

Exterior-Only Inspection Residential Appraisal Report

55396 File # 34653478

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

SUBJECT

Property Address 2913 Canterbury Dr City Richmond State CA Zip Code 94806
Borrower Catamount Properties 2018 LLC Owner of Public Record Gorham Danamaya County Contra Costa
Legal Description Lot 127 Tract 2788 Whitecliff Knolls book 88 Page 45
Assessor's Parcel # 414-261-029-6 Tax Year 2022 R.E. Taxes \$ 9,979
Neighborhood Name Whitecliff Knolls Map Reference 36084 Census Tract 3671.00
Occupant [X] Owner [] Tenant [] Vacant Special Assessments \$ 0 [] PUD HOA \$ 0 [] per year [] per month
Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe)
Assignment Type [] Purchase Transaction [] Refinance Transaction [X] Other (describe) Servicing
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [X] Yes [] No
Report data source(s) used, offering price(s), and date(s). DOM 12; BayEast #41037775. Per MLS the subject listed for sale on 09/01/2023 asking \$699,000. After 12 days on market the subject went into contract at 102% of its list price.

CONTRACT

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

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics One-Unit Housing Trends One-Unit Housing Present Land Use %
Location [] Urban [X] Suburban [] Rural Property Values [] Increasing [X] Stable [] Declining PRICE AGE One-Unit 80 %
Built-Up [X] Over 75% [] 25-75% [] Under 25% Demand/Supply [] Shortage [X] In Balance [] Over Supply \$ (000) (yrs) 2-4 Unit %
Growth [] Rapid [X] Stable [] Slow Marketing Time [X] Under 3 mths [] 3-6 mths [] Over 6 mths 370 Low 20 Multi-Family %
Neighborhood Boundaries North: Richmond Parkway; South: San Pablo Dam Road; East: I-80 Freeway; 990 High 80 Commercial 10 %
West: San Pablo Avenue 685 Pred. 65 Other 10 %
Neighborhood Description See attached addenda.
*Other Present Land Use attributed to open space, parks, trails, etc., no affect on marketability noted.
Market Conditions (including support for the above conclusions) Refer to 1004MC report for market conditions commentary

SITE

Dimensions 69.81x200.96x60.66x211.97 Area 13469 sf Shape Rectangle View N;Res;
Specific Zoning Classification RL2 Zoning Description Single Family Residential - Low Density
Zoning Compliance [X] Legal [] Legal Nonconforming (Grandfathered Use) [] No Zoning [] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [] No If No, describe See attached addenda
Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [X] [] Water [X] [] Street Asphalt [X] []
Gas [X] [] Sanitary Sewer [X] [] Alley None [] []
FEMA Special Flood Hazard Area [] Yes [X] No FEMA Flood Zone X FEMA Map # 06013C0227F FEMA Map Date 06/16/2009
Are the utilities and off-site improvements typical for the market area? [X] Yes [] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [] Yes [X] No If Yes, describe
Externally, the subject site is less than half mile from an elementary and high school plus Contra Costa College. The subject has a neutral residential location. The subject site is a level pad with a rear upslope providing added privacy. Lot utility is ~80%. No affect on marketability noted. See attached addenda

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property [] Appraisal Files [X] MLS [X] Assessment and Tax Records [] Prior Inspection [] Property Owner
[X] Other (describe) Exterior Inspection Data Source for Gross Living Area Public Records
General Description General Description Heating/Cooling Amenities Car Storage
Units [X] One [] One with Accessory Unit [] Concrete Slab [X] Crawl Space [X] FWA [] HWBB [X] Fireplace(s) # 1 [] None
of Stories 1 [] Full Basement [] Finished [] Radiant [] Woodstove(s) # 0 [X] Driveway # of Cars 2
Type [X] Det. [] Att. [] S-Det./End Unit [] Partial Basement [] Finished [] Other [X] Patio/Deck Wood Driveway Surface Concrete
[X] Existing [] Proposed [] Under Const. Exterior Walls Stucco Fuel Gas [X] Porch Concrete [X] Garage # of Cars 2
Design (Style) Ranch Roof Surface CompShingle [] Central Air Conditioning [] Pool None [] Carport # of Cars 0
Year Built 1963 Gutters & Downspouts Galvanized [] Individual [X] Fence Wood [X] Attached [] Detached
Effective Age (Yrs) 35 Window Type DPW [X] Other None [] Other None [] Built-in
Appliances [] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [] Microwave [] Washer/Dryer [X] Other (describe) Hood/Fan
Finished area above grade contains: 7 Rooms 3 Bedrooms 2.1 Bath(s) 1,690 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) Ceiling fan - Mirrored closet doors
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3;Based on exterior inspection and 2023 MLS the subject appears functional and adequately maintained conforming to the surrounding homes thus qualifying for a Q4 quality of construction rating and C3 condition rating. No repairs noted based on my exterior inspection. Recent updates per MLS include refinished hardwood floors, laminate flooring in primary bedroom, interior paint and light fixtures. Kitchen appliances appear newer. Effective age is 40 years. See attached addenda
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [] Yes [X] No
If Yes, describe.
NO SUCH PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS ARE NOTED FROM A CURSORY INSPECTION OF THE SUBJECT PROPERTY. HOWEVER, THE APPRAISER IS NOT A PROPERTY INSPECTOR AND THE INSPECTION IS NOT INTENDED TO BE A PROPERTY INSPECTION REPORT. THE APPRAISAL IS NOT TO BE RELIED ON AS A SUBSTITUTE FOR A HOME INSPECTION.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [] No If No, describe.
THE SUBJECT CONFORMS TO THE NEIGHBORHOOD.

Exterior-Only Inspection Residential Appraisal Report

55396
File # 34653478

There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 599,000 to \$ 750,000		There are 19 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 453,000 to \$ 902,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	2913 Canterbury Dr Richmond, CA 94806	3025 Belfast Way Richmond, CA 94806	2817 Erin Ct Richmond, CA 94806	2707 Shane Dr Richmond, CA 94806	
Proximity to Subject		0.25 miles NW	0.22 miles NW	0.19 miles SW	
Sale Price	\$	\$ 720,000	\$ 730,000	\$ 675,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 455.12 sq.ft.	\$ 377.07 sq.ft.	\$ 462.01 sq.ft.	
Data Source(s)		BayEast#41030034;DOM 22	BayEast#41030529;DOM 12	BayEast#SF423725654;DOM 35	
Verification Source(s)		Doc #2023075907;olp\$699000	Doc#2023069264;olp\$678,000	Doc#2023053010;olp\$610,000	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth	
Concessions		Conv;15000	-15,000	Cash;0	
Date of Sale/Time		s08/23;c07/23		s07/23;c06/23	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	13469 sf	6180 sf	+29,156	13500 sf	0 8436 sf
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Ranch	DT1;Ranch		DT2;Contemp	0 DT1;Ranch
Quality of Construction	Q4	Q4		Q4	
Actual Age	60	58	0	57	0 60
Condition	C3	C3		C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	+5,000	Total Bdrms. Baths	Total Bdrms. Baths +5,000
Room Count	7 3 2.1	6 3 2.0	0	7 3 2.1	6 3 2.0 0
Gross Living Area	1,690 sq.ft.	1,582 sq.ft.	+9,828	1,936 sq.ft.	-22,386 1,461 sq.ft. +20,839
Basement & Finished Rooms Below Grade	Osf	Osf		Osf	Osf
Functional Utility	Average	Average		Average	Average
Heating/Cooling	Fwa/None	Fwa/None		Fwa/None	Fwa/None
Energy Efficient Items	None	None		None	None
Garage/Carport	2ga2dw	2ga2dw		2gbi2dw	0 2ga2dw
Porch/Patio/Deck	Porch/Deck	Porch/Patio	0	Prch/cvPatio	0 Porch/cvPatio 0
Fireplace	Fp 1	Fp 2	-5,000	Fp 2	-5,000 Fp 1
Net Adjustment (Total)		☒ + ☐ -	\$ 23,984	☐ + ☒ -	\$ -27,386 ☒ + ☐ - \$ 45,971
Adjusted Sale Price of Comparables		Net Adj. 3.3 % Gross Adj. 8.9 %	\$ 743,984	Net Adj. 3.8 % Gross Adj. 3.8 %	\$ 702,614 Gross Adj. 6.8 % \$ 720,971

SALES COMPARISON APPROACH

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

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

Data Source(s) CRS Data/MLS

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

Data Source(s) CRS Data/MLS

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	10/02/2023			
Price of Prior Sale/Transfer	\$710,000			
Data Source(s)	CRS Data	CRS Data	CRS Data	CRS Data
Effective Date of Data Source(s)	10/03/2023	10/03/2023	10/03/2023	10/03/2023

Analysis of prior sale or transfer history of the subject property and comparable sales The subject's prior transfer is an arms length transaction that sold at market.

Summary of Sales Comparison Approach COMPS SELECTED ARE COMPETITIVE AND MARKET SUBSTITUTES FOR THE SUBJECT. COMPS USED FOR COMP 1'S DATE OF SALE, YEAR BUILT, BEDROOM COUNT, GLA SIZE, PARKING, COMP 2'S DATE OF SALE, SITE SIZE, ROOM COUNT, PARKING, COMP 3'S PROXIMITY, YEAR BUILT, BEDROOM COUNT, PARKING AND COMP 4 IS THE SUBJECT'S PRIOR OCTOBER 2023 PURCHASE.

THE WEIGHTED AVERAGE FIGURES PROVIDED IN THE COMPARABLE SUMMARY AND VALUATION PAGE INDICATE VALUE AT \$718,000. BASED ON CURRENT MARKET MOST WEIGHT GIVEN TO COMPS 1, 2 & 4'S NET AND GROSS ADJUSTMENTS THE SUBJECT'S ESTIMATE OF VALUE IS RECONCILED TO \$710,000.

PRICE/SF RANGES FROM \$377.07 TO \$462.01 WITH \$455 AS THE MEDIAN. THE SUBJECT'S ESTIMATE OF VALUE \$710,000 IS \$420/SF WHICH IS INLINE WITH THE RANGE, MEDIAN AND CURRENT MARKET TRENDS. THE SUBJECT'S RECENT PURCHASE OCTOBER 2023 AT \$710,000 IN A STABLE MARKET ALONG WITH THE SUBJECT'S SITE AND GLA SIZES ARE FACTORS IN RECONCILING TO \$710,000.

Indicated Value by Sales Comparison Approach \$ 710,000

Indicated Value by: Sales Comparison Approach \$ 710,000 Cost Approach (if developed) \$ 709,660 Income Approach (if developed) \$ 0

See attached addenda

RECONCILIATION

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

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 710,000 , as of 10/09/2023 , which is the date of inspection and the effective date of this appraisal.

Exterior-Only Inspection Residential Appraisal Report

55396
File # 34653478

ADDITIONAL COMMENTS

USPAP 3 YEAR DISCLOSURE

I HAVE NOT PERFORMED 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.

EXPOSURE TIME

OPINION OF REASONABLE EXPOSURE TIME: 30 DAYS

FIRREA CERTIFICATION STATEMENT

THE APPRAISER CERTIFIES AND AGREES THAT THIS APPRAISAL WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE XI OF THE FINANCIAL INSTITUTIONS, REFORM, RECOVERY, AND ENFORCEMENT ACT (FIRREA) OF 1989, AND AS AMENDED (12 U.S.C. 3331 ET SEQ.), AND ANY APPLICABLE IMPLEMENTING REGULATIONS IN EFFECT AT THE TIME THE APPRAISER SIGNS THE APPRAISAL CERTIFICATION.

STATE LICENSE REQUIREMENTS

THE APPRAISER ADHERES TO CALIFORNIA STATE LICENSING REQUIREMENTS.

ASSISTANCE TO THE APPRAISER

NO ASSISTANCE TO THE APPRAISER PROVIDED IN THE APPRAISAL REPORT.

NO PACE LIENS ATTACHED TO THE SUBJECT PROPERTY PER PUBLIC RECORDS.

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) THE SUBJECT'S LAND TO IMPROVEMENT RATIO (30%) IS TYPICAL FOR THE MARKET AREA. THE LAND VALUE IS DEVELOPED THROUGH THE EXTRACTION METHOD. NO LAND SALES PROVIDED AS THE SUBJECT'S MARKET AREA IS NEAR FULLY DEVELOPED. See attached addenda.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	215,000
Source of cost data <u>dwellingcost.com/local builders</u>	DWELLING 1,690 Sq.Ft. @ \$ 360.00	=\$	608,400
Quality rating from cost service <u>Average</u> Effective date of cost data <u>09/2023</u>	0 Sq.Ft. @ \$	=\$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Prch/Deck/Drwvy	=\$	40,000
SEE SKETCH ADDENDUM FOR LIVING AREA DIMENSIONS AND CALCULATIONS. NO FUNCTIONAL OR ECONOMIC OBSOLESCENCE NOTED. PHYSICAL DEPRECIATION BASED ON AGE/LIFE METHOD. THE SUBJECT REMAINING ECONOMIC LIFE IS BASED ON A STRUCTURE LIFE OF 100 YEARS. COSTS PER SQUARE FEET INCLUDES ENTREPRENEURIAL INCENTIVE AND PROFIT.	Garage/Carport 400 Sq.Ft. @ \$ 70.00	=\$	28,000
	Total Estimate of Cost-New	=\$	676,400
	Less Physical Functional External		
	Depreciation 236,740	= \$(236,740)
	Depreciated Cost of Improvements	=\$	439,660
	"As-is" Value of Site Improvements	=\$	55,000
Estimated Remaining Economic Life (HUD and VA only) <u>65</u> Years	INDICATED VALUE BY COST APPROACH	=\$	709,660

INCOME APPROACH TO VALUE (not required by Fannie Mae)

INCOME

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach
 Summary of Income Approach (including support for market rent and GRM) THE INCOME APPROACH IS NOT REQUIRED BY FNMA. ADDITIONALLY, NONE OF THE CLOSED SALES ARE RENTED AT TIME OF PURCHASE THUS NO GRM OBTAINED. THE INCOME APPROACH IS NOT DEVELOPED.

PROJECT INFORMATION FOR PUDs (if applicable)

PUD INFORMATION

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

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

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

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

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

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

Describe common elements and recreational facilities.

Exterior-Only Inspection Residential Appraisal Report

55396
File # 34653478

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

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

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

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

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

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

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

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

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

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

Exterior-Only Inspection Residential Appraisal Report

55396
File # 34653478

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.

Exterior-Only Inspection Residential Appraisal Report

55396
File # 34653478

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

Signature 

Name Lezley C. Iversen

Company Name Velox Valuations LLC

Company Address 55 Monument Circle, Floor 7
Indianapolis, IN 46204

Telephone Number (317) 482-7700

Email Address lezley.iversen@Veloxval.com

Date of Signature and Report 10/11/2023

Effective Date of Appraisal 10/09/2023

State Certification # AR011772

or State License # _____

or Other (describe) _____ State # _____

State CA

Expiration Date of Certification or License 01/28/2024

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

Telephone Number _____

Email Address _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

2913 Canterbury Dr
Richmond, CA 94806

APPRAISED VALUE OF SUBJECT PROPERTY \$ 710,000

SUBJECT PROPERTY

Did not inspect exterior of subject property

Did inspect exterior of subject property from street

Date of Inspection _____

LENDER/CLIENT

Name Clear Capital

Company Name Wedgewood Inc

Company Address 2015 Manhattan Beach Blvd, Suite 100,
Redondo Beach, CA 90278

Email Address _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street

Date of Inspection _____

Exterior-Only Inspection Residential Appraisal Report

55396
File # 34653478

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	2913 Canterbury Dr Richmond, CA 94806	2913 Canterbury Dr Richmond, CA 94806			3087 Barkley Dr Richmond, CA 94806			3034 Phillips Ct Richmond, CA 94806		
Proximity to Subject		0.00 miles			0.27 miles NE			0.29 miles E		
Sale Price	\$	\$ 710,000			\$ 685,000			\$ 599,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 420.12 sq.ft.			\$ 561.94 sq.ft.			\$ 345.24 sq.ft.		
Data Source(s)		BayEast#41037775;DOM 12			BayEast#41036268;DOM 49			BayEast#41036001;DOM 57		
Verification Source(s)		Doc#2023095015;olp\$699,000			Listing / CRS Data			Listing / CRS Data		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Conv;0			Listing n/a;0			Listing n/a;0		
Date of Sale/Time		s10/23;c09/23			Active			Active		
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	13469 sf	13469 sf			5742 sf	+30,908		4960 sf	+34,036	
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Ranch	DT1;Ranch			DT1;Ranch			DT1;Ranch		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	60	60			68	0		65	0	
Condition	C3	C3			C3			C4	+71,880	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths	+5,000		Total Bdrms. Baths	+5,000	
Room Count	7 3 2.1	7 3 2.1			5 3 2.0	0		7 3 2.0	0	
Gross Living Area	1,690 sq.ft.	1,690 sq.ft.			1,219 sq.ft.	+42,861		1,735 sq.ft.	0	
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Fwa/None	Fwa/None			Wall/None	+6,850		Fwa/None		
Energy Efficient Items	None	None			None			None		
Garage/Carport	2ga2dw	2ga2dw			2cp2dw	+13,700		2ga2dw		
Porch/Patio/Deck	Porch/Deck	Porch/Deck			Porch/Patio	0		Porch/Patio	0	
Fireplace	Fp 1	Fp 1			Fp 1			Fp 1		
Net Adjustment (Total)		<input type="checkbox"/> + <input type="checkbox"/> -	\$ 0		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 99,319		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 110,916	
Adjusted Sale Price of Comparables		Net Adj. 0.0%	\$ 710,000		Net Adj. 14.5%	\$ 784,319		Net Adj. 18.5%	\$ 709,916	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6						
Date of Prior Sale/Transfer	10/02/2023									
Price of Prior Sale/Transfer	\$710,000									
Data Source(s)	CRS Data	CRS Data	CRS Data	CRS Data						
Effective Date of Data Source(s)	10/03/2023	10/03/2023	10/03/2023	10/03/2023						
Analysis of prior sale or transfer history of the subject property and comparable sales None noted										
Analysis/Comments										

Supplemental Addendum

File No. 34653478

Borrower/Client	Catamount Properties 2018 LLC						
Property Address	2913 Canterbury Dr						
City	Richmond	County	Contra Costa	State	CA	Zip Code	94806
Lender	Wedgewood Inc						

PURPOSE/FUNCTION/INTENDED USE OF APPRAISAL

THIS APPRAISAL REPORT HAS BEEN COMPLETED TO ESTIMATE THE CURRENT MARKET VALUE OF THE SUBJECT PROPERTY AS OF THE DATE OF THE APPRAISAL FOR THE SOLE USE OF THE LENDER/CLIENT NAME ON PAGE ONE OF THE REPORT AND/OR THEIR ASSIGNS.

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT Wedgewood Inc. THE INTENDED USE IS TO DEVELOPMENT THE AS IS MARKET VALUE FOR LOAN SERVICING, SUBJECT TO THE SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER. THIS REPORT IS NOT INTENDED FOR ANY OTHER USE.

THE APPRAISER HAS NOT IDENTIFIED ANY PURCHASER, BORROWER OR SELLER AS AN INTENDED USER OF THIS APPRAISAL, AND NO SUCH PARTY SHOULD USE OR RELY ON THIS APPRAISAL FOR ANY PURPOSE. SUCH PARTIES ARE ADVISED TO OBTAIN AN APPRAISAL FROM AN APPRAISER OF THEIR OWN CHOOSING IF THEY REQUIRE AN APPRAISAL FOR THEIR OWN USE. ANY REFERENCE TO OR USE OF THIS APPRAISAL REPORT BY A PURCHASER, BORROWER OR SELLER FOR THEIR OWN PURPOSES, INCLUDING WITHOUT LIMITATION FOR THE PURPOSES OF A PROPERTY PURCHASE DECISION OR AN APPRAISAL CONTINGENCY IN A PURCHASE AGREEMENT, IS AT SUCH PARTY'S OWN RISK AND IS NOT INTENDED OR AUTHORIZED BY THE APPRAISER.

SCOPE OF APPRAISAL

THE FOLLOWING STEPS WERE FOLLOWED IN ARRIVING AT THE FINAL ESTIMATE OF VALUE INCLUDED IN THE APPRAISAL REPORT OF THE SUBJECT PROPERTY: (1) AFTER RECEIVING THE ASSIGNMENT, A PRELIMINARY SEARCH OF THE RESOURCES AVAILABLE IN MY OFFICE (CRS DATA AND MLS) WAS MADE TO DETERMINE MARKET AND OTHER SIGNIFICANT FACTORS PERTINENT TO THE SUBJECT PROPERTY. (2) A PHYSICAL EXTERIOR INSPECTION OF THE PROPERTY WAS PERFORMED. ALTHOUGH DUE DILIGENCE WAS EXERCISED WHILE AT THE SUBJECT PROPERTY, THE APPRAISER IS NOT AN EXPERT IN SUCH MATTERS AS PEST CONTROL, STRUCTURAL ENGINEERING, HAZARDOUS WASTE, ETC., AND NO WARRANTY IS GIVEN AS TO THESE ELEMENTS. AS NEEDED, INSPECTIONS BY VARIOUS PROFESSIONALS WITHIN THESE FIELDS MIGHT BE RECOMMENDED WITH THE FINAL ESTIMATE OF VALUE SUBJECT TO THEIR FINDINGS. (3) A SECOND REVIEW OF THE DATA WAS THEN PERFORMED WITH THE MOST RELEVANT FACTORS EXTRACTED AND CONSIDERED. SALES WERE EXAMINED AND VERIFIED THROUGH THE DATA SOURCES SHOWN ON THE REPORT. MARKET FACTORS WERE WEIGHED AND THEIR INFLUENCE ON THE SUBJECT PROPERTY WAS DETERMINED. (4) THE APPRAISAL REPORT WAS THEN COMPLETED IN ACCORDANCE WITH STANDARDS DICTATED BY THE APPRAISAL FOUNDATION AND LENDER GUIDELINES. THE REPORT INCLUDED DATA INFORMATION NEED TO LEAD A READER TO A SIMILAR VALUE CONCLUSION. (5) THE APPRAISAL REPORT WAS THEN DELIVERED TO THE CLIENT LISTED ON THE FRONT OF THE APPRAISAL REPORT WHICH CONSTITUTED THE COMPLETION OF THE ASSIGNMENT.

NEIGHBORHOOD DESCRIPTION

ESTABLISHED MIXED USE AREA IN RICHMOND. PRIMARILY RESIDENTIAL SINGLE FAMILY DWELLINGS, SOME CONDOMINIUMS/TOWNHOMES AND COMMERCIAL PROPERTIES INCLUDING OFFICE BUILDINGS, COLLEGE & LOCAL RETAIL COMPLETE THE SUBJECT'S MARKET AREA. DWELLING HOMES ARE MOSTLY Q4 QUALITY CONSTRUCTION MAINTAINED IN C3-C5 CONDITION DEPENDING ON AGE, MAINTENANCE AND UPDATES (IF ANY). SHOPPING, SERVICE AND ENTERTAINMENT FACILITIES, SCHOOLS, PARKS, EMPLOYMENT CENTERS AND FREEWAY ACCESS ARE AVAILABLE.

HIGHEST AND BEST USE

THE SUBJECT'S HIGHEST AND BEST USE IS AS IMPROVED. THE SUBJECT IMPROVEMENTS CONFORMS WITH ITS CURRENT ZONING AND ANY PUBLIC OR PRIVATE RESTRICTIONS. THE SUBJECT IMPROVEMENTS MEETS THE TEST OF ALL FOUR CRITERIA AS THE IMPROVEMENT(S) ARE PHYSICALLY POSSIBLE, LEGALLY PERMISSIBLE AND FINANCIALLY FEASIBLE BRINGING THE MAXIMUM PRODUCTIVITY (HIGHEST ECONOMIC RETURN) TO THE OWNER OF THE SITE.

SITE COMMENTS

THE SUBJECT SITE IS TYPICAL FOR MOST PROPERTIES IN THE AREA. NO APPARENT ENCROACHMENTS OR ZONING VIOLATIONS WERE NOTED. SEE PRELIMINARY TITLE REPORT FOR ANY EASEMENTS INFORMATION ON RECORD. THE SUBJECT HAS A NEUTRAL RESIDENTIAL VIEW AND IS SURROUNDED BY SIMILAR HOMES. THE SUBJECT SITE FRONT LANDSCAPE IS C3 CONDITION AND REFLECTED IN THE SUBJECT'S OVERALL CONDITION RATING.

ABOVE GROUND UTILITIES ARE COMMON FOR THE SUBJECT'S MARKET AREA WITH NO AFFECT ON MARKETABILITY NOTED.

ENVIRONMENTAL DISCLAIMER

AT THE TIME OF MY CURSORY INSPECTION OF THE SUBJECT PROPERTY NO APPARENT ENVIRONMENTAL HAZARDS WERE OBSERVED; HOWEVER, AN APPRAISER IS NOT AN EXPERT IN THE FIELD OF ENVIRONMENTAL HAZARDS OR TOXIC WASTE, AND CONSEQUENTLY SHOULD NOT BE RELIED UPON AS TO WHETHER OR NOT ENVIRONMENTAL HAZARDS ACTUALLY EXIST ON THE PROPERTY. THIS APPRAISAL DOES NOT CONSTITUTE AN EXPERT ENVIRONMENTAL INSPECTION OF THE PROPERTY. IN ORDER TO FULLY AND ADEQUATELY DETERMINE THE CONDITION OF THE PROPERTY WITH RESPECT TO ENVIRONMENTAL HAZARDS, AN EXPERT IN THE FIELD OR ENVIRONMENTAL HAZARDS SHOULD MAKE AN INSPECTION OF THE PROPERTY.

FEMA FLOOD HAZARD REPORTING DISCLOSURE

REPORTING FOR FEMA SPECIAL FLOOD HAZARD AREA WAS OBTAINED THROUGH AN INTERNET DATA SOURCE PROVIDED BY REALQUEST SOFTWARE. BY DIRECTION OF THE LENDER/CLIENT, THE APPRAISER REPORTS WHAT CAN BE DETERMINED THROUGH THE INTERNET DATA SOURCE, BUT HAS NO EXAMINED OR INCLUDED AVAILABLE FLOOD MAPS DEVELOPED BY FEMA. THE LENDER/CLIENT OBTAINS FLOOD ZONE CERTIFICATION FROM A THIRD PARTY VENDOR.

SALES COMPARISON ANALYSIS - SUMMARY OF SALE COMPARISON APPROACH

ALL OF THE COMPARABLES ARE REALES IN THE SUBJECT'S DEFINED MARKET AREA OF RICHMOND.

RESEARCH OF DETACHED SINGLE FAMILY DWELLINGS FROM WITHIN THE DEFINED MARKET AREA SPECIFICALLY TARGETING DWELLINGS RANGING FROM 1,200 TO 2,000 SQUARE FEET ARE SOUGHT OUT.

Supplemental Addendum

File No. 34653478

Borrower/Client	Catamount Properties 2018 LLC						
Property Address	2913 Canterbury Dr						
City	Richmond	County	Contra Costa	State	CA	Zip Code	94806
Lender	Wedgewood Inc						

COMPS 1-4 ARE CLOSED SALES WITH COMPS 1, 2 & 4 CLOSING WITHIN 90 DAYS OF THE EFFECTIVE DATE OF THE APPRAISAL. COMP 3 CLOSED WITHIN 6 MONTHS OF THE SAME TIME PERIOD

COMP 4 IS THE SUBJECT'S PURCHASE FROM OCTOBER 2023.

COMPS 5 & 6 ARE ACTIVE LISTINGS USED TO FURTHER DEMONSTRATE CURRENT MARKET TRENDS. CURRENTLY THE MEDIAN SP/LP RATIO IS AT 103. THE CLOSED SALES HAVE FOLLOWED A SIMILAR TREND ALL SELLING ABOVE THEIR ASKING PRICE THUS NO SP/LP RATIO ADJUSTMENT APPLIED.

ALL COMPS ARE ARMS LENGTH TRANSACTIONS.

COMP 1 HAS SELLER CREDITS WHICH HAVE AN IMPACT ON ITS VALUE THUS ADJUSTED ACCORDINGLY.

ALL COMPS ARE SIMILAR TO THE SUBJECT IN GEOGRAPHIC LOCATION INCLUDING SCHOOL DISTRICT, STYLE/APPEAL AND QUALITY OF CONSTRUCTION THAT BRACKET THE SUBJECT'S YEAR BUILT, CONDITION, ROOM COUNT, GLA SIZE, HVAC, PARKING AND FIREPLACE.

BASED ON CURRENT MARKET TRENDS NOTED IN THE 1004MC REPORT CURRENT MARKET IS STABLE THUS NO TIME ADJUSTMENT WARRANTED.

BASED ON LAND VALUE ANALYSIS THE SUBJECT'S SITE SIZE IS VALUED AT \$215,000 UNIMPROVED. THE SUBJECT'S LAND TO IMPROVEMENT RATIO IS 30% (AS IMPROVED) THUS THE MARKET SUPPORTS A \$64,500 ADJUSTMENT PER STANDARD 13,469SF SITE (@\$4/SF). WHERE THERE IS A DIFFERENCE IN SITE SIZE OF 30% OR GREATER (4,040SF+), RELATIVE TO THE SUBJECT, A \$4/SF ADJUSTMENT IS WARRANTED.

NO MARKETABLE DIFFERENCE FOR VARYING AGES NOTED THUS NO AGE ADJUSTMENT WARRANTED.

COMP 6 IS INFERIOR IN CONDITION (C4) AS CONFIRMED BY ITS MLS PHOTOS AND DESCRIPTION. DEFERRED MAINTENANCE NOTED WARRANTING A 12% ADJUSTMENT.

TOTAL ROOM/BEDROOM ADJUSTMENTS ARE INCLUSIVE WITH THEIR SQUARE FOOTAGE ADJUSTMENT AS GLA SIZE IS MORE IMPERATIVE IN MARKET REACTIONS. BATHS ADJUSTED AT \$10,000/FULL BATH. GLA SIZE ADJUSTMENTS ARE AT \$91/SF (20% OF MEDIAN PRICE/SF \$455).

CENTRAL HEATING ADJUSTED AT 1%.

PARKING ADJUSTED AT 2% FOR GARAGE PARKING.

FIREPLACE ADJUSTED AT \$5,000.

ADDITIONAL AMENITY ADJUSTMENTS (CENTRAL HEATING, PARKING, FIREPLACE) BASED ON THEIR CONTRIBUTORY VALUE THE MARKET.

ADJUSTMENTS OUTSIDE GUIDELINES NOTED; COMP 6'S ONE LINE CONDITION AND NET ADJUSTMENTS.. ALL ADJUSTMENTS ARE SUPPORTED IN THE MARKET.

ADJUSTMENTS SUPPORTED BY PAIRED SALES AND GROUP DATA ANALYSIS OF HISTORIC MARKET TRENDS. EXTRACTION AND/OR REGRESSION METHODS FROM ONLINE MARKET ANALYTICS ARE APPLIED WHEN APPLICABLE. ADJUSTMENTS REFLECT REACTIONS OF TYPICAL PURCHASERS IN THE MARKET. ALL ADJUSTMENTS ARE CONSIDERED TO BE REASONABLE AND SUPPORTED IN THE MARKET.

COMPS SELECTED ARE COMPETITIVE AND MARKET SUBSTITUTES FOR THE SUBJECT. COMPS USED FOR:
COMP 1'S DATE OF SALE, YEAR BUILT, BEDROOM COUNT, GLA SIZE, PARKING
COMP 2'S DATE OF SALE, SITE SIZE, ROOM COUNT, PARKING
COMP 3'S PROXIMITY, YEAR BUILT, BEDROOM COUNT, PARKING
COMP 4 IS THE SUBJECT'S PRIOR OCTOBER 2023 PURCHASE

THE WEIGHTED AVERAGE FIGURES PROVIDED IN THE COMPARABLE SUMMARY AND VALUATION PAGE INDICATE VALUE AT \$718,000. BASED ON CURRENT MARKET MOST WEIGHT GIVEN TO COMPS 1, 2 & 4'S NET AND GROSS ADJUSTMENTS THE SUBJECT'S ESTIMATE OF VALUE IS RECONCILED TO \$710,000.

PRICE/SF RANGES FROM \$377.07 TO \$462.01 WITH \$455 AS THE MEDIAN. THE SUBJECT'S ESTIMATE OF VALUE \$710,000 IS \$420/SF WHICH IS INLINE WITH THE RANGE, MEDIAN AND CURRENT MARKET TRENDS. THE SUBJECT'S RECENT PURCHASE OCTOBER 2023 AT \$710,000 IN A STABLE MARKET ALONG WITH THE SUBJECT'S SITE AND GLA SIZES ARE FACTORS IN RECONCILING TO \$710,000.

FINAL RECONCILIATION

THE SALES COMPARISON APPROACH IS DEVELOPED AND MOST WEIGHT GIVEN AS IT BEST REFLECTS REACTIONS OF TYPICAL BUYERS & SELLERS IN THE MARKET PLACE. THE COST APPROACH IS DEVELOPED & SUPPORTS THE MARKET CONCLUSIONS, BUT LESS WEIGHT IS GIVEN DUE TO THE DIFFICULTY IN ESTIMATING DEPRECIATION AND . THE INCOME APPROACH IS NOT APPLICABLE DUE TO LACK OF RENTAL SALES AND SALES USED WERE NOT RENTED AT THE OF SALE THUS NO G. R. M. WAS OBTAINABLE.

COST APPROACH COMMENTS

THE COST APPROACH HAS ONLY BEEN DEVELOPED BY THE APPRAISER AS AN ANALYSIS TO SUPPORT THEIR OPINION OF THE PROPERTY'S MARKET VALUE. USE OF THIS DATA, IN WHOLE OR PART, FOR OTHER PURPOSES IS NOT INTENDED BY THE APPRAISER. NOTHING SET FORTH IN THE APPRAISAL SHOULD BE RELIED UPON FOR THE PURPOSE OF DETERMINING THE AMOUNT OR TYPE OF INSURANCE COVERAGE TO BE PLACED ON THE SUBJECT PROPERTY. THE APPRAISER ASSUMES NO LIABILITY FOR AND DOES NOT GUARANTEE THAT ANY INSURABLE VALUE ESTIMATE INFERRED FROM THIS REPORT WILL RESULT IN THE SUBJECT PROPERTY BEING FULLY INSURED FOR ANY LOSS THAT MAY BE SUSTAINED. FURTHER, THE COST APPROACH MAY NOT BE A RELIABLE INDICATION

Supplemental Addendum

File No. 34653478

Borrower/Client	Catamount Properties 2018 LLC						
Property Address	2913 Canterbury Dr						
City	Richmond	County	Contra Costa	State	CA	Zip Code	94806
Lender	Wedgewood Inc						

OF REPLACEMENT OR REPRODUCTION COST FOR ANY DATA OTHER THAN THE EFFECTIVE DATE OF THIS APPRAISAL DUE TO CHANGING COSTS OF LABOR AND MATERIALS AND DUE TO CHANGING BUILDING CODES AND GOVERNMENTAL REGULATIONS AND REQUIREMENTS.

Extra Comments

APPRAISAL DATE

THE EFFECTIVE DATE SHOWN ON THE SUBJECT APPRAISAL IS THE DATE OF INSPECTION AND THE DATE OF SIGNATURE IS DAY THE REPORT IS COMPLETE.

PERSONAL PROPERTY

NO PERSONAL PROPERTY, FIXTURES OR INTANGIBLE ITEMS WERE INCLUDED IN THE FINAL ESTIMATE OF VALUE FOR THE SUBJECT.

COMPETENCY

MY EDUCATION, KNOWLEDGE, AND 35 YEARS OF EXPERIENCE IN APPRAISING THE SAN FRANCISCO BAY AREA AT LARGE ARE SUFFICIENT TO ALLOW ME TO COMPETENTLY COMPLETE THIS APPRAISAL IN ACCORDANCE WITH THE COMPETENCY PROVISIONS OF THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE. THE SUBJECT PROPERTY IS LOCATED 32 MILES FROM MY OFFICE, IN ZIP CODE 94806. I HAVE COMPLETED A GREAT NUMBER OF APPRAISALS IN THE CITY OF RICHMOND. IT IS NOT UNCOMMON FOR AN APPRAISER IN THE BAY AREA TO TRAVEL UP TO 60-70 MILES FOR AN ASSIGNMENT. THIS ASSIGNMENT REQUIRES GEOGRAPHIC COMPETENCY AS REQUIRED BY USPAP, I HAVE SPENT SUFFICIENT TIME IN THE ALAMEDA/CONTRA COSTA COUNTY MARKET AND UNDERSTAND THE NUANCES OF THE LOCAL MARKET AND THE SUPPLY AND DEMAND FACTORS RELATING TO THE SPECIFIC PROPERTY TYPE AND LOCATION INVOLVED.

APPRAISER INDEPENDENCE

THE APPRAISER CERTIFIES THAT THE LENDER OR THE AMC DID NOT IMPROPERLY INFLUENCE, OR ATTEMPT TO IMPROPERLY INFLUENCE, THE OUTCOME OF THIS APPRAISAL BY DOING ANY OF THE THINGS PROHIBITED IN SECTION 1(B) OF THE APPRAISER INDEPENDENCE REQUIREMENTS, EFFECTIVE 10/15/2010.

NO EMPLOYEE, DIRECTOR, OFFICER OR AGENT OF THE LENDER, OR ANY OTHER THIRD PARTY ACTING AS A JOINT VENTURE PARTNER, INDEPENDENT CONTRACTOR, APPRAISAL MANAGEMENT COMPANY, OR PARTNER IN BEHALF OF THE LENDER HAS INFLUENCED OR ATTEMPTED TO INFLUENCE THE DEVELOPMENT, REPORTING, RESULT OR REVIEW OF THIS ASSIGNMENT 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 PARTNER MANAGEMENT.

Borrower/Client	Catamount Properties 2018 LLC	File No.	34653478
Property Address	2913 Canterbury Dr		
City	Richmond	County	Contra Costa
		State	CA
		Zip Code	94806
Lender	Wedgewood Inc		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

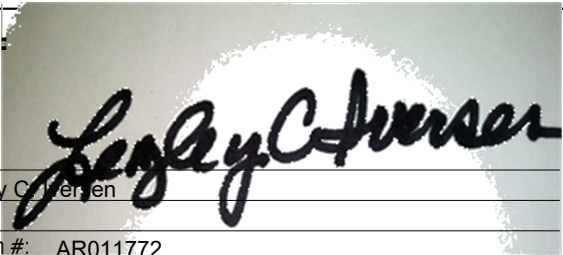
My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 30 Days

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

DIGITAL SIGNATURES: THE SIGNATURE(S) AFFIXED TO THIS REPORT, AND CERTIFICATION, WERE APPLIED BY THE ORIGINAL APPRAISER(S) OR SUPERVISORY APPRAISER AND REPRESENT THEIR ACKNOWLEDGEMENTS OF THE FACTS, OPINIONS AND CONCLUSIONS FOUND IN THE REPORT. EACH APPRAISER(S) APPLIED HIS OR HER SIGNATURE ELECTRONICALLY USING A PASSWORD ENCRYPTED METHOD. HENCE, THESE SIGNATURES HAVE MORE SAFEGUARDS AND CARRY THE SAME VALIDITY AS THE INDIVIDUAL'S HAND APPLIED SIGNATURE. IF THE REPORT HAS A HAND-APPLIED SIGNATURE, THIS COMMENT DOES NOT APPLY.

APPRAISER:

Signature: 
 Name: Lezley C. Jensen
 State Certification #: AR011772
 or State License #: _____
 State: CA Expiration Date of Certification or License: 01/28/2024
 Date of Signature and Report: 10/11/2023
 Effective Date of Appraisal: 10/09/2023
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 10/09/2023

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

Market Conditions Addendum to the Appraisal Report

55396
File No. 34653478

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 2913 Canterbury Dr City Richmond State CA ZIP Code 94806

Borrower Catamount Properties 2018 LLC

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	8	4	7	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.33	1.33	2.33	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	1	2	3	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.8	1.5	1.3	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	589,500	697,500	720,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	9	11	12	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	599,999	687,500	687,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	7	20	30	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	99.02%	106.83%	103.00%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). The data used in the grid above does not indicate there were any concessions associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some transactions that do include concessions, but have not been reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report. No REO/Short sales noted in the subject's market area.

Cite data sources for above information. Bay East AOR was the data source used to complete the Market Conditions Addendum.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Pertaining to the inventory above residential single family dwellings in the subject's defined market area specifically targeting dwellings ranging from 1,200 to 2,000 square feet are sought out. Sales are steady. Supply and demand are in balance with a 1.29 month absorption rate at present. After increasing from 24 months ago peaking during the 19-21 month time period then regressing downward only to rebound back upward to its stable but lower market trend. This is supported by the following additional median sale prices: prior 13-15 mos \$712,475; prior 16-18 mos \$790,000; prior 19-21 mos \$839,000; prior \$22-24 mos \$700,000. Asking prices have followed a similar pattern for the past 24 months and are currently stable. Typical days on market is well within 90 days with most properties selling in less than 30 days when priced appropriately. It is not uncommon for a property to sell near/at/above their asking price as noted by the median SP/LP ratios for the past year. Currently the median SP/LP ratio is 103%(r). Overall the subjects market is stable as noted on page 1 of the appraisal; this is supported by stable asking prices in relation to the current median sp/lp ratio 103%. There is no conclusive evidence that all other properties in the subjects market area regardless of property characteristics mirror this trend.

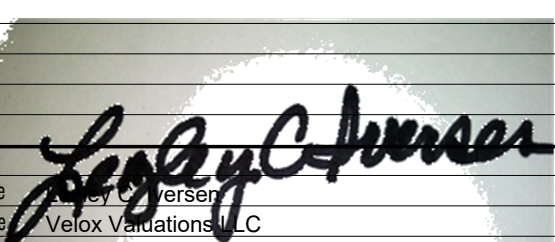
If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature 
Appraiser Name Lezley C. Iversen
Company Name Velox Valuations LLC
Company Address 55 Monument Circle, Floor 7, Indianapolis, IN 46204
State License/Certification # AR011772 State CA
Email Address lezley.iversen@Veloxval.com

Signature _____
Supervisory Appraiser Name _____
Company Name _____
Company Address _____
State License/Certification # _____ State _____
Email Address _____

Reconciliation Addendum

File No. 34653478

Borrower/Client	Catamount Properties 2018 LLC						
Property Address	2913 Canterbury Dr						
City	Richmond	County	Contra Costa	State	CA	Zip Code	94806
Lender	Wedgewood Inc						

• Comparable Summary

Comparables Summary & Estimated Indicated Value

	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1:	720,000	3.3	8.9	743,984	20
Comp #2:	730,000	3.8	3.8	702,614	25
Comp #3:	675,000	6.8	6.8	720,971	25
Comp #4:	710,000	0	0	710,000	30
Comp #5:	685,000	14.5	14.5	784,319	
Comp #6:	599,000	18.5	18.5	709,916	

SUGGESTED INDICATED VALUE OF THE SUBJECT: 718,000

RECONCILED INDICATED VALUE OF THE SUBJECT: 710,000

• Indicated Weight Value

Estimated indicated value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. The Indicated Value is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average is used as the indicated value of the subject.

As with any method, this technique is not perfect. However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range.

COMPS SELECTED ARE COMPETITIVE AND MARKET SUBSTITUTES FOR THE SUBJECT. COMPS USED FOR:

COMP 1'S DATE OF SALE, YEAR BUILT, BEDROOM COUNT, GLA SIZE, PARKING

COMP 2'S DATE OF SALE, SITE SIZE, ROOM COUNT, PARKING

COMP 3'S PROXIMITY, YEAR BUILT, BEDROOM COUNT, PARKING

COMP 4 IS THE SUBJECT'S PRIOR OCTOBER 2023 PURCHASE

THE WEIGHTED AVERAGE FIGURES PROVIDED IN THE COMPARABLE SUMMARY AND VALUATION PAGE INDICATE VALUE AT \$718,000. BASED ON CURRENT MARKET MOST WEIGHT GIVEN TO COMPS 1, 2 & 4'S NET AND GROSS ADJUSTMENTS THE SUBJECT'S ESTIMATE OF VALUE IS RECONCILED TO \$710,000.

PRICE/SF RANGES FROM \$377.07 TO \$462.01 WITH \$455 AS THE MEDIAN. THE SUBJECT'S ESTIMATE OF VALUE \$710,000 IS \$420/SF WHICH IS IN LINE WITH THE RANGE, MEDIAN AND CURRENT MARKET TRENDS. THE SUBJECT'S RECENT PURCHASE OCTOBER 2023 AT \$710,000 IN A STABLE MARKET ALONG WITH THE SUBJECT'S SITE AND GLA SIZES ARE FACTORS IN RECONCILING TO \$710,000.

Plat Map

1963 ROLL - TRACT 2788 (WHITECLIFF KNOLLS NO. 1) M.B. 88-45

TAX CODE AREA

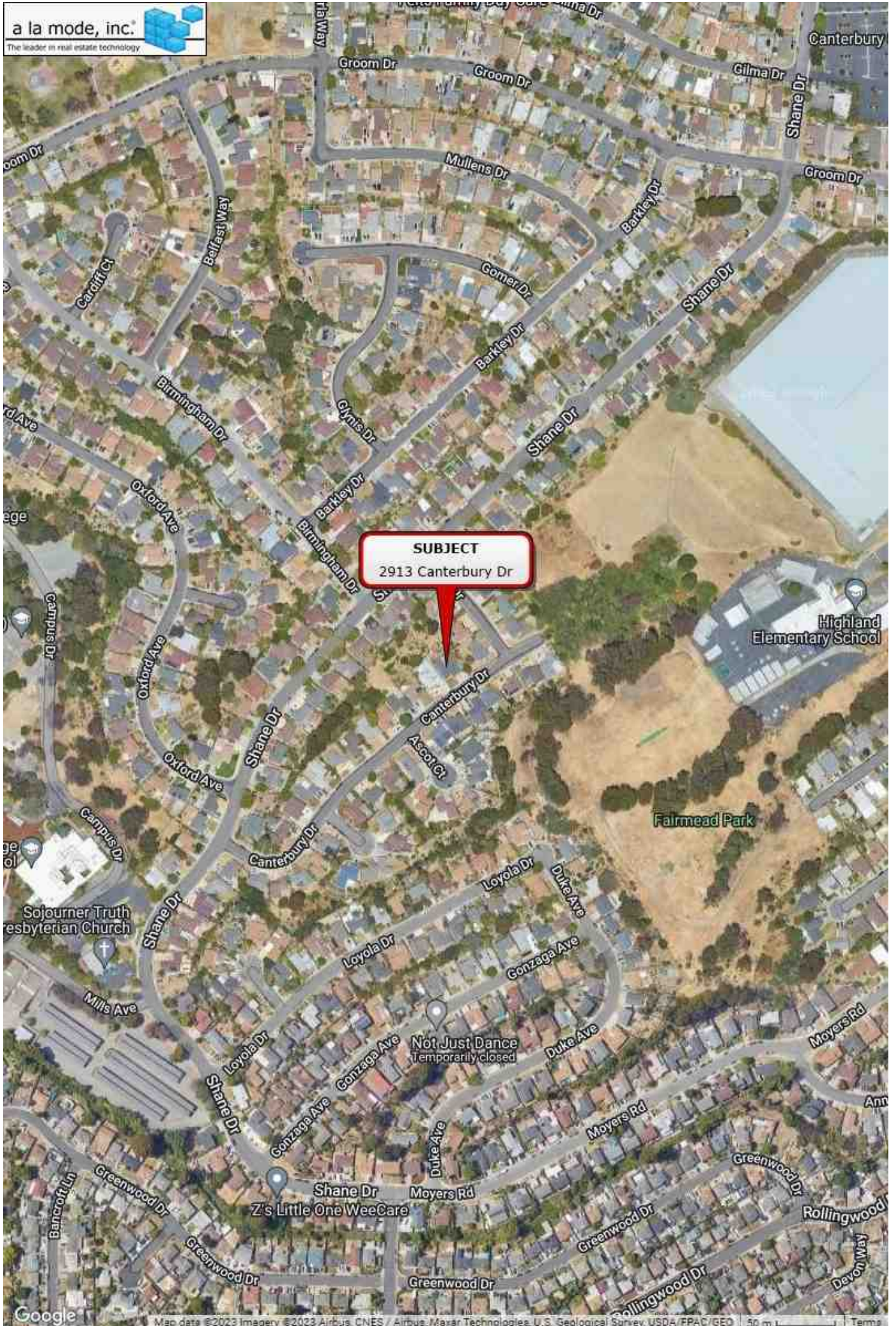


NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON.

ASSESSOR'S MAP
 A.M.S. 09-15-99 BOOK 414 PAGE 26
 CONTRA COSTA COUNTY, CALIF.

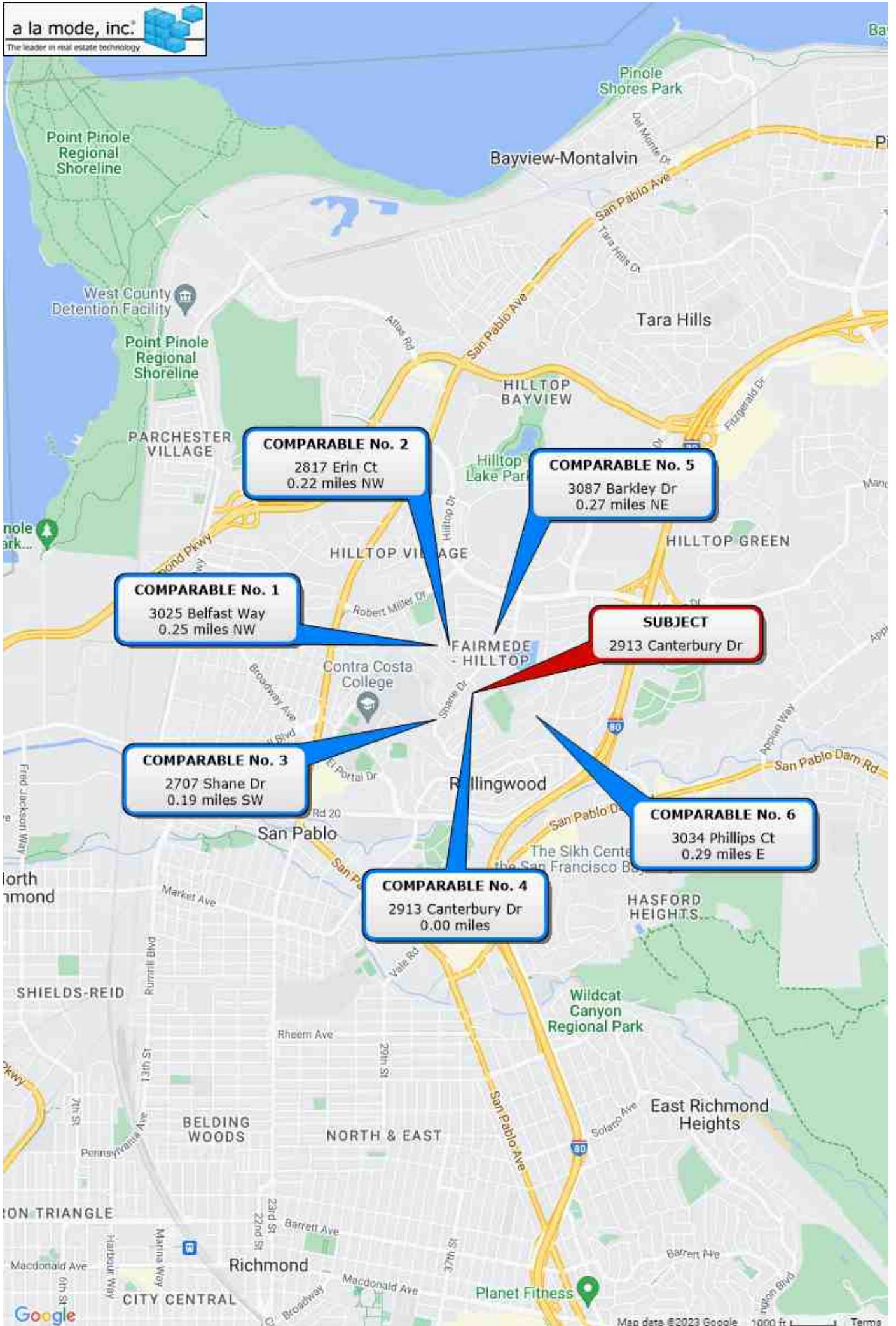
Aerial Map

Borrower/Client	Catamount Properties 2018 LLC						
Property Address	2913 Canterbury Dr						
City	Richmond	County	Contra Costa	State	CA	Zip Code	94806
Lender	Wedgewood Inc						



Location Map

Borrower/Client	Catamount Properties 2018 LLC				
Property Address	2913 Canterbury Dr				
City	Richmond	County	Contra Costa	State	CA
Lender	Wedgewood Inc			Zip Code	94806



Property Profile - Page 1

Tuesday, October 10, 2023

©2023 bridgeMLS



LOCATION

Property Address	2913 Canterbury Dr Richmond, CA 94806-2604		
Subdivision	Whitediff Knolls Unit 1		
Carrier Route	C046		
County	Contra Costa County, CA		
GENERAL PARCEL INFORMATION			
APN/Tax ID	414-261-029-6		
Alt. APN			
Account Number	414-261-029-6		
Tax Area	8-009		
2020 Census Trct/Blk	36711/2		
Assessor Roll Year	2022		

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Residential
Improvement Type	Single Family Residential
Square Feet	1690
# of Buildings	1

CURRENT OWNER

Name	Gorham Danamaya
Mailing Address	3416 Maricopa Ave Richmond, CA 94804-1138
Owner Occupied	No

SCHOOL ZONE INFORMATION

Highland Elementary School	0.2 mi
Primary Middle: K to 6	Distance
Crespi Middle School	1.7 mi
Middle: 7 to 8	Distance
De Anza High School	2.5 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 10/02/2023

Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
9/26/2023	10/2/2023	\$710,000	Gorham Danamaya	Webster Lamont & Webster Treesineu	Grant Deed		2023-095015
9/27/2006	10/2/2006	\$554,500	Webster Lamont & Webster Treesineu	Lee Layzell & Lee Patricia A	Grant Deed		2006-311703

TAX ASSESSMENT

Tax Assessment	2022	Change (%)	2021	Change (%)	2020
Assessed Land	\$451,000.00	\$28,275.00 (6.7%)	\$422,725.00	\$51,217.00 (13.8%)	\$371,508.00
Assessed Improvements	\$174,000.00	\$10,725.00 (6.6%)	\$163,275.00	\$19,783.00 (13.8%)	\$143,492.00
Total Assessment	\$625,000.00	\$39,000.00 (6.7%)	\$586,000.00	\$71,000.00 (13.8%)	\$515,000.00
Exempt Reason	Homeowners Exemption				
% Improved	28%				

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2022			\$9,979.46
2021			\$9,540.74
2020			\$8,241.40
2019			\$8,259.18
2018			\$7,484.06
2017			\$6,779.90
2016			\$5,890.42
2015			\$5,551.28
2014			\$4,580.58
2013			\$3,445.22

MORTGAGE HISTORY

Date Recorded	Loan Amount	Borrower	Lender	Book/Page or Document#
10/02/2023	\$568,000	Danamaya Gorham	Crosscountry Mortgage	2023-095016
10/02/2006	\$443,600	Webster Lamont Webster Treesineu	Loan Center Of California	2006-311704
10/02/2006	\$83,150	Webster Lamont Webster Treesineu And Webster	Loan Center Of California	2006-311705
09/07/2005	\$337,750	Layzell Lee Lee Patricia A And Lee Patrici	Virtualbank	2005-338936
09/17/2003	\$50,000	Layzell Lee Lee Patricia A And Lee Patrici	Wells Fargo	2003-465854
11/06/2002	\$50,000	Layzell Lee Lee Patricia A And Lee Patrici	Wells Fargo	2002-413424
08/11/1999	\$16,500	Layzell Lee Lee Patricia A And Lee Patrici	Money Store	1999-215057
08/11/1999	\$180,000	Layzell Lee Lee Patricia A And Lee Patrici	Money Store	1999-215056

FORECLOSURE HISTORY

Filing Date	Auction Date	Defendant(s)	Plaintiff	Foreclosure Type	Case Number	Book/Page or Document#
07/11/2023	08/17/2023	Webster Lamont And Webster Treesineu	Not Provided	Auction		2023-0065768

PROPERTY CHARACTERISTICS: BUILDING

Building # 1	Type	Single Family Residential	Condition	Units

COPYRIGHT © 2023 COURTHOUSE RETRIEVAL SYSTEM, INC. ALL RIGHTS RESERVED.
Information Deemed Reliable But Not Guaranteed.

Property Profile - Page 2

Property Report for 2913 CANTERBURY DR, cont.

Year Built	1963	Effective Year	1968	Stories	1
BRs	3	Baths	2.5	Rooms	8
Total Sq. Ft.	1,690				
Building Square Feet (Living Space)			Building Square Feet (Other)		
1st Floor 1690			Garage 451		

- CONSTRUCTION		Roof Framing	
Quality		Roof Cover Deck	
Shape		Cabinet Millwork	
Partitions		Floor Finish	
Common Wall		Interior Finish	
Foundation		Air Conditioning	
Floor System		Heat Type	Central
Exterior Wall		Bathroom Tile	
Structural Framing		Plumbing Fixtures	
Fireplace			
- OTHER		Building Data Source	
Occupancy			

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Garage	2 CAR		

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot	/127	Lot Square Feet	14,350
Latitude/Longitude	37.970850°/-122.332081°	Acreage	0.33

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	28
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Whitediff Knolls Unit 1	Plat Book/Page	
Block/Lot	/127	Tax Area	8-009
Description	Tract 2788 Lot 127 Ex Por Mr		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	060035-06013C0227F	06/16/2009

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
41037775	Sold	10/02/2023	09/01/2023	\$699,000	10/02/2023	\$710,000	Felipe Acobes	Bhg Re Reliance Partners	Dedan Spring	
41020353	Cancelled	06/30/2023	02/28/2023	\$700,000			Ollie Young	Fisher Realtors		
40191608	Sold	10/02/2006	07/26/2006	\$548,000	10/02/2006	\$554,500	Lily Dunn	Prudential California Realty	Gary Pate	
40151286	Cancelled	07/17/2006	03/21/2006	\$580,000			Regene Pery	Bayside Real Estate & Inv.		

Subject's Prior MLS - Page 1

RESIDENTIAL

Detached

Sold

List Price: \$699,000

MLS #: 41037775

2913 Canterbury dr Unit:

RICHMOND CA 94806

Contra Costa

List Date: 9/1/2023 Orig Price: \$699,000

Pend Date: 9/13/2023 Off Mkt: 9/13/2023

COE Date: 10/2/2023 Sold Price: \$710,000

DOM: 12 CDOM: 12



Map data ©2023

[Print/Email:](#)

Property Information

Bedrooms: 3	Total Rms: 8	Garage Spcs: 2	Year Built: 1963
Baths/Par: 2 / 1	Stories: One Story	Total Prk Spcs: 5	Age: 60
SqFt: 1690	Source: Public Records	Lot SqFt: 14,350	Acres: 0.330000
Pool: No	# of Units:	Fireplaces: 1	APN: 414-261-029-6
Units Floor:			
D/N/S: FAIRMEDE		Builder/Arch:	Owner Type:
POS Ord: Yes	Zoning:	Model:	City Transfer Tax: Yes
Elem Schl Dist:	High Schl Dist:		Census Tract:

Listing Information

List Type: Excl Right	Comp Selling Ofc: 2.5 %	Dual/Variable: N	List Service: Full Service	Associated Docs: 0
List Agt: Felipe Acobes - 415-412-0320		felipe.acobes@bhghome.com	DRE#: 02011097	Broker DRE# 01902981
List Office: BHG RE Reliance Partners				
Co-List:			Agent Hit Count:	
Disclosures Link:	Board ID: Bridge AOR	Special Info: None	Client Hit Count:	

Showing Information

Occupied By: Owner	Occupant Name:	Occupant Phone:
24 Hr. Notice Req?: Yes	Printed Neighborhood Rpt?: Yes	Supra Box?: Y
Directions: Shane dr to Canterbury dr		Lockbox Location: Gas meter- left
Showing Info: Owner occupied, Please contact Felipe for showing. 1 hr notice		Cross St: Hull Dr

Primary Showing Contact: Felipe Acobes **Primary Showing Phone:** 4154120320
Showing Schedule Link: **Available to Show:**

Public Remarks

Welcome home! This spacious 3-bedroom, 2.5 -bathroom home located in the Richmond Fairmeade -Hilltop neighborhood is waiting for you. The home features new vinyl flooring in the primary bedroom, newly refinished hardwood floors, fresh interior paint, new light fixtures, and attached 2 - car garage with interior access. There is even space for a boat or RV. If you enjoy gardening or outdoor entertaining the large deck and spacious lot is perfect. Conveniently located near schools, public transit, shopping, parks and easy access to FWY.

*****Confidential Remarks*****

Currently Pending Owner occupied. Pre - Escrow opened w Yvonne Jefferson at Chicago Title. FWAC-5852301289 Buyer to assume responsibility for Sewer Lateral.

©Bay East, CCAR, bridgeMLS. Based on information from Bay East and Contra Costa Association of REALTORS® and bridgeMLS. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. If a floor plan is included, the floor plan is for illustrative purposes only, and the actual dimensions and layout of the home may differ from the floor plan. Buyer is urged to make a detailed inspection of the property, and if any aspect of a floor plan is critical to the buyer's decision to purchase, buyer must conduct their own measurements and inspection. Properties may or may not be listed by the office/agent presenting the information.

Provided By: Lezley Iversen **DRE:** AR011772 **10/10/2023**

Subject's Prior MLS - Page 2

Media Links

Unbranded Media Link:

Unbranded Media Link 2:

Branded Media Link:

Branded Media Link 2:

Property Features

<p>BATH-PRIMARY INCLUDES Stall Shower, Double Sinks, Window BATH NON-PRMY INCLUDE Tub, Window COOLING Ceiling Fan(s) CONSTRUCTION STATUS Existing DISCLOSURES Easements, Shopping Cntr Nearby, Restaurant Nearby EQUIPMENT ADDITIONAL Dryer, Mirrored Closet Door(s), Washer, Water Heater Gas, Carbon Mon Detector, Double Strapped Water Htr, Smoke Detector, All Public Utilities, Individual Electric Meter, Individual Gas Meter EXTERIOR Composition Shingles, Dual Pane Windows, Stucco, Siding - Stucco, Window Screens FIREPLACES Brick, Dining Room FLOORING Hardwood Floors, Vinyl, Painted/Stained FOUNDATION Crawl Space GARAGE/PARKING Attached Garage, RV/Boat Parking HEATING Forced Air 1 Zone</p>	<p>KITCHEN FEATURES Counter - Stone, Dishwasher, Range/Oven Free Standing, Refrigerator LAUNDRY Dryer, Washer LEVEL - STREET 3 Bedrooms, 2.5 Baths, Primary Bedrm Suite - 1 LOT DESCRIPTION Front Yard, Garden, Landscape Front, Manual Sprinkler F&R POOL Hot Tub POSSESSION COE ROOF Composition Shingles ROOM - ADDITIONAL Sun Porch STYLE Contemporary SOLAR None TERMS CalHFA, Cash, Conventional, 1031 Exchange, FHA VIEWS Hills, Park WATER/SEWER Sewer System - Public, Water - Public, Meter on Site YARD DESCRIPTION Back Yard, Fenced, Front Yard, Tool Shed, Manual Sprinkler F&R, Manual Sprinkler Front, Manual Sprinkler Rear, Wood Fencing, Yard Space</p>
--	---

Accessory Dwelling Unit

ADU: No	ADU Build Type:	ADU Bedrooms:	ADU Baths/Partials:	/	ADU Kitchen:
ADU Square Feet:		ADU Main Entry Floor:			ADU Meter:
ADU SqFt Source:		ADU Occupied:			ADU Rent:

Accessory Dwelling Unit Description

HOA Information

HOA: No	HOA Name:	HOA Phone:	HOA Fee:
HOA Fees Freq:	Pending Litigation:	%Owner Occ:	TIC %:
HOA Transfer Fees:			
HOA Amenities:			
HOA Documents:			
HOA Fees Include:			

Sold Information

Buyer Agent: Declan Spring - 415-446-8591	Red Oak Realty - Off: 510-527-9111	
CoBuy Agent:		
Sold Price: \$710,000	Sale/Original \$: 102	Sale/Last List \$: 102
List \$/SqFt: \$414	Sale \$/SqFt: \$420	Sale Terms: Conventional
Concessions: none	Buyer Agent DRE#: 01398898	# of Offers: 2

©Bay East, CCAR, bridgeMLS. Based on information from Bay East and Contra Costa Association of REALTORS® and bridgeMLS. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. If a floor plan is included, the floor plan is for illustrative purposes only, and the actual dimensions and layout of the home may differ from the floor plan. Buyer is urged to make a detailed inspection of the property, and if any aspect of a floor plan is critical to the buyer's decision to purchase, buyer must conduct their own measurements and inspection. Properties may or may not be listed by the office/agent presenting the information.

Listing Address: 2913 Canterbury dr	RICHMOND	MLS#: 41037775	List Price: \$699,000
Provided By: Lezley Iversen	DRE: AR011772		10/10/2023

Subject Photo Page

Borrower/Client	Catamount Properties 2018 LLC						
Property Address	2913 Canterbury Dr						
City	Richmond	County	Contra Costa	State	CA	Zip Code	94806
Lender	Wedgewood Inc						



Subject Front

2913 Canterbury Dr
Sales Price
Gross Living Area 1,690
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.1
Location N;Res;
View N;Res;
Site 13469 sf
Quality Q4
Age 60



Subject Front



Subject Street

Photograph Addendum

Borrower/Client	Catamount Properties 2018 LLC						
Property Address	2913 Canterbury Dr						
City	Richmond	County	Contra Costa	State	CA	Zip Code	94806
Lender	Wedgewood Inc						



Street

Comparable Photo Page

Borrower/Client	Catamount Properties 2018 LLC				
Property Address	2913 Canterbury Dr				
City	Richmond	County	Contra Costa	State	CA
				Zip Code	94806
Lender	Wedgewood Inc				



Comparable 1

3025 Belfast Way
 Prox. to Subject 0.25 miles NW
 Sale Price 720,000
 Gross Living Area 1,582
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 6180 sf
 Quality Q4
 Age 58



Comparable 2

2817 Erin Ct
 Prox. to Subject 0.22 miles NW
 Sale Price 730,000
 Gross Living Area 1,936
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 13500 sf
 Quality Q4
 Age 57



Comparable 3

2707 Shane Dr
 Prox. to Subject 0.19 miles SW
 Sale Price 675,000
 Gross Living Area 1,461
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 8436 sf
 Quality Q4
 Age 60

Comparable Photo Page

Borrower/Client	Catamount Properties 2018 LLC				
Property Address	2913 Canterbury Dr				
City	Richmond	County	Contra Costa	State	CA
				Zip Code	94806
Lender	Wedgewood Inc				



Comparable4

2913 Canterbury Dr
 Prox. to Subject 0.00 miles
 Sale Price 710,000
 Gross Living Area 1,690
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 13469 sf
 Quality Q4
 Age 60



Comparable5

3087 Barkley Dr
 Prox. to Subject 0.27 miles NE
 Sale Price 685,000
 Gross Living Area 1,219
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 5742 sf
 Quality Q4
 Age 68



Comparable6

3034 Phillips Ct
 Prox. to Subject 0.29 miles E
 Sale Price 599,000
 Gross Living Area 1,735
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 4960 sf
 Quality Q4
 Age 65

License Page



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Lezley C. Iversen

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified Residential Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 011772

Effective Date: January 29, 2022
Date Expires: January 28, 2024


Loretta Dillon, Deputy Bureau Chief, BREA

3062109

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

E&O Certification 2023



PROFESSIONAL LIABILITY POLICY DECLARATIONS (CLAIMS-MADE AND REPORTED FORM)

Carrier: Admiral Insurance Company

Policy No.: EO000056476-02

Renewal/Rewrite of:

EO000056476-01

Named Insured and Mailing Address

VELOX VALUATIONS LLC
10 INNISBROOKE TRL.
GREENWOOD, IN 46142

NO FLAT CANCELLATIONS

POLICY PERIOD: From 04/01/2023 to 04/01/2024 At 12:01 A.M. Standard Time at the address of the Named Insured as stated herein

In consideration of the payment of premium, in reliance upon the statements herein or attached hereto, and subject to all of the terms of this policy, the Company agrees with the Named Insured as follows:

- Item I: Named Insured's Business: Real Estate Appraisal Services
Item II: Limits of Liability: \$1,000,000 Each Claim, \$3,000,000 Aggregate
Item III: Deductible: \$5,000 Per Claim (including claim expenses)
Item IV: Retroactive Date: 04/01/2020, 05/01/2020
Item V: Premium: \$10,418.00 Not Subject to Audit
Item VI: Forms attached at inception: See Schedule of Forms AI 00 18 03 98

This policy is not binding unless countersigned by Admiral Insurance Company or its authorized representative.

Countersigned On: 03/10/2023
At: Mount Laurel, NJ

By: [Signature]
Authorized Representative

Table with 2 columns: Amount and Description. Rows include Premium (\$10,418.00), Policy Fee (250.00), Surplus Lines Tax (266.70), and Total (\$10,934.70).

The Insurance Company in which this coverage is placed is authorized, but not licensed, to transact business in Indiana. This policy is not protected by the Indiana Insurance Guaranty Association in the event of insolvency of the Company. This policy and the premium thereon has been properly declared as a Surplus Lines Risk to the Indiana Department of Insurance and the surplus lines tax paid accordingly. Arlington/Roe & Co., Inc.

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.

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring 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

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