

Exterior-Only Inspection Residential Appraisal Report

56991
File # 35339656

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 5865 Wildhorse Ledge Ave City Las Vegas State NV Zip Code 89131
 Borrower Catamount Properties 2018 LLC Owner of Public Record Catamount Properties 2018 LLC County Clark
 Legal Description IRON MOUNTAIN RANCH-VILLAGE 1- UNIT 4 PLAT BOOK 102 PAGE 52 LOT 64 BLOCK A
 Assessor's Parcel # 125-13-110-047 Tax Year 2024 R.E. Taxes \$ 3,880
 Neighborhood Name Iron Mountain Ranch Map Reference 19-60-13 Census Tract 0036.56
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 45 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Servicing
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). DOM 12;MLS #2563896, List Price: \$674,900, List Date: 03/07/2024

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	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	2 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	350	Low 1	Multi-Family	4 %
Neighborhood Boundaries			Horse Dr to the north, N Decatur Blvd to the east, W Elkhorn Rd to the south, and N Torrey Pines Dr to the west.			1,900	High 40	Commercial	6 %		
						510	Pred. 19	Other	8 %		

Neighborhood Description Subject property is located in a subdivision containing similar age and quality dwellings in Clark County. There is access to employment, shopping and entertainment. The subject neighborhood contains all the necessary support services like parks, schools, public transportation, hospitals and houses of worship. The "other" in present land use is vacant.
 Market Conditions (including support for the above conclusions) Conventional loans, as well as FHA loans are readily available. Loan discounts, interest buy downs and concessions are rare, but when seen are typically 3% or less and depend on the motivation of the individual sellers.

SITE

Dimensions 27x18x36x165x188x109 Area 14375 sf Shape Irregular View N;Res;
 Specific Zoning Classification R-PD3 Zoning Description Residential Planned Development - 3 Unit Per Acre
 Zoning Compliance 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? Yes No If No, describe see addendum

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley none	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X500 FEMA Map # 32003C1786F FEMA Map Date 11/16/2011
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe

IMPROVEMENTS

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

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> None
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Conc	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco/Avg	Fuel Gas	<input checked="" type="checkbox"/> Porch Conc	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Southwest	Roof Surface Tile/Avg	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Pool Built In	<input type="checkbox"/> Carport # of Cars 0
Year Built 2003	Gutters & Downspouts None	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Conc	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 15	Window Type DualPane/Avg	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 9 Rooms 5 Bedrooms 3.0 Bath(s) 3,754 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) dual pane windows

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3;The subject has experienced normal maintenance and remains in average overall condition. The subject's improvements are well-maintained and feature limited physical depreciation due to normal wear and tear, therefore given a C3 rating. The condition was determined through review of a previous MLS (#2563896) from 04/2024.

Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No
 If Yes, describe.

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

Exterior-Only Inspection Residential Appraisal Report

56991
File # 35339656

There are 31 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 395,000 to \$ 3,999,999		There are 208 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 350,000 to \$ 1,900,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	5865 Wildhorse Ledge Ave Las Vegas, NV 89131	6350 Tempting Choice Ave Las Vegas, NV 89131	7871 Flat Creek St Las Vegas, NV 89131	7908 Midnight Ride St Las Vegas, NV 89131	
Proximity to Subject		0.71 miles NW	0.14 miles NE	0.15 miles N	
Sale Price	\$	\$ 705,000	\$ 640,000	\$ 554,777	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 187.35 sq.ft.	\$ 190.02 sq.ft.	\$ 167.35 sq.ft.	
Data Source(s)		LVR #2536910;DOM 106	LVR #2543085;DOM 44	LVR #2547111;DOM 34	
Verification Source(s)		Doc #240308001317/Realist	Doc #240221003386/Realist	Doc #240216000617/Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;12800	0
Date of Sale/Time		s03/24;c02/24		s02/24;c01/24	
Location	N;Res;	B;Res;Gated	-31,725	N;Res;AdjPrk	0
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	14375 sf	17860 sf	0	11326 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT2;Southwest	DT2;Southwest		DT2;Southwest	
Quality of Construction	Q4	Q4		Q4	
Actual Age	21	18	0	21	
Condition	C3	C3		C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	9 5 3.0	10 5 4.0	-10,000	10 6 3.0	0
Gross Living Area	3,754 sq.ft.	3,763 sq.ft.	0	3,368 sq.ft.	+19,300
Basement & Finished Rooms Below Grade	Osf	Osf		Osf	
Functional Utility	Typical	Typical		Typical	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC	
Energy Efficient Items	Windows	Windows		Windows	
Garage/Carport	2ga2dw	3gd3dw	-5,000	2ga2dw	-5,000
Porch/Patio/Deck	Porch/Patio	Pch/CvPat/Balc	0	Porch/CovPat	0
Fireplaces	1 Fireplace	2 Fireplace	0	No Fireplace	0
Pool Features	Pool	No Pool	+10,000	Pool	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -36,725		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 19,300	
Adjusted Sale Price of Comparables		Net Adj. 5.2 % Gross Adj. 8.0 % \$ 668,275		Net Adj. 3.0 % Gross Adj. 3.0 % \$ 659,300	

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) MMLS/Realist

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) MMLS/Realist

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	04/18/2024			
Price of Prior Sale/Transfer	\$620,000			
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	04/27/2024	04/27/2024	04/27/2024	04/27/2024

Analysis of prior sale or transfer history of the subject property and comparable sales The subject had a prior arms length transaction (Doc #24041801393) for a sale (MLS #2563896, List Price: \$620,000 DOM 12.) The subject appears to have previously sold below market value.

Summary of Sales Comparison Approach see addendum

Indicated Value by Sales Comparison Approach \$ 655,000

Indicated Value by: Sales Comparison Approach \$ 655,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

The sales comparison approach was given all weight due to the availability and reliability of market data. The income approach was not developed as homes are predominately owner occupied in the subject's market, making rental data sparse. The cost approach was not developed due to the lack of vacant land sales and the age of the subject property.

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 \$ 655,000 , as of 04/27/2024 , which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Exterior-Only Inspection Residential Appraisal Report

56991
File # 35339656

see addendum

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

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) Not developed see Reconciliation comment.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			=\$
Source of cost data	DWELLING	Sq.Ft. @ \$	=\$
Quality rating from cost service	Effective date of cost data	Sq.Ft. @ \$	=\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				=\$
	Garage/Carport	Sq.Ft. @ \$	=\$
	Total Estimate of Cost-New			=\$
	Less Physical	Functional	External	
	Depreciation			= \$()
	Depreciated Cost of Improvements			=\$
	"As-is" Value of Site Improvements			=\$
Estimated Remaining Economic Life (HUD and VA only)	Years	INDICATED VALUE BY COST APPROACH		=\$

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
 Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

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

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

Was the project created by the conversion of 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

56991
File # 35339656

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

56991
File # 35339656

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

56991
File # 35339656

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 esign.alamode.com/verify Serial: F4289607

Signature 
 Name Joseph Ruiz
 Company Name Ruiz Appraisal Services
 Company Address 8248 Abercrombe Way
Las Vegas, NV 89145
 Telephone Number (209) 648-8025
 Email Address ruizappraisalservices@gmail.com
 Date of Signature and Report 04/29/2024
 Effective Date of Appraisal 04/27/2024
 State Certification # _____
 or State License # A.0208569-RES
 or Other (describe) _____ State # _____
 State NV
 Expiration Date of Certification or License 06/30/2024

ADDRESS OF PROPERTY APPRAISED
5865 Wildhorse Ledge Ave
Las Vegas, NV 89131
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 655,000

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

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 _____

SUBJECT PROPERTY

Did not inspect exterior of subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____

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

56991
File # 35339656

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	5865 Wildhorse Ledge Ave Las Vegas, NV 89131	5784 Indian Rain Ct Las Vegas, NV 89131			5909 Wildhorse Ledge Ave Las Vegas, NV 89131			7917 Morning Gallop Ct Las Vegas, NV 89131		
Proximity to Subject		0.03 miles E			0.14 miles W			0.17 miles N		
Sale Price	\$	\$ 575,000			\$ 630,000			\$ 675,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 153.17 sq.ft.			\$ 217.09 sq.ft.			\$ 183.03 sq.ft.		
Data Source(s)		LVR #2505676;DOM 5			LVR #2572145;DOM 7			LVR #2577807;DOM 1		
Verification Source(s)		Doc #230718001481/Realist			Realist			Realist		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		ArmLth			Listing			Listing		
Concessions		Cash;750	0							
Date of Sale/Time		s07/23;c06/23	+39,675		Active			Active		
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	14375 sf	7405 sf	+24,395		6970 sf	+25,918		8712 sf	+19,820	
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT2;Southwest	DT2;Southwest			DT2;Southwest			DT2;Southwest		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	21	20	0		22	0		21		
Condition	C3	C3			C3			C3		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	9 5 3.0	8 4 2.1	+5,000		8 4 3.0	0		9 5 3.0	0	
Gross Living Area	3,754 sq.ft.	3,754 sq.ft.			2,902 sq.ft.	+42,600		3,688 sq.ft.	0	
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Typical	Typical			Typical			Typical		
Heating/Cooling	FWA/CAC	FWA/CAC			FWA/CAC			FWA/CAC		
Energy Efficient Items	Windows	Windows			Win/OwnSolar	-10,000		Win/OwnSolar	-10,000	
Garage/Carport	2ga2dw	2ga2dw			3ga3dw	-5,000		2ga2dw		
Porch/Patio/Deck	Porch/Patio	Porch/Patio			Porch/CovPat	0		Porch/CovPat	0	
Fireplaces	1 Fireplace	No Fireplace	0		No Fireplace	0		No Fireplace	0	
Pool Features	Pool	No Pool	+10,000		Pool			Pool		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 79,070		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 53,518		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 9,820	
Adjusted Sale Price of Comparables		Net Adj. 13.8 %			Net Adj. 8.5 %			Net Adj. 1.5 %		
		Gross Adj. 13.8 %	\$ 654,070		Gross Adj. 13.3 %	\$ 683,518		Gross Adj. 4.4 %	\$ 684,820	
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	04/18/2024									
Price of Prior Sale/Transfer	\$620,000									
Data Source(s)	Realist	Realist	Realist	Realist						
Effective Date of Data Source(s)	04/27/2024	04/27/2024	04/27/2024	04/27/2024						
Analysis of prior sale or transfer history of the subject property and comparable sales										
Analysis/Comments										

SALES COMPARISON APPROACH

SALE HISTORY

ANALYSIS / COMMENTS

Market Conditions Addendum to the Appraisal Report

56991
File No. 35339656

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 **5865 Wildhorse Ledge Ave** City **Las Vegas** State **NV** ZIP Code **89131**

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)	118	34	56	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	19.67	11.33	18.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	21	25	31	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.1	2.2	1.7	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" 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	\$510,000	\$497,000	\$552,389	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	15	25	22	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$499,000	\$499,000	\$499,999	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	43	65	20	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	99%	99%	100%	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input 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.). **Concessions are typical, but when seen usually consist of 3% or less towards closing costs.**

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).

An analysis was performed on 208 competing sales over the past 12 months. For those sales, a total of 0.5% were reported to be REO.

Cite data sources for above information. **MLS/Realist**

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.

The subject neighborhood market area has experienced increasing values over the last year. When sales are narrowed to those in direct competition with the subject in the last 6 months they show increasing overall value trends. The sales considered competing with the subject were within the boundaries noted on page one with GLA from 3000 sf to 4500 sf. Due to the lack of sales within the GLA range, the data used on this 1004MC are all sales regardless of GLA within the boundaries noted on page one.

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

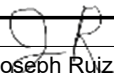
Project Name:

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.

esign.alamode.com/verify Serial:F4289607

Signature 	Signature
Appraiser Name Joseph Ruiz	Supervisory Appraiser Name
Company Name Ruiz Appraisal Services	Company Name
Company Address 8248 Abercrombe Way, Las Vegas, NV 89145	Company Address
State License/Certification # A.0208569-RES State NV	State License/Certification # State
Email Address ruizappraisalservices@gmail.com	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Subject Photo Page

Borrower	Catamount Properties 2018 LLC						
Property Address	5865 Wildhorse Ledge Ave						
City	Las Vegas	County	Clark	State	NV	Zip Code	89131
Lender/Client	Wedgewood Inc						



Subject Front

5865 Wildhorse Ledge Ave
Sales Price
Gross Living Area 3,754
Total Rooms 9
Total Bedrooms 5
Total Bathrooms 3.0
Location N;Res;
View N;Res;
Site 14375 sf
Quality Q4
Age 21



Subject Street (Left)

Subject Street (Left)



Subject Street (Right)

Subject Street (Right)

DR

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC			
Property Address	5865 Wildhorse Ledge Ave			
City	Las Vegas	County Clark	State NV	Zip Code 89131
Lender/Client	Wedgewood Inc			



Comparable 1

6350 Tempting Choice Ave
 Prox. to Subject 0.71 miles NW
 Sale Price 705,000
 Gross Living Area 3,763
 Total Rooms 10
 Total Bedrooms 5
 Total Bathrooms 4.0
 Location B;Res;Gated
 View N;Res;
 Site 17860 sf
 Quality Q4
 Age 18



Comparable 2

7871 Flat Creek St
 Prox. to Subject 0.14 miles NE
 Sale Price 640,000
 Gross Living Area 3,368
 Total Rooms 10
 Total Bedrooms 6
 Total Bathrooms 3.0
 Location N;Res;AdjPrk
 View N;Res;
 Site 11326 sf
 Quality Q4
 Age 21



Comparable 3

7908 Midnight Ride St
 Prox. to Subject 0.15 miles N
 Sale Price 554,777
 Gross Living Area 3,315
 Total Rooms 10
 Total Bedrooms 5
 Total Bathrooms 3.1
 Location N;Res;
 View N;Res;
 Site 7405 sf
 Quality Q4
 Age 21

DR

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC			
Property Address	5865 Wildhorse Ledge Ave			
City	Las Vegas	County Clark	State NV	Zip Code 89131
Lender/Client	Wedgewood Inc			



Comparable 4

5784 Indian Rain Ct
 Prox. to Subject 0.03 miles E
 Sale Price 575,000
 Gross Living Area 3,754
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 7405 sf
 Quality Q4
 Age 20



Comparable 5

5909 Wildhorse Ledge Ave
 Prox. to Subject 0.14 miles W
 Sale Price 630,000
 Gross Living Area 2,902
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 6970 sf
 Quality Q4
 Age 22



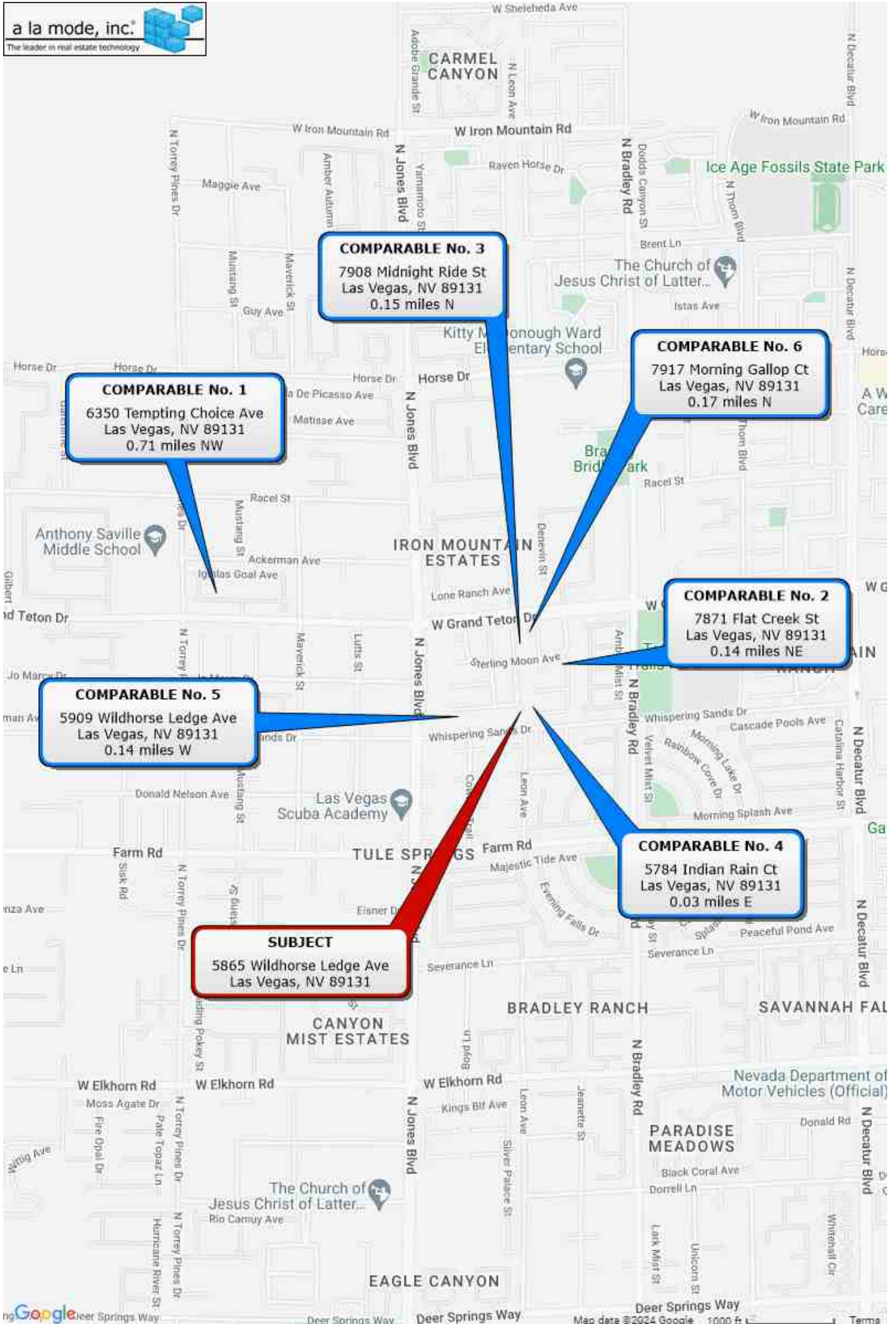
Comparable 6

7917 Morning Gallop Ct
 Prox. to Subject 0.17 miles N
 Sale Price 675,000
 Gross Living Area 3,688
 Total Rooms 9
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 8712 sf
 Quality Q4
 Age 21

DR

Location Map

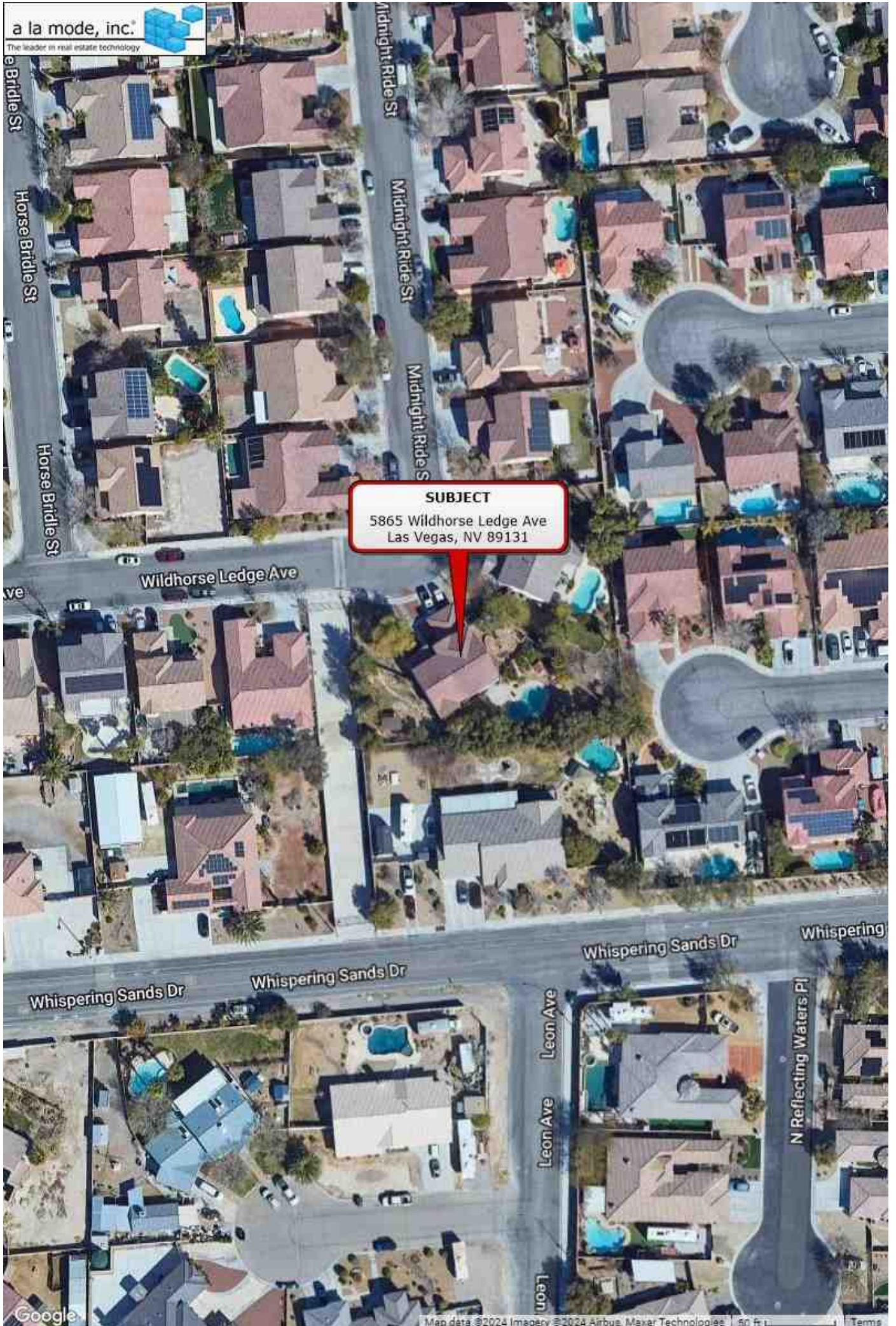
Borrower	Catamount Properties 2018 LLC			
Property Address	5865 Wildhorse Ledge Ave			
City	Las Vegas	County	Clark	State NV Zip Code 89131
Lender/Client	Wedgewood Inc			



DL

Aerial Map

Borrower	Catamount Properties 2018 LLC						
Property Address	5865 Wildhorse Ledge Ave						
City	Las Vegas	County	Clark	State	NV	Zip Code	89131
Lender/Client	Wedgewood Inc						

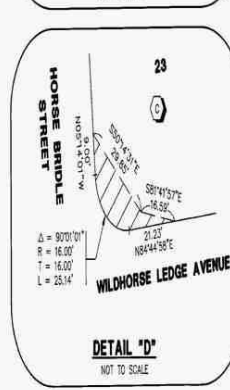
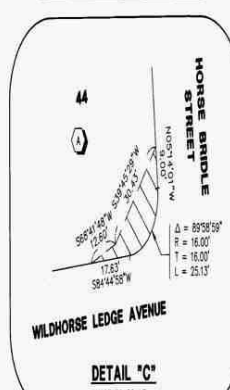
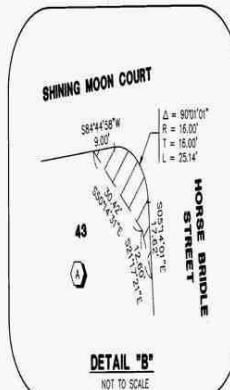
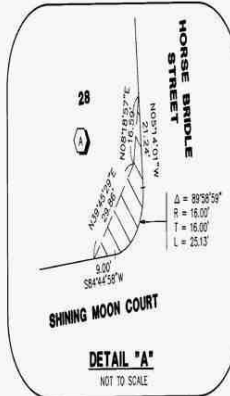
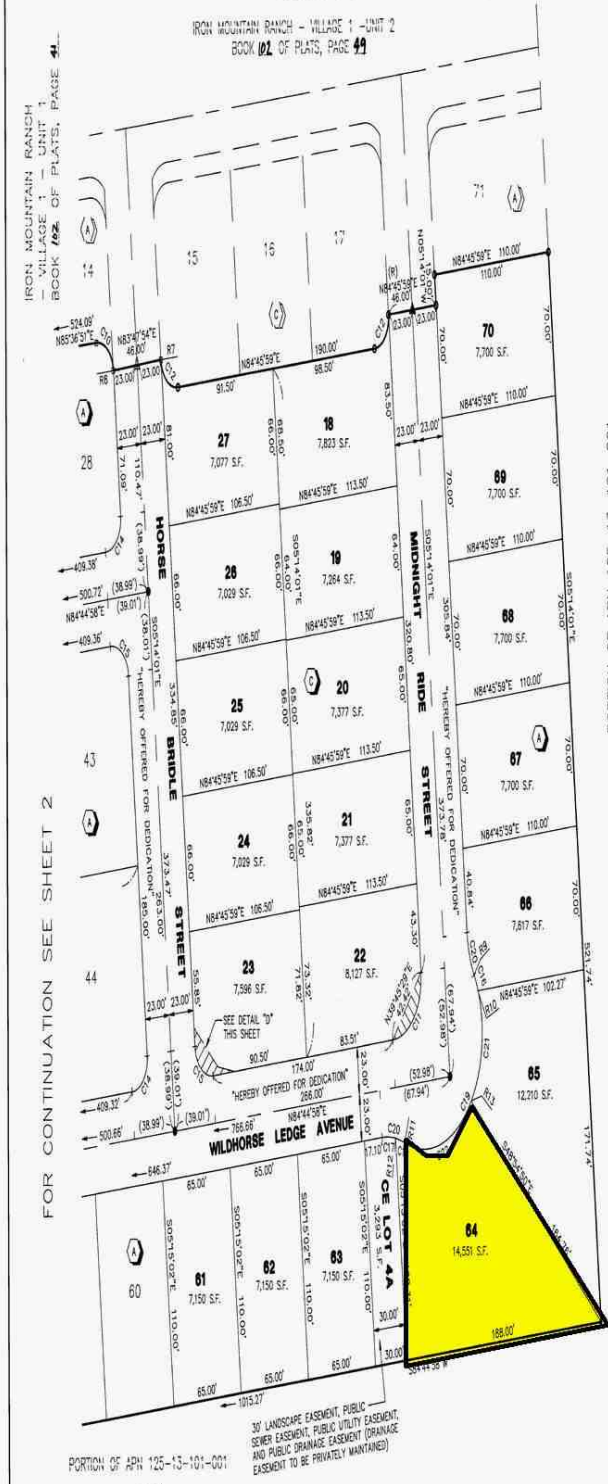


DR

Plat Map

IRON MOUNTAIN RANCH - VILLAGE 1 - UNIT 4

(A COMMON INTEREST COMMUNITY)
 BEING A PORTION OF PARCEL 1 OF PARCEL MAP (FILE 100, PAGE 97)
 LOCATED WITHIN THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF
 SECTION 13, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



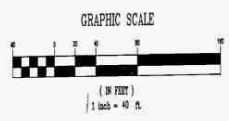
LEGEND

- EXISTING LINE
- BOUNDARY LINE
- STREET RIGHT-OF-WAY
- LOT LINE
- STREET CENTERLINE
- SET NAIL & BRASS TAG "VIN PLS 11449" OR SAW CUT TOP OF CURB ON THE PROLONGATION OF PROPERTY LINES PER NOTE 1 THIS SHEET.
- SET TYPE II MONUMENT ALUMINUM CAP STAMPED "VIN PLS 11449"
- NAIL & BRASS TAG "VIN PLS 11449" OR SAW CUT TOP OF CURB ON THE PROLONGATION OF PROPERTY LINES PER IRON MOUNTAIN RANCH - VILLAGE 1 - UNIT 1, BOOK 02, PAGE 41.
- △ TYPE II MONUMENT ALUMINUM CAP STAMPED "VIN PLS 11449" PER IRON MOUNTAIN RANCH - VILLAGE 1 - UNIT 1, BOOK 02, PAGE 41.
- NAIL & BRASS TAG "VIN PLS 11449" OR SAW CUT TOP OF CURB ON THE PROLONGATION OF PROPERTY LINES PER IRON MOUNTAIN RANCH - VILLAGE 1 - UNIT 1, BOOK 02, PAGE 41.
- ▲ TYPE II MONUMENT ALUMINUM CAP STAMPED "VIN PLS 11449" PER IRON MOUNTAIN RANCH - VILLAGE 1 - UNIT 2, BOOK 02, PAGE 42.
- Ⓐ BLOCK DESIGNATION
- 27 LOT NUMBER / RESIDENTIAL LOTS = 53
COMMON ELEMENT LOTS = 1
TOTAL LOTS = 54
- C25 CURVE NUMBER
- L22 COURSE NUMBER
- R19 RADIAL LINE NUMBER
- S.F. SQUARE FEET
- CE COMMON ELEMENT
- L.M.A. LANDSCAPE MAINTENANCE ASSOCIATION
- N.A.P. NOT A PART
- APN ASSESSOR'S PARCEL NUMBER
- (SIGHT VISIBILITY RESTRICTION ZONE) - THE HEIGHT OF LANDSCAPING AND / OR PHYSICAL IMPROVEMENTS WITHIN THIS AREA ARE RESTRICTED TO A MAXIMUM HEIGHT OF 30 INCHES. (TO BE PRIVATELY MAINTAINED.)

NOTES:

1. ALL REAR LOT CORNERS SHALL BE SET WITH A NAIL AND BRASS TAG P.L.S. 11449 ON BLOCK WALL AND ALL FRONT OR SIDE LOT CORNERS ADJOINING RIGHT-OF-WAY SHALL BE MARKED BY THE SAW CUTTING OF THE BACK OF CURBS ON THE PROLONGATION OF THE PROPERTY LINES.
2. COMMON ELEMENT LOTS WILL BE PRIVATELY MAINTAINED BY THE L.M.A.
3. SEE SHEET 2 FOR CURVE, LINE AND RADIAL LINE TABLES.

ACT	DATE	BY	REVISION
1	12/28/01	KAK	REV LOTS 14-21, 171-174
2	4/17/01	KAK	REV LOTS 10'S
3	6/16/01	KAK	REV TITLE & CHANGED N.O.A. TO L.M.A.
4	1/16/01	KAK	REV STREET NAMES



W.O. 5825 (4)
 SHEET 3 OF 3
 KAK

102-52

Supplemental Addendum

File No. 35339656

Borrower	Catamount Properties 2018 LLC						
Property Address	5865 Wildhorse Ledge Ave						
City	Las Vegas	County	Clark	State	NV	Zip Code	89131
Lender/Client	Wedgewood Inc						

URAR: Other Highest & Best Use Explanation

The highest and best use for this property is as improved. It is located in an area that has similar homes in a similar setting. The homes are well accepted in the market. The zoning is SFR. The four tests for highest and best use include: be legally permissible, be physically possible, be financially feasible and be maximally productive. The subject satisfies all of these tests.

ClearCapital.com, Inc. Nevada Registration #AMC.0000143

For this appraisal report the total compensation paid to the appraiser is \$220.00, and the total compensation retained by Clear Capital is \$440.00.

GLA Reporting:

The subject's GLA of 3754 sf was obtained through Clark County, NV real property records and confirmed through Realist and prior MLS (#2563896).

Comments on Sales Comparison

Most weight is given to sale 2 for recent sale, similar condition, and least overall adjustments, then sale 4 for proximity to subject and same GLA, then 1 for most recent sale date and bracket subject's site size, and then sale 3 for proximity to subject. Sale 5 and Sale 6 are active sales added for additional support.

All sales were included for location in the immediate market and bracketing the subject's characteristics.

Concessions are typical and when seen usually consist of 3% or less towards closing costs. Since concessions are typical and are 3% or less towards closing costs, the small amount of concessions have no significant affect on the values. There was no proven significant market adjustment found for differences in concessions amount therefore no adjustment was made.

Location and view adjustments were based on grouped data analysis and comparison with the included sales.

Sale 1 is located in close proximity to a local school but not directly next to it. There was no proven significant market adjustment found therefore no adjustments were made for its location.

Sale 1 has a beneficial location as it's located within a gated community. Based on the grouped data analysis and comparison with the included sales an adjustment of 4.5% was determined and applied to the sale for its beneficial location.

Sale 2 is located adjacent to a small neighborhood park. There was no proven significant market adjustment found therefore no adjustments were made for its location.

Sale 6 is located in close proximity to the busy road of W Grand Teton Dr but not directly next to it. There was no proven significant market adjustment found therefore no adjustments were made for its location.

Time adjustments were applied from contract date based on 1004 mc market data for sales within 12 months. Based on the 1004MC data for sales in the last 7-12 months since the contract date shows the market has increased 0.69% per month, therefore Sale 4 has increased 6.9% since the contract date.

Site adjustments were only proven for significant differences of over 5000 sf. Based on a simple regression of the sales in the market over the last 36 months, an adjustment of \$3.5 per sqft was determined and applied for site differences over 5000 sf.

Gla and bath adjustments were based on grouped data analysis of sales in the market area over the last 36 months. No adjustment warranted for difference in bedroom or total room count, since the distribution of that square footage is considered a buyers preference. Based on the grouped data analysis of sales in the market area over the last 36 months, a \$5,000 adjustment per half bath and a \$10,000 adjustment per full bath was determined and applied to the sales. Based on the grouped data analysis of sales and a simple regression of the market area over the last 36 months, an adjustment for the GLA of \$50 per sqft for a difference over 100 sqft was determined and applied to the sales.

All comparables are similar to the subject in age. The market recognizes differences in condition rather than age. No age adjustments were made.

The condition ratings were based on review of interior MLS photos and comments.

Energy Efficient Items were found to based on an analysis of sales within the subject market. A \$10,000 adjustment for having owned solar was determined based on matched paired analysis of similar sales.

Sale 2 has solar panels for heating of the pool only, they do not produce and energy therefore they were given no value.

Garage adjustments were found to based on an analysis of sales within the subject market. A \$5,000 adjustment per garage bay was determined based on matched paired analysis of similar sales.

No market reaction was found for differences in porch, patio, covered patio, and balcony, therefore no adjustment was made.

Pool adjustments were found to based on an analysis of sales within the subject market. A \$10,000 adjustment for having a pool was determined based on matched paired analysis of similar sales.

A zero was placed on any grid line were a difference exists, but no proven market adjustment was found.

Adjustments in the lower portion of the grid were based on grouped data analysis and conversation with local agents. Not all adjustments in the Sales Comparison Approach can be directly extracted or supported by the available market data with a high degree of accuracy. Some adjustments have an element of subjectivity and professional judgment which the appraiser has applied based on prior observations of the reactions of typical/knowledgeable buyers' and sellers' in the market place. These adjustments are then refined using sensitivity analysis within the grid and tested for reasonableness with the selected comparables. This method is a standard and well accepted practice within the appraisal industry.

Per review of the MLS listing, the subject appears to be occupied therefore the occupany on page 1 was marked as owner occupied.

DR

USPAP Compliance Addendum

Loan # 56991
File # 35339656

Borrower	Catamount Properties 2018 LLC		
Property Address	5865 Wildhorse Ledge Ave		
City	Las Vegas	County	Clark
		State	NV
		Zip Code	89131
Lender/Client	Wedgewood Inc		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b), and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.

ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- 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.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

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.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: I have made a personal exterior only inspection of the subject property.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is under 60 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is under 60 day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

esign.alamode.com/verify Serial:F4289607	
<p>Signature <u></u></p> <p>Name <u>Joseph Ruiz</u></p> <p>Date of Signature <u>04/29/2024</u></p> <p>State Certification # _____</p> <p>or State License # <u>A.0208569-RES</u></p> <p>State <u>NV</u></p> <p>Expiration Date of Certification or License <u>06/30/2024</u></p> <p>Effective Date of Appraisal <u>04/27/2024</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior</p>

Appraiser Independence Certification

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

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

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

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

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

esign.alamode.com/verify Serial:F4289607

Signature JR
 Joseph Ruiz
 Appraiser's Name

 State Title or Designation

04/29/2024
 Date
A.0208569-RES
 State License or Certification #
06/30/2024 NV
 Expiration Date of License or Certification State

5865 Wildhorse Ledge Ave, Las Vegas, NV 89131
 Address of Property Appraised

JR

Appraisal License

APPRAISER LICENSE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE

REAL ESTATE DIVISION

NOT TRANSFERABLE

This is to Certify That: JOSEPH MANUEL RUIZ

License Number: A.0208569-RES

Is duly authorized to act as a LICENSED RESIDENTIAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the license is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: March 31, 2023

Expire Date: June 30, 2024

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in it by Chapter 645C of the Nevada Revised Statutes, has caused this license to be issued with its Seal printed thereon. This license must be conspicuously displayed in place of business.

FOR: RUIZ APPRAISAL SERVICES
8248 ABERCROMBE WAY
LAS VEGAS, NV 89145

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator



DR

E & O



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/08/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER NUTMEG INS AGENCY INC 76210789 The Hartford Business Service Center 3600 Wiseman Blvd San Antonio, TX 78251	CONTACT NAME: PHONE (866) 467-8730 FAX (A/C, No):	
	E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE NAIC#	
INSURED Ruiz Appraisal Services 8248 ABERCROMBE WAY LAS VEGAS NV 89145-4766	INSURER A:	Hartford Fire Insurance Company 19682
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	
	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE AGGREGATE	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT E.L. DISEASE -EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	
A	Professional Liability Retention \$1,000 Per Claim			76 OH0 511045	02/07/2024	02/07/2025	Limit Per Claim Aggregate Limit	\$1,000,000 \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Those usual to the Insured's Operations.

CERTIFICATE HOLDER For Informational Purposes 8248 ABERCROMBE WAY LAS VEGAS NV 89145-4766	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Susana L. Castaneda</i>

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ACORD 25 (2016/03)

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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.

Tax Record - Page 1

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

[PARCEL NO.](#)

125-13-110-047

[OWNER AND MAILING ADDRESS](#)

CATAMOUNT PROPERTIES 2018 L L C
2320 POTOSI ST STE 130
LAS VEGAS
NV 89146

[LOCATION ADDRESS](#)

5865 WILDHORSE LEDGE AVE

[CITY/UNINCORPORATED TOWN](#)

LAS VEGAS

[ASSESSOR DESCRIPTION](#)

IRON MOUNTAIN RANCH-VILLAGE 1- UNIT 4
[PLAT BOOK 102 PAGE 52](#)
LOT 64 BLOCK A

RECORDED DOCUMENT NO.

* [20240418:01393](#)

RECORDED DATE

APR 18 2024

VESTING

NS

COMMENTS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

[TAX DISTRICT](#)

200

APPRAISAL YEAR

2023

FISCAL YEAR

2024-25

[SUPPLEMENTAL IMPROVEMENT VALUE](#)

0

[INCREMENTAL LAND](#)

0

[INCREMENTAL IMPROVEMENTS](#)

0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR

2023-24

2024-25

LAND

54740

51118

IMPROVEMENTS

137915

DR

Tax Record - Page 2

149251
PERSONAL PROPERTY
0
0
EXEMPT
0
0
GROSS ASSESSED (SUBTOTAL)
192,655
200,368
TAXABLE LAND + IMP (SUBTOTAL)
550,443
572,480
COMMON ELEMENT ALLOCATION ASSESSED
0
0
TOTAL ASSESSED VALUE
192,655
200,368
TOTAL TAXABLE VALUE
550,443
572,480

[Click here for Treasurer Information regarding real property taxes.](#)

[Click here for Flood Control Information.](#)


ESTIMATED LOT SIZE AND APPRAISAL INFORMATION
ESTIMATED SIZE
0.33 ACRES
ORIGINAL CONST. YEAR
2003
LAST SALE PRICE
MONTH/YEAR
SALE TYPE
620000
4/2024
R - RECORDED VALUE
LAND USE
20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS
1

PRIMARY RESIDENTIAL STRUCTURE
1ST FLOOR SQ. FT.
1935
CASITA SQ. FT.
ADDN/CONV
2ND FLOOR SQ. FT.
1819
CARPORT SQ. FT.
POOL
YES
3RD FLOOR SQ. FT.
STYLE
TWO STORY
SPA
YES

D.R.

Tax Record - Page 3

UNFINISHED BASEMENT SQ. FT. 0 BEDROOMS 5 TYPE OF CONSTRUCTION FRAME-STUCCO
FINISHED BASEMENT SQ. FT. 0 BATHROOMS 3 FULL ROOF TYPE CONCRETE TILE
BASEMENT GARAGE SQ. FT. 0 FIREPLACE 1
TOTAL GARAGE SQ. FT. 384

ASSESSOR MAP VIEWING GUIDELINES
MAP 125131
<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p> 

Note: This record is for assessment use only. No liability is assumed as to the accuracy of the data delineated hereon.

DR