000 F \$10,000 F \$10,000 F \$10,000 F \$10,000 F \$10,000 F \$10,000 F	RABLE SALE #3 ST E SUBJECT SOLD E SUBJECT, AREA 1600 TO ULL BATH S N/A DUE TO THE have been Subject to the ions and limiting
My research       ▲ did       did         My research       ▲ did       did         My research       △ did       ▲ did         Data Source(s)       PARCEL QUI         My research       △ did       ▲ did         Data Source(s)       PARCEL QUI         Report the results of the research       ITEM         Date of Prior Sale/Transfer       Data Source(s)         Effective Date of Data Source(s)       Analysis of prior sale or transfer h         9/25/2023 FOR \$710,000       ■         Summary of Sales Comparison Ar       SALE#3 SMALLER THAN THE         2000 SQ FT THE ADJUSTME       \$10,000 GARAGE SPACE. CEI         SALE#1 & 2 ARE MODEL MA       Indicated Value by Sales Comparison         Indicated Value by Sales Comparison       Indicated Value by: Sales Comparison         THE MARKET APPROACH BEST       LACK OF RENTAL DATA ON HO         This appraisal is made       ■ "as completed, □ subject to the following required inspection ba         Based on a visual inspection ba       Based on a visual inspection	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject DPFOACH SALE SUBJECT MUCH NTS WERE DERIV NTRAL A/C \$5000 TCH & ARE GIVEN Son Approach \$ DATION APPROACH \$	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the s sales or transfers of the c vior sale or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B BETTER CONDITION, ED FROM THE MARKI PER UNIT CENTRAL I N THE MOST WEIGHT 700,000 YALUE OF THIS TYPE O L to completion per plar or alterations on the ba dinary assumption that areas of the subject our) opinion of the 1	%       \$ 715,000         perty and comparable sales         subject property for the th         comparable sales for the         pry of the subject property         COMPARABLE S         PARCEL QUEST         09/23/2023         sales         THE APPRAISER         ETTER CONDITION, IT         THE APPRAISER         ET WITH PAIRED SALI         HEAT \$5000 PER UNI         Cost Approach (if dev.)         OF PROPERTY. THE CO         ns and specifications o         nsis of a hypothetical of the condition or deficie         property from at leas         market value, as defi	Gross Adj. 1.1 % es. If not, explain ree years prior to the eff year prior to the date of and comparable sales ALE #1 0 PARCE 09/23/ E COMPARABLES HAN COMPARABLES HAN COMPARABLES HAN ES ANALYSIS. \$75 P T. \$60,000 CONDITI ST APPROACH IS SU eloped) \$ 710,000 ST APPROACH IS SU on the basis of a hyp condition that the repa ncy does not require st the street, defined ined, of the real pr	696,500	Gross Adj raisal. sale. sales on pr 2 P 0 S STATED STATES STATED STATES STATED STATES	j. 17.4 % age 3). COMPA ARCEL QUE 9/23/2023 ABOVE. THI 9/23/2023 ABOVE. THI 5 IN THE \$10,000 F \$10,000 F \$10,000 F \$10,000 F \$10,000 F \$10,000 F \$10,000 F \$10,000 F	RABLE SALE #3 ST E SUBJECT SOLD E SUBJECT, AREA 1600 TO ULL BATH S N/A DUE TO THE have been Subject to the ions and limiting
My research       ▲ did       did         My research       ▲ did       did         My research       △ did       ▲ did         Data Source(s)       PARCEL QUI         Report the results of the research       ITEM         Date of Prior Sale/Transfer       Price of Prior Sale/Transfer         Data Source(s)       Effective Date of Data Source(s)         Analysis of prior sale or transfer h       9/25/2023 FOR \$710,000         Summary of Sales Comparison Ap       SALE#3 SMALLER THAN THE         2000 SQ FT THE ADJUSTME       \$10,000 GARAGE SPACE. CEI         SALE#1 & 2 ARE MODEL MA       Indicated Value by Sales Comparison         Indicated Value by Sales Comparison       FTHE MARKET APPROACH BEST         LACK OF RENTAL DATA ON HO       This appraisal is made       ▲ "as         Completed,       □ subject to the       following required inspection ba         Based on a visual inspection       Ba       Sute on a visual inspection	not reveal any prior : EST not reveal any prior : EST and analysis of the p 09/25/2023 \$710,000 PARCEL QU 09/28/2023 istory of the subject DPFOACH SALE SUBJECT MUCH NTS WERE DERIV NTRAL A/C \$5000 TCH & ARE GIVEN SON Approach \$ TREFLECTS THE V DMES IN THE AREA is", subject following repairs of sed on the extraord	Gross Adj. 8.4 9 istory of the subject prop sales or transfers of the s sales or transfers of the s sales or transfers of the c vior sale or transfer histo SUBJECT EST property and comparable #1 MODEL MATCH B BETTER CONDITION, ED FROM THE MARKI PER UNIT CENTRAL I N THE MOST WEIGHT 700,000 YALUE OF THIS TYPE O L to completion per plar or alterations on the ba dinary assumption that areas of the subject our) opinion of the 1	%       \$ 715,000         perty and comparable sales       subject property for the the         subject property for the subject property for the subject property       COMPARABLE S         PARCEL QUEST       09/23/2023         sales       THI         SETTER CONDITION, IT       THE APPRAISER         ET WITH PAIRED SALI         HEAT \$5000 PER UNI         Cost Approach (if devised of a hypothetical of a hypothetical of the condition or deficient of a hypothetical of the condition or deficient of a hypothetical of the condition or deficient of the condition of the condition or deficient of the condition of the condition or deficient of th	Gross Adj. 1.1 % es. If not, explain ree years prior to the eff year prior to the date of and comparable sales ALE #1 0 PARCE 09/23/ E COMPARABLES HAN COMPARABLES HAN COMPARABLES HAN ES ANALYSIS. \$75 P T. \$60,000 CONDITI ST APPROACH IS SU eloped) \$ 710,000 ST APPROACH IS SU on the basis of a hyp condition that the repa ncy does not require st the street, defined ined, of the real pr	696,500	Gross Adj raisal. sale. sales on pr 2 P 0 S STATED STATES STATED STATES STATED STATES	j. 17.4 % age 3). COMPA ARCEL QUE 9/23/2023 ABOVE. THI 9/23/2023 ABOVE. THI 5 IN THE \$10,000 F \$10,000 F \$10,000 F \$10,000 F \$10,000 F \$10,000 F \$10,000 F \$10,000 F	RABLE SALE #3 ST E SUBJECT SOLD E SUBJECT, AREA 1600 TO ULL BATH S N/A DUE TO THE have been Subject to the ions and limiting

#### **Exterior-Only Inspection Residential Appraisal Report** File # 2309-23

5	5	1	9	9		

	THE INTENDED USER OF THIS APPRAISAL IS THE LENDER/CLIENT & IT SUCCESSORS & SUBJECT OF THIS APPRAISAL FOR A MORTGAGE FINANCE TRANSACTION SUBJECT TO REQUIREMENTS OF THIS APPRAISAL REPORT FORM & DEFINITION OF MARKET VALUE	THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL , REPORTING	
	THE EFFECTIVE AGE IS LOWER THAN THE ACTUAL AGE DUE TO ROUTINE MAINTENANC	CE & UPKEEP PROLONGING THE ESTIMATED REMAINING ECONOMIC LIFE.	
	The address reported on the appraisal form is according to US Postal Service records	s as required by UAD format. The title company reports the city or county add	iress
	and the title report may or may not match to USPS records".		
ŝ			
ADDITIONAL COMMENTS			
MM			
С Г			
DNAL			
DITIC			
ADI			
_		E (not required by Fannie Mae)	
	Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti ratio of land to improvements is typical for the area, as indicated by(using the abstr	ns. mating site value) Cost factors derived from Marshall-Swift.	The
Ŧ	ESTIMATED 🗌 REPRODUCTION OR 🛛 🗙 REPLACEMENT COST NEW	OPINION OF SITE VALUE=\$	450,000
COST APPROACH	Source of cost data MARSHALL-SWIFT	DWELLING         1,813         Sq.Ft. @ \$         250.00         =\$	450,000
PPR	Quality rating from cost service AVE Effective date of cost data 8/1/2023	o Sq.Ft. @ \$ =\$	-
T A	Comments on Cost Approach (gross living area calculations, depreciation, etc.)	ENCLOSED PATIO         =\$           Garage/Carport         400         Sq.Ft. @\$         20.00         =\$	10,000
cos	Cost factors derived from Marshall-Swift. AGE LIFE METHOD OF DEPRECIATION. The ratio of land to improvements is typical for the area, as indicated by(using	Garage/Carport         400         Sq.Ft. @ \$         20.00         =\$           Total Estimate of Cost-New         =\$         =\$	8,000 471,250
	the abstractions process) the comparables used NO	Less Physical Functional External	,230
	EXTERNAL OR FUNCTIONAL DEPRECIATION	Depreciation 261,250 =\$(	261,250)
		Depreciated Cost of Improvements       =\$         "As-is" Value of Site Improvements       =\$	210,000
			50.000
		INDICATED VALUE BY COST APPROACH =\$	50,000
Ш			50,000 710,000
F			710,000
NCON	Estimated Monthly Market Rent \$ X Gross Rent Multiplier		<b>710,000</b> Approach
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INC HOMES THAT HAVE SOLD	= \$ Indicated Value by Income COME APPROACH IS NOT APPLICABLE BECAUSE WE COULD NOT FIND ANY REP	<b>710,000</b> Approach
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INC HOMES THAT HAVE SOLD PROJECT INFORMATION	= \$ Indicated Value by Income COME APPROACH IS NOT APPLICABLE BECAUSE WE COULD NOT FIND ANY REF N FOR PUDs (if applicable)	<b>710,000</b> Approach
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INC HOMES THAT HAVE SOLD PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes	= \$       Indicated Value by Income         COME APPROACH IS NOT APPLICABLE BECAUSE WE COULD NOT FIND ANY REPORT         NFOR PUDs (if applicable)         No       Unit type(s)         Detached       Attached	<b>710,000</b> Approach
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INC HOMES THAT HAVE SOLD PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project	= \$       Indicated Value by Income         COME APPROACH IS NOT APPLICABLE BECAUSE WE COULD NOT FIND ANY REPORT         NFOR PUDs (if applicable)         No       Unit type(s)         Detached       Attached	<b>710,000</b> Approach
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INC HOMES THAT HAVE SOLD PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project Table provides for the following information for PUDs ONLY if the developer/builder is in control of the HOA a	= \$       Indicated Value by Income         COME APPROACH IS NOT APPLICABLE BECAUSE WE COULD NOT FIND ANY REPORT         I FOR PUDs (if applicable)         No       Unit type(s)         Detached       Attached         and the subject property is an attached dwelling unit.         Total number of units sold	<b>710,000</b> Approach
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INC HOMES THAT HAVE SOLD PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project Table provides for the following information for PUDs ONLY if the developer/builder is in control of the HOA a	= \$       Indicated Value by Income         COME APPROACH IS NOT APPLICABLE BECAUSE WE COULD NOT FIND ANY REPORT         I FOR PUDs (if applicable)         No       Unit type(s)         Detached       Attached         and the subject property is an attached dwelling unit.         Total number of units sold         Data source(s)	<b>710,000</b> Approach
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INC HOMES THAT HAVE SOLD PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project Table provides for the following information for PUDs ONLY if the developer/builder is in control of the HOA a	= \$       Indicated Value by Income         COME APPROACH IS NOT APPLICABLE BECAUSE WE COULD NOT FIND ANY REPORT         I FOR PUDs (if applicable)         No       Unit type(s)         Detached       Attached         and the subject property is an attached dwelling unit.         Total number of units sold	<b>710,000</b> Approach
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INC HOMES THAT HAVE SOLD PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project Table provides for the following information for PUDs ONLY if the developer/builder is in control of the HOA a	= \$       Indicated Value by Income         COME APPROACH IS NOT APPLICABLE BECAUSE WE COULD NOT FIND ANY REPORT         I FOR PUDs (if applicable)         No       Unit type(s)         Detached       Attached         and the subject property is an attached dwelling unit.         Total number of units sold         Data source(s)	<b>710,000</b> Approach
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) THE INC HOMES THAT HAVE SOLD PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA a Legal Name of Project Table provides for the following information for PUDs ONLY if the developer/builder is in control of the HOA a		<b>710,000</b> Approach
	Estimated Monthly Market Rent \$       X Gross Rent Multiplier         Summary of Income Approach (including support for market rent and GRM)       THE INC         HOMES THAT HAVE SOLD       PROJECT INFORMATION         Is the developer/builder in control of the Homeowners' Association (HOA)?       Yes         Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA a       Legal Name of Project         Total number of phases       Total number of units         Total number of units rented       Total number of units for sale         Was the project contain any multi-dwelling units?       Yes         Does the project contain any multi-dwelling units?       Yes         No       Data Source(s)         Are the units, common elements, and recreation facilities complete?       Yes		<b>710,000</b> Approach
	Estimated Monthly Market Rent \$       X Gross Rent Multiplier         Summary of Income Approach (including support for market rent and GRM)       THE INC         HOMES THAT HAVE SOLD       PROJECT INFORMATION         Is the developer/builder in control of the Homeowners' Association (HOA)?       Yes         Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA a       Legal Name of Project         Total number of phases       Total number of units         Total number of units rented       Total number of units for sale         Was the project created by the conversion of existing building(s) into a PUD?       Yes         Does the project contain any multi-dwelling units?       Yes       No         Are the units, common elements, and recreation facilities complete?       Yes       No	= \$       Indicated Value by Income         COME APPROACH IS NOT APPLICABLE BECAUSE WE COULD NOT FIND ANY REP         NO       Unit type(s)       Detached       Attached         and the subject property is an attached dwelling unit.       Total number of units sold       Data source(s)         No       If Yes, date of conversion       If No, describe the status of completion.	<b>710,000</b> Approach
PUD INFORMATION	Estimated Monthly Market Rent \$       X Gross Rent Multiplier         Summary of Income Approach (including support for market rent and GRM)       THE INC         HOMES THAT HAVE SOLD       PROJECT INFORMATION         Is the developer/builder in control of the Homeowners' Association (HOA)?       Yes         Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA a       Legal Name of Project         Total number of phases       Total number of units         Total number of units rented       Total number of units for sale         Was the project contain any multi-dwelling units?       Yes         Does the project contain any multi-dwelling units?       Yes         No       Data Source(s)         Are the units, common elements, and recreation facilities complete?       Yes	= \$       Indicated Value by Income         COME APPROACH IS NOT APPLICABLE BECAUSE WE COULD NOT FIND ANY REP         NO       Unit type(s)       Detached       Attached         and the subject property is an attached dwelling unit.       Total number of units sold       Data source(s)         No       If Yes, date of conversion       If No, describe the status of completion.	<b>710,000</b> Approach

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).

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	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature, Nature	Signature
Name Joseph p Baldino	Name
Company Name REAL ESTATE APPRAISER	Company Name
Company Address 3101 MESA VERDE DR	Company Address
BURBANK, CA 91504	
Telephone Number (818) 768-6147	Telephone Number
Email Address JOEAPPRAISER11@AOL.COM	Email Address
Date of Signature and Report 09/28/2023	Date of Signature
Effective Date of Appraisal 09/28/2023	State Certification #
State Certification # AR001957	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State CA	
Expiration Date of Certification or License 02/12/2025	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect exterior of subject property
	Did inspect exterior of subject property from street
<u>19723 Galway Ave</u> Carson, CA 90746-2320	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 700.000	
	COMPARABLE SALES
Name Clear Capital	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 BL, SUITE 100, REDONDO	Date of Inspection
BEACH, CA 90276	
Email Address	

Freddie Mac Form 2055 March 2005

Fannie Mae Form 2055 March 2005

Exterior–Only Inspection Residential Appraisal Report File
--

5	5	1	9	9	

			pection Resid			File # 2309-23	
FEATURE	SUBJECT		BLE SALE # 4	COMPARAE	LE SALE # 5	COMPARABL	E SALE # 6
Address 19723 Galway Ave		1048 E Denwall D	r				
Carson, CA 90746-2	2320	Carson, CA 90746	-3074				
Proximity to Subject		0.57 miles SE					•
Sale Price	\$	•	\$ 776,500		\$		\$
	\$ sq.ft.			\$ sq.ft		\$ sq.ft.	
Data Source(s)			2203698;DOM 158				
Verification Source(s) VALUE ADJUSTMENTS	DECODIDITION	PARCEL Q#20876		DECODIDITION	L() C Adjustment	DECODIDITION	() C Adjustment
	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing Concessions		ArmLth					
Date of Sale/Time		Conv;3000	-3,000				
Location	N-D	s04/23;c03/23					
Leasehold/Fee Simple	N;Res;	N;Res;	-				
Site	Fee Simple 6039 sf	FEE 4756 sf	0				
View	N;Res;	N;Res;	U				
Design (Style)	DT2;TRADITIONAL	DT1;TRADITIONAL	0				
Quality of Construction	Q4	Q4	· · · · · ·				
Actual Age	59	52	0				
Condition	C5	C4	-60,000				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	7 4 2.0	7 4 2.0					
Gross Living Area	<b>1,813</b> Sq.ft.	<b>1,612</b> Sq.f		sq.ft		sq.ft.	
Basement & Finished	Osf	Osf	,				
Rooms Below Grade							
Functional Utility	AVERAGE	AVERAGE					
Heating/Cooling	FAU/NONE	FAU/CENT	-5,000				
Energy Efficient Items	NONE	NONE					
Garage/Carport	2ga2dw	2ga2dw					
Porch/Patio/Deck	ENCLOSED PATIO	ENCLOSED PATIO					
Net Adjustment (Total)		- + 🗙 -	\$ -52,900	- +	\$		\$
Adjusted Sale Price		Net Adj. 6.8 %		Net Adj. %		Net Adj. %	
of Comparables		Gross Adj. 10.7 %			\$	Gross Adj. %	\$
Report the results of the research a	and analysis of the prio	r sale or transfer histo					
ITEM	S	JBJECT	COMPARABLE SA	LE # 4 (	COMPARABLE SALE #	5 COMPAR	ABLE SALE # 6
Date of Prior Sale/Transfer	09/25/2023						
Price of Prior Sale/Transfer	\$710,000						
Data Source(s) Effective Date of Data Source(s)	PARCEL QUES	T	PARCEL QUEST				
	09/28/2023		09/23/2023				
Analysis of prior sale or transfer hi	story of the subject pro	perty and comparable	sales THE	SE SALES HAVE TRA	<b>NSFERRED AS STATE</b>	D ABOVE	
Analysis/Comments SALE#4							
Analysis/ comments SALE#4	SMALLER THAN TH	E SUBJECT HAS CEI	NIKAL A/G BEIIEK	CONDITION			
0							
č							
reddie Mac Form 2055 March	0005		LIAD Version 0/2			Eannia Maa Earm	

Supplemental Addendum

Borrower	REDWOOD HOLDINGS			
Property Address	19723 Galway Ave			
City	Carson	County LOS ANGELES	State CA	Zip Code 90746-2320
Lender/Client	WEDGEWOOD INC			

# THIS IS AN APPRAISAL REPORT NOT A SUMMARY REPORT AS STATED ON THE PREPROGRAMMED APPRAISAL FORM NO PERSONAL PROPERTY WAS INCLUDED IN THIS REPORT

#### • Exterior-Only : Neighborhood - Description

The subject is located in a mature stable area. It is in good proximity to many diversified financial, industrial, service & movie industry centers. Neighborhood shows average to good maintenance. All conveniences & supporting services( markets, gas stations, etc) are within 2 miles & are along the traffic arteries of Pacific & Willow

I PERFORMED A DRIVE-BY APPRAISAL 11/18/2017 I have performed no OTHER 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.

NO EMPLOYEE, DIRECTOR, OFFICE OR AGENT OF THE LENDER, OR ANY OTHER THIRD PARTY ACTING AS A JOINT VENTURE PARTNER, INDEPENDENT CONTRACTOR, APPRAISAL MANAGEMENT COMPANY, OR PARTNER ON BEHALF OF THE LENDER, SHALL INFLUENCE OR ATTEMPT TO INFLUENCE THE DEVELOPMENT, REPORTING RESULT OR REVIEW OF AN APPRAISAL THROUGH COERCION, EXTORTION, COLLUSION, COMPENSATION, INSTRUCTION, INDUCEMENT, INTIMIDATION, BRIBERY OR IN ANY OTHER MANNER.

I HAVE NOT BEEN CONTACTED BY ANYONE OTHER THAN THE INTENDED USER(LENDER/CLIENT AS IDENTIFIED ON THE FIRST PAGE OF THE REPORT), BORROWER, OR DESIGNATED CONTACT TO MAKE AN APPOINTMENT TO ENTER THE PROPERTY. I AGREE TO IMMEDIATELY REPORT ANY UNAUTHORIZED CONTACTS EITHER PERSONALLY BY PHONE OR ELECTRONICALLY TO CLEAR CAPITAL

EXPOSURE TIME FOR THE SUBJECT IS 1 TO 3 MONTHS. EXPOSURE TIME IS THE LENGTH OF TIME THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT THE VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL. IT IS A RETROSPECTIVE ANALYSIS BASED ON AN ANALYSIS OF PAST EVENTS ASSUMING A COMPETITIVE & OPEN MARKET. EXPOSURE TIME IS ALWAYS PRESUMED TO OCCUR PRIOR TO EFFECTIVE DATE OF THE APPRAISAL.

THE APPRAISER S OFFICE IS WITHIN 30 MILES OF THE SUBJECT PROPERTY. IN THE PAST 5 YEARS I HAVE COMPLETED 10 TO 15 APPRAISALS A YEAR IN THIS AREA. I HAVE ACCESS TO CLAW MLS & CRMLS THE 2 DOMINANT MLS SERVICES IN THE AREA. I LIVE IN THE SUBJECT COUNTY & HAVE PERFORMED APPRAISALS IN THE ARE FOR OVER 45 YEARS. HIGHEST & BEST USE WAS DETERMINED AS IMPROVED BASED ON ITS CURRENT USE BEING LEGALLY PERMISSIBLE. PHYSICALLY POSSIBLE FINANCIALLY FEASIBLE & MOST PROFITABLE

RELATIONSHIP TO PREDOMINANT VALUE HAS NO RELATION TO MARKETABILITY. THE MOST IMPORTANT FACTOR IS THE CONDITION & THEN SIZE OF THE PROPERTY NO MATTER HOW DIFFERENT IT IS FROM THE PREDOMINANT. THE CONDITION IS NOT VERY GOOD & THE ARBITRARY GUIDELINE THAT UNADJUSTED VALUES MUST BRACKET THE FINAL VALUE IS NOT LOGICAL, BASED ON THAT I WOULD HAVE TO OVER VALUE THE SUBJECT.

# **Appraiser Independence Certification**

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of <u>clear Capital</u>, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of <u>wEDGEWOOD INC</u>, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that <u>Clear Capital</u> has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

bupt P. Balition Signature

JOSEPH P BALDINO Appraiser's Name

IFA State Title or Designation

19723 Galway Ave, Carson, CA 90746-2320 Address of Property Appraised

09/28/2023	
Date	
AR001957	
State License or Certification #	
02/12/2025	CA
Expiration Date of License or Certification	State

Market	Conditions Add	aenaum		appiaisai nepui	L	FILE INO.	2309	9-23		
The purpose of this addendum is to provide the lender/or neighborhood. This is a required addendum for all appra			-	•	orevale			-		
Property Address 19723 Galway Ave			Carson		Sta	ate ca	ZIP (	Code <b>907</b>	46-2	320
Borrower REDWOOD HOLDINGS										
Instructions: The appraiser must use the information re housing trends and overall market conditions as reporte it is available and reliable and must provide analysis as explanation. It is recognized that not all data sources wil in the analysis. If data sources provide the required info average. Sales and listings must be properties that com subject property. The appraiser must explain any anoma	d in the Neighborhood sect indicated below. If any requ II be able to provide data fo rmation as an average inste pete with the subject prope	tion of the app uired data is u or the shaded a ead of the med erty, determine	praisal report for navailable or is areas below; if dian, the appra ed by applying	orm. The appraiser must fill i s considered unreliable, the a f it is available, however, the aiser should report the availab the criteria that would be use	n all t apprais appra ble fig	he information ser must prov iser must incl ure and identi	n to the vide an lude the ify it as	e extent e data s an		
Inventory Analysis	Prior 7–12 Months		6 Months	Current – 3 Months	Т		Overa	all Trend		
Total # of Comparable Sales (Settled)	5		9	7		Increasing	🗙 St			Declining
Absorption Rate (Total Sales/Months)	0.83	3.	.00	2.33			X Si			Declining
Total # of Comparable Active Listings	2	5		6						Increasing
Months of Housing Supply (Total Listings/Ab.Rate) Median Sale & List Price, DOM, Sale/List %	2.4 Prior 7–12 Months		.7 6 Months	2.6 Current – 3 Months		Declining		table all Trend		Increasing
Median Comparable Sale Price	785,000		,000	849,000	$\square$	Increasing				Declining
Median Comparable Sales Days on Market	10	7		10						Increasing
Median Comparable List Price	659,000	849,	000	842,000		Increasing	🗌 St	table		Declining
Median Comparable Listings Days on Market	183	5	5	21	X	Declining		table		Increasing
Median Sale Price as % of List Price Seller-(developer, builder, etc.)paid financial assistance	prevalent? Yes		00	100	╢	Increasing Declining	X Si			Declining Increasing
Are foreclosure sales (REO sales) a factor in the market FORECLOSURE & REO SALES ARE NOT A FACTO %.				ing the trends in listings and FORECLOSURE SALES L			l propei	rties).		
Cite data sources for above information. MLS,N Summarize the above information as support for your cr an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVEN THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE	wn listings, to formulate yc TORY ANALYSIS GRID & NEIGHBORHOOD THAT A	hood section ( bur conclusion AVERAGE S ARE COMPA	ALE & LIST I	h an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. H	t for y Rat	our conclusio Io grids in Ever this is	DIS. Dicat s not	E A STAB		
Summarize the above information as support for your c an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVEN THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE	onclusions in the Neighborl wn listings, to formulate yc TORY ANALYSIS GRID & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE I	hood section ( our conclusion <b>AVERAGE S</b> ARE COMPAI MIRRORING	ALE & LIST I	h an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. H OF PROPERTY THAT IS CO	T for y RAT	our conclusio Io grids in Ever this is	DIS. Dicat s not	E A STAB		FREND IN
Summarize the above information as support for your c an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVEN THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE If the subject is a unit in a condominium or cooperative	onclusions in the Neighborl wn listings, to formulate yc TORY ANALYSIS GRID & NEIGHBORHOOD THAT / NEIGHBORHOOD ARE T Project , complete the follo	hood section ( our conclusior <b>AVERAGE S</b> ARE COMPAI MIRRORING	IS, provide bot	h an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. H OF PROPERTY THAT IS CO Project N	T for y RAT	our conclusio Io grids in Ever this is	ONS. Idicat <u>s not</u> The su	E A STAB Conclus Jbject		FREND IN
Summarize the above information as support for your c an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVEN THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE If the subject is a unit in a condominium or cooperative Subject Project Data	onclusions in the Neighborl wn listings, to formulate yc TORY ANALYSIS GRID & NEIGHBORHOOD THAT A NEIGHBORHOOD ARE I	hood section ( our conclusior <b>AVERAGE S</b> ARE COMPAI MIRRORING	ALE & LIST I	h an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. H OF PROPERTY THAT IS CO	T for y RAT	our conclusio Io grids in Ever this is	ons. DICAT S NOT THE SU Overa	E A STAB		FREND IN
Summarize the above information as support for your c an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVEN THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	onclusions in the Neighborl wn listings, to formulate yc TORY ANALYSIS GRID & NEIGHBORHOOD THAT / NEIGHBORHOOD ARE T Project , complete the follo	hood section ( our conclusior <b>AVERAGE S</b> ARE COMPAI MIRRORING	IS, provide bot	h an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. H OF PROPERTY THAT IS CO Project N	T for y RAT	OUT CONCLUSIC	ONS. DICAT S NOT FHE SU Overa	E A STAB CONCLUS JBJECT all Trend		
Summarize the above information as support for your c an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVEN THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled)	onclusions in the Neighborl wn listings, to formulate yc TORY ANALYSIS GRID & NEIGHBORHOOD THAT / NEIGHBORHOOD ARE T Project , complete the follo	hood section ( our conclusior <b>AVERAGE S</b> ARE COMPAI MIRRORING	IS, provide bot	h an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. H OF PROPERTY THAT IS CO Project N	T for y RAT	OUR CONCLUSIC		TE A STAB CONCLUS JBJECT all Trend table		Declining
Summarize the above information as support for your c an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVEN THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE UIDENCE THAT ALL OTHER PROPERTIES IN THE Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	onclusions in the Neighbor wn listings, to formulate yc TORY ANALYSIS GRID & NEIGHBORHOOD THAT / NEIGHBORHOOD ARE I Project , complete the follo Prior 7–12 Months ?? Yes N	hood section ( bur conclusion AVERAGE S ARE COMPAI MIRRORING Prior 4-1	is, provide bot <b>FALE &amp; LIST I</b> <b>RABLE TO TH</b> <b>THE TREND (</b> 6 Months	h an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. H OF PROPERTY THAT IS CO Project N	ame:	OUR CONCLUSION IO GRIDS IN EVER THIS IS INRABLE TO T INCREASING Increasing Declining Declining	ONS. DICAT S NOT FHE SU Overa Si Si Si Si Si Si Si Si Si Si	E A STAB CONCLUS JBJECT all Trend table table table table		Declining Declining Increasing
Summarize the above information as support for your c an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVEN THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE 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 foreclosed properties.	onclusions in the Neighbor wn listings, to formulate yc TORY ANALYSIS GRID & NEIGHBORHOOD THAT / NEIGHBORHOOD ARE I Project , complete the follo Prior 7–12 Months ?? Yes N	hood section ( bur conclusion AVERAGE S ARE COMPAI MIRRORING Prior 4-1	IS, provide bot	h an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. H OF PROPERTY THAT IS CO Project N Current – 3 Months mber of REO listings and exp 	ame:	OUR CONCLUSION IO GRIDS IN EVER THIS IS INRABLE TO T INCREASING Increasing Declining Declining	ONS. DICAT S NOT FHE SU Overa Si Si Si Si Si Si Si Si Si Si	E A STAB CONCLUS JBJECT all Trend table table table table		Declining Declining Increasing
Summarize the above information as support for your c an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVEN THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE 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 foreclosed properties.	onclusions in the Neighbori wn listings, to formulate yc TORY ANALYSIS GRID & NEIGHBORHOOD THAT / NEIGHBORHOOD ARE T Project , complete the follo Prior 7–12 Months ?? Yes N Yes N	hood section ( Dur conclusion AVERAGE S ARE COMPAI MIRRORING Prior 4-1	IS, provide bot SALE & LIST I RABLE TO TH THE TREND O 6 Months 6 Months indicate the nu Signature Supervisory <i>P</i>	h an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. H OF PROPERTY THAT IS CO Project N Current – 3 Months mber of REO listings and exp mber of REO listings and exp Appraiser Name	ame:	OUR CONCLUSION IO GRIDS IN EVER THIS IS INRABLE TO T INCREASING Increasing Declining Declining	ONS. DICAT S NOT FHE SU Overa Si Si Si Si Si Si Si Si Si Si	E A STAB CONCLUS JBJECT all Trend table table table table		Declining Declining Increasing
Summarize the above information as support for your c an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVEN THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE 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 foreclosed properties.	onclusions in the Neighbori wn listings, to formulate yc TORY ANALYSIS GRID & NEIGHBORHOOD THAT / NEIGHBORHOOD ARE I Project , complete the follo Prior 7–12 Months ?? Yes N Yes N	hood section ( bur conclusion AVERAGE S ARE COMPAI MIRRORING Prior 4-1	IS, provide bot	h an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. H OF PROPERTY THAT IS CO Project N Current – 3 Months Imber of REO listings and exp Imber of REO listings an	ame:	OUR CONCLUSION IO GRIDS IN EVER THIS IS INRABLE TO T INCREASING Increasing Declining Declining	ONS. DICAT S NOT FHE SU Overa Si Si Si Si Si Si Si Si Si Si	E A STAB CONCLUS JBJECT all Trend table table table table		Declining Declining Increasing
Summarize the above information as support for your c an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVEN THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE 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 foreclosed properties.	onclusions in the Neighbori wn listings, to formulate yc TORY ANALYSIS GRID & NEIGHBORHOOD THAT / NEIGHBORHOOD ARE I Project , complete the follo Prior 7–12 Months ?? Yes N Yes N	hood section ( bur conclusion AVERAGE S ARE COMPAI MIRRORING Prior 4-4 Prior 4-4 Io If yes, i	IS, provide bot ALE & LIST I RABLE TO TH THE TREND O 6 Months 6 Months 6 Months 1 1 1 1 1 1 1 1 1 1 1 1 1	h an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. H OF PROPERTY THAT IS CO Project N Current – 3 Months Imber of REO listings and exp Imber of REO listings an	ame:	OUR CONCLUSION IO GRIDS IN EVER THIS IS INRABLE TO T INCREASING Increasing Declining Declining	OVERATION SINCE STREET	E A STAB CONCLUS JBJECT all Trend table table table table		Declining Declining Increasing
Summarize the above information as support for your c an analysis of pending sales and/or expired and withdra THE OVERALL TRENDS REPORTED ON THE INVEN THE PAST 12 MONTHS FOR PROPERTIES IN THE EVIDENCE THAT ALL OTHER PROPERTIES IN THE 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 foreclosed properties.	onclusions in the Neighbori wn listings, to formulate yo TORY ANALYSIS GRID & NEIGHBORHOOD THAT / NEIGHBORHOOD ARE I Project , complete the follo Prior 7–12 Months ?? Yes N Yes N the subject unit and project the subject unit and project	hood section ( bur conclusion AVERAGE S ARE COMPAI MIRRORING Prior 4–4 Prior 4–4 Internet ( Internet ( Interne	IS, provide bot ALE & LIST I RABLE TO TH THE TREND O 6 Months 6 Months 6 Months 1 1 1 1 1 1 1 1 1 1 1 1 1	h an explanation and suppor PRICE DOM & LIST SALE IE SUBJECT PROPERTY. H OF PROPERTY THAT IS CO Project N Current – 3 Months Imber of REO listings and exp and exp Project N Current – 3 Months Current – 3 Months Magnetic State Sta	ame:	OUR CONCLUSION IO GRIDS IN EVER THIS IS INRABLE TO T INCREASING Increasing Declining Declining	OVERATION SINCE STREET	E A STAB CONCLUS JBJECT all Trend table table table and sales		Declining Declining Increasing

# Subject Photo Page

Borrower	REDWOOD HOLDINGS						
Property Address	19723 Galway Ave						
City	Carson	County LOS ANGELES	State	CA	Zip Code g	90746-2320	
Lender/Client	WEDGEWOOD INC						



# Subject Front

19723 Galway Ave	
Sales Price	
Gross Living Area	1,813
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	6039 sf
Quality	Q4
Age	59





Subject Rear

# Subject Street

# **Comparable Photo Page**

Borrower	REDWOOD HOLDINGS			
Property Address	19723 Galway Ave			
City	Carson	County LOS ANGELES	State CA	Zip Code 90746-2320
Lender/Client	WEDGEWOOD INC			



Co	omi	ara	abl	e 1
			_	

	-
19739 Alonda Dr	
Prox. to Subject	0.05 miles W
Sale Price	770,000
Gross Living Area	1,813
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	6106 sf
Quality	Q4
Age	59





19518 Belshaw Ave	
Prox. to Subject	0.38 miles E
Sale Price	699,000
Gross Living Area	1,813
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	5507 sf
Quality	Q4
Age	58



Com	parat	le 3
	parak	JIG J

1231 E Denwall Dr	
Prox. to Subject	0.69 miles SE
Sale Price	849,000
Gross Living Area	1,612
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	4927 sf
Quality	Q4
Age	54

# **Comparable Photo Page**

Borrower	REDWOOD HOLDINGS			
Property Address	19723 Galway Ave			
City	Carson	County LOS ANGELES	State CA	Zip Code 90746-2320
Lender/Client	WEDGEWOOD INC			



## **Comparable 4**

1048 E Denwall Dr	
Prox. to Subject	0.57 miles SE
Sales Price	776,500
Gross Living Area	1,612
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	4756 sf
Quality	Q4
Age	52

# **Comparable 5**

Prox. to Subject Sales Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality Age

## **Comparable 6**

Prox. to Subject Sales Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality Age

### UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### Condition Ratings and Definitions

#### C1

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

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, 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 are either 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.

#### СЗ

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 residence 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.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### Quality Ratings and Definitions (continued)

#### 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

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

#### Example:

3.2 indicates three full baths and two half baths.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Abbreviations Used in Data Standardization Text

acAcreAdjPrkAdjaAdjPwrAdjaArmLthArmATAttacBBenebaBathbrBedrBsyRdBusycContCashCashConvContConvContCtySkyCityCtyStrCityDOMDaysDTDetadwDriveeExpiEstateEstaFHAFedegGaragbiBuiltgdDetaGlfCseGolfGlfwwGolfGRGaraHRHigh	jacent to Park jacent to Power Lines ns Length Sale ached Structure neficial throom(s) droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys Con Market tached Structure veway biration Date	Location & View Area, Site Location Location Location Sale or Financing Concessions Design (Style) Location & View Basement & Finished Rooms Below Grade Basement & Finished Rooms Below Grade Location Date of Sale/Time Sale or Financing Concessions Location Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View Garage/Carport Data Sources
AdjPrkAdjaAdjPwrAdjaArmLthArmATAttacBBenebaBathbrBedrBsyRdBusycComCashCashConvComConvComCrtOrdCourCtySkyCityCtyStrCityCvCoveDOMDaysDTDetadwDriveeEstateFHAFeddegGaragaAttacgbiBuiltgdDetaGlfCseGolfGIfwwGolfGRGaraHRHighinInter	jacent to Park jacent to Power Lines ns Length Sale ached Structure neficial throom(s) droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys Con Market tached Structure veway biration Date	Location Location Sale or Financing Concessions Design (Style) Location & View Basement & Finished Rooms Below Grade Basement & Finished Rooms Below Grade Location Date of Sale/Time Sale or Financing Concessions Location Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View View
AdjPwrAdjaArmLthArmATAttacBBendbaBathbrBeddBsyRdBusycComCashCashConvComConvComConvComCrtOrdCoundCtySkyCityCtyStrCityCvCoveDOMDaysDTDetadwDrivegGaragaAttacgbiBuiltgdDetaGlfCseGolfGRGaraHRHighinInter	jacent to Power Lines ns Length Sale ached Structure heficial throom(s) droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date	Location Sale or Financing Concessions Design (Style) Location & View Basement & Finished Rooms Below Grade Basement & Finished Rooms Below Grade Location Date of Sale/Time Sale or Financing Concessions Location Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View Garage/Carport
ArmLthArmATAttacBBendbaBathbrBeddBsyRdBusycComCashCashCashComConvComConvComConvComChordCoundCtySkyCityCtySkyCityCtyStrCityDOMDaysDTDetadwDrivitegGaragaAttacgbiBuiltgdDetaGlfCseGolfGlfwwGolfGRGaraHRHighinInter	ns Length Sale ached Structure heficial throom(s) droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered sy On Market tached Structure veway biration Date	Sale or Financing Concessions         Design (Style)         Location & View         Basement & Finished Rooms Below Grade         Basement & Finished Rooms Below Grade         Location         Date of Sale/Time         Sale or Financing Concessions         Location         Sale or Financing Concessions         Garage/Carport         Sale or Financing Concessions         View         View         Garage/Carport
ATAttacBBendbaBathbrBeddBsyRdBusycComCashCashCommComConvComConvComCrtOrdCouCtySkyCityCtyStrCityCvCoveDOMDaysDTDetadwDrivieeEstateEstateEstaFHAFeddegGaragaAttacgbiBuiltgdDetaGiffCseGolfGlfvwGolfGRGaraHRHighinInter	ached Structure neficial throom(s) droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date	Design (Style)         Location & View         Basement & Finished Rooms Below Grade         Basement & Finished Rooms Below Grade         Location         Date of Sale/Time         Sale or Financing Concessions         Location         Sale or Financing Concessions         Garage/Carport         Sale or Financing Concessions         View         View         Garage/Carport
BBendbaBathbrBedrBsyRdBusycComCashCashCashComConvComConvComCpCarpCrtOrdCourCtySkyCityCtyStrCityCvCoveDOMDaysDTDetadwDriveeEstateEstateEstaFHAFeddegGaragaAttachgbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGaraHRHighinInter	neficial throom(s) droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date	Location & View Basement & Finished Rooms Below Grade Basement & Finished Rooms Below Grade Location Date of Sale/Time Sale or Financing Concessions Location Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View Garage/Carport
baBathbrBedrBsyRdBusycContCashCashCashContConvContConvContConvContCrtOrdContCtySkyCityCtyStrCityCvContDOMDaysDTDetadwDriveeEstateEstateEstaFHAFedegGaragaAttargbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGaraHRHighinInter	throom(s) droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date	Basement & Finished Rooms Below Grade         Basement & Finished Rooms Below Grade         Location         Date of Sale/Time         Sale or Financing Concessions         Location         Sale or Financing Concessions         Garage/Carport         Sale or Financing Concessions         View         View         Garage/Carport
br Bedr BsyRd Busy c Corr Cash Cash Comm Corr Conv Corr Conv Corr Cp Carp CrtOrd Cour CtySky City CtyStr City CtyStr City CtyStr City CtyStr City CtyStr Dow DOM Days DT Deta dw Drive e Expi Estate Esta FHA Fede g Gara ga Attac gbi Built gd Deta GlfCse Golf Glfvw Golf GR Garc HR High in Inter	droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date	Basement & Finished Rooms Below Grade         Location         Date of Sale/Time         Sale or Financing Concessions         Location         Sale or Financing Concessions         Garage/Carport         Sale or Financing Concessions         View         View         Garage/Carport
BsyRdBusycComCashCashComComConvComcpCarpCrtOrdCourCtySkyCityCtyStrCityCtyStrCitycvCoveDOMDaysDTDetadwDriveeExpiEstateEstaFHAFedegGaragaAttacgbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGarahRHighinInter	sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date	Location Date of Sale/Time Sale or Financing Concessions Location Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View Garage/Carport
cC omCashCashCashComComComConvComcpCarpCrtOrdCourtCtySkyCityCtyStrCityCvCoveDOMDaysDTDetadwDriveeExpiEstateEstaFHAFedegGaragaAttacgbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGaraHRHighinInter	ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway biration Date	Date of Sale/Time         Sale or Financing Concessions         Location         Sale or Financing Concessions         Garage/Carport         Sale or Financing Concessions         View         View         Garage/Carport
CashCashCommCommConvCommCpCarpCrtOrdCountCtySkyCityCtyStrCityCvCoveDOMDaysDTDetadwDriveeExpireEstateEstaFHAFedegGaragaAttacgbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGaraHRHighinInter	sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway piration Date	Sale or Financing Concessions         Location         Sale or Financing Concessions         Garage/Carport         Sale or Financing Concessions         View         View         Garage/Carport
CommCommConvCommcpCarpCrtOrdCountCtySkyCityCtyStrCityCvCoveDOMDaysDTDetadwDriveeExpiEstateEstaFHAFedegGaragaAttacgbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGaraHRHighinInter	mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway piration Date	Location Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View View Garage/Carport
ConvConvCpCarpCrtOrdCourCtySkyCityCtyStrCityCvCoveDOMDaysDTDetadwDriveeExpiEstateEstaFHAFedegGaragaAttacgbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGaraHRHighinInter	nventional rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway piration Date	Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View Garage/Carport
cpCarpCrtOrdCourtCtySkyCityCtyStrCitycvCoveDOMDaysDTDetadwDriveeExpiEstateEstaFHAFedegGaragaAttacgbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGarainInter	rport urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway piration Date	Garage/Carport Sale or Financing Concessions View View Garage/Carport
CrtOrdCountCtySkyCityCtySkyCityCtyStrCitycvCoveDOMDaysDTDetadwDriveeExpiEstateEstaFHAFedegGaragaAttagbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGarahRHighinInter	urt Ordered Sale y View Skyline View y Street View vered ys On Market tached Structure veway piration Date	Sale or Financing Concessions View View Garage/Carport
CtySkyCityCtyStrCitycvCoveDOMDaysDTDetadwDriveeExpiEstateEstaFHAFedegGaragaAttargbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGaraHRHighinInter	y View Skyline View y Street View vered ys On Market tached Structure veway piration Date	View View Garage/Carport
CtyStrCitycvCoveDOMDaysDTDetadwDriveeExpiEstateEstaFHAFedegGaragaAttacgbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGaraHRHighinInter	y Street View vered ys On Market tached Structure veway piration Date	View Garage/Carport
cvCoveDOMDaysDTDetadwDriveeExpiEstateEstaFHAFedegGaragaAttacgbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGaraHRHighinInter	vered ys On Market tached Structure veway piration Date	Garage/Carport
DOMDaysDTDetadwDriveeExpiEstateEstaFHAFedegGaragaAttacgbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGaraHRHighinInter	ys On Market tached Structure veway piration Date	
DTDefadwDriveeExpiEstateEstaFHAFedegGaragaAttacgbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGaraHRHighinInter	tached Structure veway piration Date	Data Sources
DTDefadwDriveeExpiEstateEstaFHAFedegGaragaAttacgbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGaraHRHighinInter	tached Structure veway piration Date	
eExpiEstateEstaFHAFedegGaragaAttacgbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGaraHRHighinInter	piration Date	Design (Style)
eExpiEstateEstaFHAFedegGaragaAttacgbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGaraHRHighinInter	piration Date	Garage/Carport
EstateEstaFHAFedegGaragaAttacgbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGaraHRHighinInter		Date of Sale/Time
FHAFedegGaragaAttacgbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGarcHRHighinInter	ale Jaie	Sale or Financing Concessions
gGaragaAttargbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGaraHRHighinInter	Jeral Housing Authority	Sale or Financing Concessions
ga Attaa gbi Built gd Deta GlfCse Golf Glfvw Golf GR Garc HR High in Inter		Garage/Carport
gbiBuiltgdDetaGlfCseGolfGlfvwGolfGRGarcHRHighinInter	ached Garage	Garage/Carport
gd Deta GlfCse Golf Glfvw Golf GR Garc HR High in Inter	ilt-in Garage	Garage/Carport
GlfCseGolfGlfvwGolfGRGarcHRHighinInter	tached Garage	Garage/Carport
GlfvwGolfGRGardHRHighinInter	If Course	Location
GR Gard HR High in Inter	If Course View	View
HR High in Inter		Design (Style)
in Inter		Design (Style)
		Basement & Finished Rooms Below Grade
ina i inau	erior Only Stairs	
		Location & View
Listing Listi	-	Sale or Financing Concessions
Lndfl Land		Location
	nited Sight	View
	d-rise	Design (Style)
	untain View	View
N Neut		Location & View
	n-Arms Length Sale	Sale or Financing Concessions
o Othe	-	Basement & Finished Rooms Below Grade
O Othe		Design (Style)
ор Орен		Garage/Carport
Prk Park	rk View	View
Pstrl Past	storal View	View
PwrLn Pow	wer Lines	View
PubTrn Publ	blic Transportation	Location
Relo Relo	location Sale	Sale or Financing Concessions
	0 Sale	Sale or Financing Concessions
Res Resi	sidential	Location & View
	DA - Rural Housing	Sale or Financing Concessions
	creational (Rec) Room	Basement & Finished Rooms Below Grade
	w or Townhouse	Design (Style)
	tlement Date	Date of Sale/Time
	mi-detached Structure	Design (Style)
	ort Sale	Sale or Financing Concessions
	uare Feet	Area, Site, Basement
	uare Meters	Area, Site
	known	Date of Sale/Time
	erans Administration	Sale or Financing Concessions
	thdrawn Date	Date of Sale/Time
	Ik Out Basement	Basement & Finished Rooms Below Grade
	ods View	View
	iter View	View
	iter View iter Frontage	Location
	lier Fruillaye	
wu Walł	lk Un Bassmant	Basement & Finished Rooms Below Grade
	Ik Up Basement	

UAD Version 9/2011 (Updated 1/2014)

BREA APPRAISER IDENTIFICATION NUMBER: California and is, therefore, entitled to use the title: has successfully met the requirements for a license as a residential real estate appraiser in the State of Certification Law. This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and REAL ESTATE APPRAISER LICENSE **BUREAU OF REAL ESTATE APPRAISERS** Business, Consumer Services & Housing Agency "Certified Residential Real Estate Appraiser" **Joseph P. Baldino** Effective Date: AR 001957 Loretta Dillon, Deputy Bureau Chief, BREA Date Expires: February 12, 2025 February 13, 2023

3067131

LICENSE





LIA Administrators & Insurance Services APPRAISAL AND VALUATION PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

ASPEN AMERICAN INSURANCE COMPANY

(A stock insurance company herein called the "Company") 175 Capitol Blvd. Suite 100 Rocky Hill, CT 06067

Previous Policy Number Date Issued Policy Number 02/23/2023 AAI006008-08 AAI006008-07 THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORT-ED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY** PERIOD. PLEASE READ THE POLICY CAREFULLY. Item 1. Customer ID: 168108 Named Insured: BALDINO, JOSEPH P. 3101 Mesa Verde Dr. Burbank, CA 91504 2. Policy Period: From: 04/04/2023 To: 04/04/2024 12:01 A M Standard Time at the address stated in 1 above. 3. Deductible: \$1,000 Each Claim 4. Retroactive Date: 06/05/2000 5. Inception Date: 04/04/2016 6. Limits of Liability: \$1,000,000 Α. **Each Claim** B. \$2,000,000 Aggregate 7. Mail all notices, including notice of Claim, to: LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652 8. Annual Premium: \$1,087.00 9. Forms attached at issue: LIA002 (12/14) LIA CA (11/14) LIA012 (12/14) LIA018 (10/14) LIA021 (10/14) LIA143 (10/14) This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named Insured and the gompany. 02/23/2023 10 By Date

LIA-001 (12/14)

Authorized Signature

Aspen American Insurance Company

### **PUBLIC RECORDS**

9/27/23,	6:39	PM

Property Detail Printout

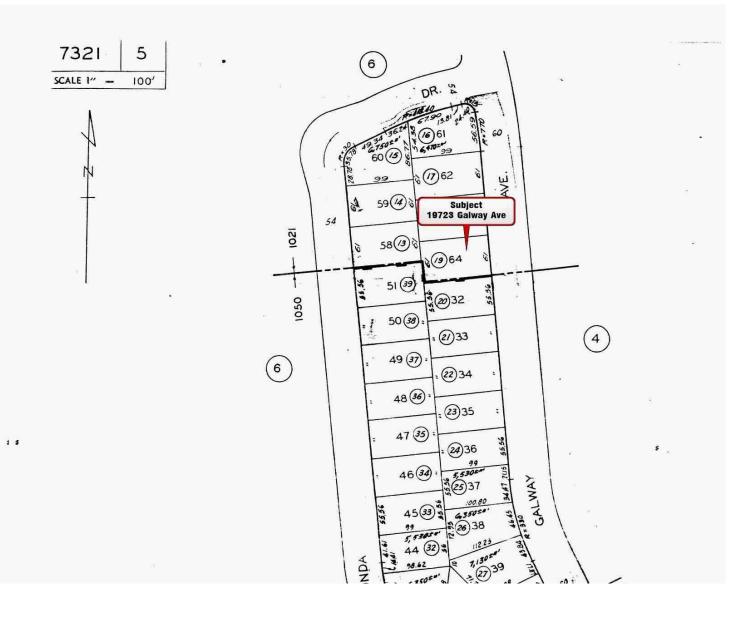
County Last Updated: 09/15/2023

**Property Location** 90746-Zip: Address: 19723 GALWAY AVE City: CARSON 2320 County: Los Angeles Single Family APN#: 7321-005-019 Use Code: Residence Tract: 29616 Census Tract: 5433.22 Zone: CARS\* Legal Desc: TRACT NO 29616 LOT 64 Map Page/Grid: 764/ E3 Total Assessed Value: 783,590 Tax Amount: 9,725.06 Tax Year / Assessor Year: 2022 / 2023 Percent Improvement: 0.29 **Current Owner Information** Owner Address: 5620 S COLONY BLVD APT 604 Current Owner: POLK, WILLIAM City, State, Zip: THE COLONY, TX, 75056-7337 Owner Occupied: No Last Transaction: 08/10/2023 Deed Type: quitclaim/deed of trust Document: 0000528744 Amount: Last Sale Information Transferred From: Seller Address: Prior Recording / Sale Date: 08/24/1971 / Recording / Sale Date: 08/10/2023 / Most Recent Sale Price: Prior Sale Price: 33,000 Document Number: 0000024766 **Prior Document No.:** Document Type: Prior Document Type: grant deed/deed of trust Lender Information Full/Partial: F Lender: Loan Amount / 2nd Trust Deed: 1 Loan Type: conventional **Physical Information** Lot Size Sqft / 6,038 / Building Area: 1,813 # of Bedrooms: 4 Acreage: 0.14 Additional: 0 # of Bathrooms: 2.00 Year Built / Effective: 1964 / 0 Garage: 0 # of Stories: 2 Heating: Central First Floor: 0 Cooling: Total Rooms: 9 Second Floor: 0 # of Units: 0 Roof Type: Third Floor: 0 Garage/Carport: Garage Construction/Quality: / 0 Building Shape: Basement Finished: 0 Fireplaces: 0 Basement Unfinished: 0 Pool/Spa: View:

 $@2023 \ Copyright \ All \ Rights \ Reserved. \ \textbf{ParcelQuest} \ www.parcelquestappraise.com$ 

https://www.parcelquestappraise.com/Search/Property\_Detail\_Report.aspx?PID=32398244&FIPS=06037

1/1



# Quick CMA Report

				Br/Ba S	Sqft	LSqft	List P	rice	Sold Price	\$/Sqft	SP/LP%
Total Listings: 22 Total on Market: 3 Sold/Exp Ratio: 0.00		Mini	imum: mum: rage: ian:	3/2 4/2	1,864 1,612 1,732 1,765	6,106 4,670 5,300 5,142	\$660 \$810	9,000 9,000 9,104 9,950	\$950,000 \$660,000 \$810,969 \$849,500	\$539.26 \$385.55 \$473.43 \$484.95	
Active	1000				a . <u></u>						
Address	City	YrBuilt	Sale Type	List Date	e Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
19803 Alonda DR	CARS	1968	STD	09/27/202		2	0/0	1,732	5,504	\$447.46	\$774,99
19416 Midtown AV	CARS	1965	STD	10/24/202	22 4	3	338/338	1,822	5,362	\$466.52	\$850,00
1323 E Fernrock St	CARS	1964	STD	08/16/202	23 3	2	27/27	1,690	5,054	\$531.95	\$899,00
				Maximu		3	338	1,822	5,504	\$531.95	\$899,00
				Minimu		2	0	1,690	5,054	\$447.46	\$774,999
				Average		2	122	1,748	5,307	\$481.98	\$841,33
				Median:	3	2	27	1,732	5,362	\$466.52	\$850,000
Pending											
Address	City	YrBuilt	Sale Type	Contract D	ate Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
19701 Fariman DR	CARS	1965	STD	09/22/202	23 4	2	2/2	1,813	5,512	\$457.80	\$830,00
850 E Gladwick ST	CARS	1968	STD	09/07/202	23 3	2	14/14	1,612	4,700	\$517.99	\$835,00
19702 Dunbrooke AV	CARS	1964		09/22/202	23 4	2	120/120	1,813	5,999	\$468.84	\$849,99
				Maximu	<b>m:</b> 4/	2	120	1,813	5,999	\$517.99	\$849,99
				Minimu	<b>m:</b> 3	2	2	1,612	4,700	\$457.80	\$830,000
				Average Median:		2 2	45 14	1,746 1,813	5,404 5,512	\$481.54 \$468.84	\$838,333 \$835,000
								5			- A
Closed			No. 12								
Address	City	YrBuilt	Sale Type	COE Date	e Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
1323 Fernrock ST	CARS	1964	STD	04/11/202	23 3	2	9/9	1,690	5,054	\$390.53	\$660,00
20218 Tillman AV	CARS	1970	PRO	09/21/202	23 3	2	55/55	1,612	4,785	\$413.77	\$667,00
19518 Belshaw AV	CARS	1965	PRO	12/21/202	22 4	2	2/2	1,813	5,507	\$385.55	\$699,00
19723 Galway Avenue	CARS	1964		09/25/202	23 4	2	0/0	1,813	6,038	\$391.62	\$710,00
843 E Denwall DR	CARS	1972	PRO	04/28/202		2	7/7	1,618	4,927	\$441.90	\$715,00
19739 Alonda DR	CARS	1964	STD	08/28/202	23 4	2	3/3	1,813	6,106	\$424.71	\$770,00
aproprintende pre							1 50 14 50	1,612	4,756	\$481.70	\$776,50
1048 E Denwall DR	CARS	1971	STD	04/03/202	23 4	2	158/158	1,012			+010 00
1048 E Denwall DR 1231 E Denwall DR		1971 1970	STD STD	04/03/202 07/28/202		2 2	158/158 33/33	1,612	4,670	\$526.67	\$849,00
1048 E Denwall DR	CARS				23 4						
1048 E Denwall DR 1231 E Denwall DR	CARS CARS	1970	STD	07/28/202	23 4 23 4	2	33/33	1,612	4,670	\$526.67	\$850,00
1048 E Denwall DR 1231 E Denwall DR 20108 Wadley AV	CARS CARS CARS	1970 1968	STD STD	07/28/202 06/16/202	23 4 23 4 23 3	2 2	33/33 26/26	1,612 1,612	4,670 5,115	\$526.67 \$527.30	\$850,00 \$875,00
1048 E Denwall DR 1231 E Denwall DR 20108 Wadley AV 19327 Annalee AV 20019 Midtown AV	CARS CARS CARS CARS	1970 1968 1961	STD STD STD	07/28/202 06/16/202 05/19/202	23     4       23     4       23     3       22     5	2 2 2	33/33 26/26 3/52	1,612 1,612 1,700	4,670 5,115 6,000	\$526.67 \$527.30 \$514.71	\$850,00 \$875,00 \$879,00
1048 E Denwall DR 1231 E Denwall DR 20108 Wadley AV 19327 Annalee AV 20019 Midtown AV 19008 Hillford AV	CARS CARS CARS CARS CARS	1970 1968 1961 1971	STD STD STD	07/28/202 06/16/202 05/19/202 10/14/202	23     4       23     4       23     3       22     5       23     4	2 2 2 3	33/33 26/26 3/52 28/28	1,612 1,612 1,700 1,630	4,670 5,115 6,000 5,159	\$526.67 \$527.30 \$514.71 \$539.26	\$850,00 \$875,00 \$879,00 \$880,00
1048 E Denwall DR 1231 E Denwall DR 20108 Wadley AV 19327 Annalee AV 20019 Midtown AV 19008 Hillford AV 19018 Nestor AV	CARS CARS CARS CARS CARS CARS	1970 1968 1961 1971 1965	STD STD STD STD	07/28/202 06/16/202 05/19/202 10/14/202 05/16/202	23     4       23     4       23     3       22     5       23     4       23     4       23     4	2 2 3 3	33/33 26/26 3/52 28/28 5/5	1,612 1,612 1,700 1,630 1,800	4,670 5,115 6,000 5,159 5,070	\$526.67 \$527.30 \$514.71 \$539.26 \$488.89	\$850,000 \$875,000 \$879,000 \$880,000 \$885,000
1048 E Denwall DR 1231 E Denwall DR 20108 Wadley AV 19327 Annalee AV 20019 Midtown AV 19008 Hillford AV 19018 Nestor AV 1328 E Kramer DR	CARS CARS CARS CARS CARS CARS CARS	1970 1968 1961 1971 1965 1964	STD STD STD STD STD	07/28/202 06/16/202 05/19/202 10/14/202 05/16/202 02/03/202	23     4       23     4       23     3       22     5       23     4       23     4       23     4       23     4       23     4	2 2 3 3 3	33/33 26/26 3/52 28/28 5/5 10/10	1,612 1,612 1,700 1,630 1,800 1,798	4,670 5,115 6,000 5,159 5,070 5,125	\$526.67 \$527.30 \$514.71 \$539.26 \$488.89 \$492.21	\$850,000 \$875,000 \$879,000 \$880,000 \$885,000 \$900,000
1048 E Denwall DR 1231 E Denwall DR 20108 Wadley AV 19327 Annalee AV 20019 Midtown AV 19008 Hillford AV 19018 Nestor AV 1328 E Kramer DR 19406 Pricetown AV	CARS CARS CARS CARS CARS CARS CARS CARS	1970 1968 1961 1971 1965 1964 1965	STD STD STD STD STD STD	07/28/202 06/16/202 05/19/202 10/14/202 05/16/202 02/03/202 07/26/202	23     4       23     4       23     3       22     5       23     4       23     4       23     4       23     4       23     4       23     4       23     4       23     4	2 2 3 3 3 3	33/33 26/26 3/52 28/28 5/5 10/10 10/10	1,612 1,612 1,700 1,630 1,800 1,798 1,822	4,670 5,115 6,000 5,159 5,070 5,125 5,075	\$526.67 \$527.30 \$514.71 \$539.26 \$488.89 \$492.21 \$493.96	\$850,000 \$875,000 \$879,000 \$880,000 \$885,000 \$900,000 \$910,000
1048 E Denwall DR 1231 E Denwall DR 20108 Wadley AV 19327 Annalee AV	CARS CARS CARS CARS CARS CARS CARS CARS	1970 1968 1961 1971 1965 1964 1965 1965	STD STD STD STD STD STD STD	07/28/202 06/16/202 05/19/202 10/14/202 05/16/202 02/03/202 07/26/202 09/22/202 06/21/202 Maximu	23       4         23       3         22       5         23       4         23       4         23       4         23       4         23       4         23       4         23       4         23       4         23       4         23       4         23       4         23       4         23       5	2 2 3 3 3 3 3 3 3 3 3 3 3	33/33 26/26 3/52 28/28 5/5 10/10 10/10 10/10 6/6 158	1,612 1,612 1,700 1,630 1,800 1,798 1,822 1,864 1,813	4,670 5,115 6,000 5,159 5,070 5,125 5,075 5,566 5,507 6,106	\$526.67 \$527.30 \$514.71 \$539.26 \$488.89 \$492.21 \$493.96 \$488.20 \$523.99 \$539.26	\$850,000 \$875,000 \$879,000 \$880,000 \$885,000 \$900,000 \$910,000 \$950,000
1048 E Denwall DR 1231 E Denwall DR 20108 Wadley AV 19327 Annalee AV 20019 Midtown AV 19008 Hillford AV 19018 Nestor AV 1328 E Kramer DR 19406 Pricetown AV	CARS CARS CARS CARS CARS CARS CARS CARS	1970 1968 1961 1971 1965 1964 1965 1965	STD STD STD STD STD STD STD	07/28/202 06/16/202 05/19/202 10/14/202 05/16/202 02/03/202 07/26/202 09/22/202 06/21/202 Maximu Minimu	23       4         23       3         22       5         23       4         23       4         23       4         23       4         23       4         23       4         23       4         23       4         23       4         23       4         23       5         7       6         7       7         8       7         9       7         9       8         9       8         9       8         9       8         9       9         9       9         9       9         9       9         9       9         9       9         9       9         9       9         9       9         9       9         9       9         9       9         9       9         9       9         9       9         9       9 <t< td=""><td>2 2 3 3 3 3 3 3 3 3 3 2</td><td>33/33 26/26 3/52 28/28 5/5 10/10 10/10 10/10 6/6 158 0</td><td>1,612 1,612 1,700 1,630 1,800 1,798 1,822 1,864 1,813 1,864 1,612</td><td>4,670 5,115 6,000 5,159 5,070 5,125 5,075 5,566 5,507 6,106 4,670</td><td>\$526.67 \$527.30 \$514.71 \$539.26 \$488.89 \$492.21 \$493.96 \$488.20 \$523.99 \$539.26 \$385.55</td><td>\$849,000 \$850,000 \$875,000 \$879,000 \$880,000 \$885,000 \$900,000 \$910,000 \$950,000 \$950,000 \$950,000</td></t<>	2 2 3 3 3 3 3 3 3 3 3 2	33/33 26/26 3/52 28/28 5/5 10/10 10/10 10/10 6/6 158 0	1,612 1,612 1,700 1,630 1,800 1,798 1,822 1,864 1,813 1,864 1,612	4,670 5,115 6,000 5,159 5,070 5,125 5,075 5,566 5,507 6,106 4,670	\$526.67 \$527.30 \$514.71 \$539.26 \$488.89 \$492.21 \$493.96 \$488.20 \$523.99 \$539.26 \$385.55	\$849,000 \$850,000 \$875,000 \$879,000 \$880,000 \$885,000 \$900,000 \$910,000 \$950,000 \$950,000 \$950,000
1048 E Denwall DR 1231 E Denwall DR 20108 Wadley AV 19327 Annalee AV 20019 Midtown AV 19008 Hillford AV 19018 Nestor AV 1328 E Kramer DR 19406 Pricetown AV	CARS CARS CARS CARS CARS CARS CARS CARS	1970 1968 1961 1971 1965 1964 1965 1965	STD STD STD STD STD STD STD	07/28/202 06/16/202 05/19/202 10/14/202 05/16/202 02/03/202 07/26/202 09/22/202 06/21/202 Maximu	23       4         23       3         22       5         23       4         23       4         23       4         23       4         23       4         23       4         23       4         23       4         23       4         23       4         23       4         23       4         23       4         23       4         23       4	2 2 3 3 3 3 3 3 3 3 3 3 3	33/33 26/26 3/52 28/28 5/5 10/10 10/10 10/10 6/6 158	1,612 1,612 1,700 1,630 1,800 1,798 1,822 1,864 1,813	4,670 5,115 6,000 5,159 5,070 5,125 5,075 5,566 5,507 6,106	\$526.67 \$527.30 \$514.71 \$539.26 \$488.89 \$492.21 \$493.96 \$488.20 \$523.99 \$539.26	\$850,000 \$875,000 \$879,000 \$880,000 \$885,000 \$900,000 \$910,000 \$950,000 \$950,000

Residential Quick CMA Page 1 of 2

Printed By Joseph Baldino CalBRE: AR001957 on 9/27/23

### **Location Map**

Borrower	REDWOOD HOLDINGS				
Property Address	19723 Galway Ave				
City	Carson	County LOS ANGELES	State c.	A Zip Code	90746-2320
Lender/Client	WEDGEWOOD INC				



# **AERIAL PHOTO**

Borrower	REDWOOD HOLDINGS				
Property Address	19723 Galway Ave				
City	Carson	County LOS ANGELES	State c	A Zip Code	90746-2320
Lender/Client	WEDGEWOOD INC				

