

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

3400 Lindi Ct  
Carmichael, CA 95608  
SEEDERS ESTATES, LOT 12

## FOR

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

## OPINION OF VALUE

665,000

## AS OF

07/26/2024

## BY

Jaben Brenoel  
WT Appraisals  
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Exterior-Only Inspection Residential Appraisal Report

58081 File # 01670

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 3400 Lindi Ct City Carmichael State CA Zip Code 95608
Borrower Catamount Properties 2018 LLC Owner of Public Record Justin W Storey Sr, Danielle L Storey County Sacramento
Legal Description SEEDERS ESTATES, LOT 12
Assessor's Parcel # 260-0390-027-0000 Tax Year 2023 R.E. Taxes \$ 6,551
Neighborhood Name Seeders Estates Map Reference 40900 Census Tract 0078.01
Occupant [X] Owner [ ] Tenant [ ] Vacant Special Assessments \$ 30 [ ] 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 213;MMLS#223091352 List Price: \$690,000 List Date: 09/21/2023 On Market Date: 09/22/2023 Expiration Date: 07/01/2024

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 [ ] Urban [X] Suburban [ ] Rural Property Values [ ] Increasing [X] Stable [ ] Declining PRICE AGE One-Unit 75 %
Built-Up [X] Over 75% [ ] 25-75% [ ] Under 25% Demand/Supply [ ] Shortage [X] In Balance [ ] Over Supply \$ (000) (yrs) 2-4 Unit 5 %
Growth [ ] Rapid [X] Stable [ ] Slow Marketing Time [X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths 395 Low 10 Multi-Family 5 %
Neighborhood Boundaries The subject's neighborhood is bound by Fair Oaks Blvd to the North, the American River to the East, Fair Oaks Blvd to the West, and El Camino Ave to the South. 1,890 High 89 Commercial 5 %
Neighborhood Description See attached addenda. 655 Pred. 56 Other 10 %
Market Conditions (including support for the above conclusions) See attached addenda.

SITE

Dimensions 20x63x132x77x114 Area 10019 sf Shape Rectangular View N;Res;
Specific Zoning Classification RD-3 Zoning Description Residential - Single Family
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 The subject is at it's highest and best use after being tested by all 4 tests of highest and best use.
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 # 06067C0093H FEMA Map Date 08/16/2012
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

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) Drive-By Inspection Data Source for Gross Living Area Realist.com
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) # 2 [ ] None
# of Stories 2 [ ] 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 Patio Driveway Surface 2
[X] Existing [ ] Proposed [ ] Under Const. Exterior Walls WdSdng Fuel Natural Gas [X] Porch Cvrd [X] Garage # of Cars 2
Design (Style) Contemp Roof Surface CompShngle [X] Central Air Conditioning [X] Pool Built-In [ ] Carport # of Cars 0
Year Built 1984 Gutters & Downspouts Galvanized [ ] Individual [X] Fence Wood [X] Attached [ ] Detached
Effective Age (Yrs) 30 Window Type Dual/Vinyl [ ] Other [ ] Other None [ ] Built-in
Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 8 Rooms 4 Bedrooms 3.0 Bath(s) 2,565 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) Solar - The subject is connected to the local utility grid. Solar systems are common and accepted by the market. Owned systems are valued and leased systems are not. The subject is in default and the solar terms are not disclosed.
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;the subject property is in good to average overall condition based on the drive-by inspection as well as the recent MLS listing. The home has been well cared for and well maintained. There is well maintained landscaping and hardscape. Per aerial images and the MLS there is a built-in pool and patio. There is no deferred maintenance and no repair issues were noted at the time of the inspection.
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.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

# Exterior-Only Inspection Residential Appraisal Report

58081  
File # 01670

There are 11 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 370,000 to \$ 1,700,000		There are 60 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 395,000 to \$ 1,890,000	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	3400 Lindi Ct Carmichael, CA 95608	3920 La Honda Way Carmichael, CA 95608	2809 Royal Palm Way Carmichael, CA 95608
Proximity to Subject		0.99 miles NE	0.96 miles SW
Sale Price	\$	\$ 715,000	\$ 630,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 343.42 sq.ft.	\$ 289.39 sq.ft.
Data Source(s)		MMLS#223105631;DOM 106	MMLS#223067148;DOM 7
Verification Source(s)		Doc#240305-804	Doc# 2308210199
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth	0
Concessions		Conv;0	0
Date of Sale/Time		s03/24;c02/24	0
Location	N;Res;	N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple	
Site	10019 sf	10454 sf	-435
View	N;Res;	N;Res;	
Design (Style)	DT2;Contemp	DT1;Contemp	0
Quality of Construction	Q4	Q4	
Actual Age	40	55	0
Condition	C4	C3	-71,500
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	8 4 3.0	7 3 2.0	+10,000
Gross Living Area	2,565 sq.ft.	2,082 sq.ft.	+21,735
Basement & Finished Rooms Below Grade	Osf	Osf	
Functional Utility	Average	Average	
Heating/Cooling	FAU/CAC	FAU/CAC	
Energy Efficient Items	Dual Pane	Dual Pane	
Garage/Carport	2ga2dw	2ga2dw	
Porch/Patio/Deck	Porch/Patio	Porch/Patio	
Pool	Built-In Pool	Built-In Pool	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -40,200	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 23,331
Adjusted Sale Price of Comparables		Net Adj. 5.6 % Gross Adj. 14.5 % \$ 674,800	Net Adj. 3.7 % Gross Adj. 3.7 % \$ 653,331

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) **Realist.com**

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) **Realist.com**

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				
Price of Prior Sale/Transfer				
Data Source(s)	Realist.com	Realist.com	Realist.com	Realist.com
Effective Date of Data Source(s)	07/26/2024	07/26/2024	07/26/2024	07/26/2024

Analysis of prior sale or transfer history of the subject property and comparable sales Research did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Summary of Sales Comparison Approach See attached addenda.

Indicated Value by Sales Comparison Approach \$ 665,000

**Indicated Value by: Sales Comparison Approach \$ 665,000 Cost Approach (if developed) \$ 678,937 Income Approach (if developed) \$**

The sales comparison approach is the most reliable indicator of value in the subject market and was therefore given the most weight. The cost approach was developed to supplement the sales comparison approach and the income approach was not developed because the subject is not typically income producing, and it is not necessary to develop a credible value.

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 \$ 665,000 , as of 07/26/2024 , which is the date of inspection and the effective date of this appraisal.**

RECONCILIATION

# Exterior-Only Inspection Residential Appraisal Report

58081  
File # 01670

Special Assessment Taxes - Any and/or all special assessment taxes are outlined in detail in the attached tax records. Special assessment taxes are rolled into and included in the total tax amount. The special assessments are included at the time of sale and will reduce over time as they are paid through the payment of property taxes. Special Assessments are common in this market and present no impact to marketability.

Property Type: Residential SFR detached

Include Property Subtype: 1 House on Lot Status Sold/Closed: (07/26/2023 after)

Bed/Bath Count: all Lot Size: all acreage GLA: all sf (1 mile radius)

No Personal Property was included in the analysis and final appraised value conclusion.

The appraiser compensation for this assignment was \$220.00 minus \$20 in AMC retained technology fees.

The existing use supports the four functions of Highest and Best use both as improved. The current use is physically possible, legally permissible, financially feasible and is the most productive use of the site. Any change now or in the foreseeable future is unlikely. As such, the subject property is currently at its highest and best use

Reconciliation of Value - The 6 sold comps were included to give a full representation of recent sales in the subject's immediate neighborhood and those surrounding. They were included to give a complete picture of the range of similar sales that serve as replacement properties for the subject. In addition, the comps selected and used in this report identify the lower and upper end of the market range of similar comps in the neighborhood as of the effective date of this appraisal. The 6 sold comps establish an adjusted value range of \$649,247 - \$674,800. Primary weight and reliance was placed on the adjusted value of sold comps 1-4. Overall these comps in the report are the most recent similar sales as compared to the subject property. Given the current market conditions, balance of inventory, and the subject's location, condition, and well as bed/bath count, it was valued toward the middle of the adjusted range for similar sales in the immediate neighborhood. The appraised value of \$665,000 is bracketed by the adjusted and unadjusted range of the sold comps. The value is reflective of a C4 Condition/Q4 Quality, 4 bedroom/3.0 bath home with a pool in this neighborhood and market area.

ADDITIONAL COMMENTS

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

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Since there were no closed sales of vacant land similar to the subject in the last 12 months, the abstraction method was used for the subject site value. Land to value ratio is more than 30% but is typical for the area and does not impact marketability.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....	=\$	250,000
Source of cost data <a href="https://estimationqs.com/">https://estimationqs.com/</a>	DWELLING 2,565 Sq.Ft. @ \$ 275.00 .....	=\$	705,375
Quality rating from cost service Avg Effective date of cost data 07/26/2024	0 Sq.Ft. @ \$ .....	=\$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	.....	=\$	
Cost approach developed based on a site value of \$250,000 and a ppsf of \$275 for replacement cost new. Site improvements were estimated at a total of \$60,500 including the pool. Physical depreciation was calculated at 50.0% based on remaining useful life given the current effective age.	Garage/Carport 420 Sq.Ft. @ \$ 75.00 .....	=\$	31,500
	Total Estimate of Cost-New .....	=\$	736,875
	Less Physical Functional External		
	Depreciation 368,438 .....	= \$(	368,438)
	Depreciated Cost of Improvements .....	=\$	368,437
	"As-is" Value of Site Improvements .....	=\$	60,500
Estimated Remaining Economic Life (HUD and VA only) 30 Years	INDICATED VALUE BY COST APPROACH .....	=\$	678,937

INCOME

### 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)

PUD INFORMATION

### 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

58081  
File # 01670

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

58081  
File # 01670

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

58081  
File # 01670

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.

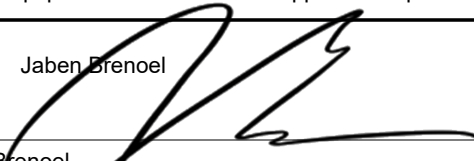
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one 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 Jaben Brenoel  
Signature   
Name Jaben Brenoel  
Company Name WT Appraisals  
Company Address 2643 Kadema Dr  
Sacramento, CA 95864  
Telephone Number 530-412-1987  
Email Address jbrunoel@gmail.com  
Date of Signature and Report 07/29/2024  
Effective Date of Appraisal 07/26/2024  
State Certification #  
or State License # 3006738  
or Other (describe) State #  
State CA  
Expiration Date of Certification or License 08/18/2025

ADDRESS OF PROPERTY APPRAISED  
3400 Lindi Ct  
Carmichael, CA 95608  
APPRAISED VALUE OF SUBJECT PROPERTY \$ 665,000

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

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

58081  
File # 01670

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	3400 Lindi Ct Carmichael, CA 95608	6805 Sutter Ave Carmichael, CA 95608			6303 Sutter Ave Carmichael, CA 95608			6079 Shirley Ave Carmichael, CA 95608		
Proximity to Subject		0.54 miles N			0.80 miles NW			0.90 miles NW		
Sale Price	\$	\$ 715,000			\$ 608,000			\$ 670,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 385.03 sq.ft.			\$ 359.55 sq.ft.			\$ 275.72 sq.ft.		
Data Source(s)		MMLS#224055120;DOM 5			MMLS#223086100;DOM 20			MMLS#223086239;DOM 8		
Verification Source(s)		Doc#240626-30			Doc#2310170709			Doc#2310050637		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		ArmLth	0	ArmLth	0	ArmLth	0	ArmLth	0	
Concessions		Conv;4000	0	Cash;0	0	Conv;0	0	Conv;0	0	
Date of Sale/Time		s06/24;c05/24	0	s10/23;c09/23	0	s10/23;c09/23	0	s10/23;c09/23	0	
Location	N;Res;	N;Res;		N;Res;		N;Res;		N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Site	10019 sf	27007 sf	-16,988	8102 sf	+1,917	9649 sf	+370			
View	N;Res;	N;Res;		N;Res;		N;Res;		N;Res;		
Design (Style)	DT2;Contemp	DT2;Contemp		DT1;Ranch	0	DT2;Contemp				
Quality of Construction	Q4	Q4		Q4		Q4		Q4		
Actual Age	40	78	0	33	0	24	0			
Condition	C4	C3	-71,500	C4		C3	-67,000			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Room Count	8 4 3.0	7 4 2.0	+10,000	6 3 2.0	+10,000	8 4 3.0				
Gross Living Area	2,565 sq.ft.	1,857 sq.ft.	+31,860	1,691 sq.ft.	+39,330	2,430 sq.ft.	+6,075			
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf				
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	FAU/CAC	FAU/CAC		FAU/CAC		FAU/CAC		FAU/CAC		
Energy Efficient Items	Dual Pane	Dual Pane		Dual Pane		Dual Pane		Dual Pane		
Garage/Carport	2qa2dw	3qd3dw	-10,000	3qd3dw	-10,000	3gbi3dw	-10,000			
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio				
Pool	Built-In Pool	Built-In Pool		Built-In Pool		None	+50,000			
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -56,628	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 41,247	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -20,555			
Adjusted Sale Price of Comparables		Net Adj. 7.9%		Net Adj. 6.8%		Net Adj. 3.1%				
		Gross Adj. 19.6%	\$ 658,372	Gross Adj. 10.1%	\$ 649,247	Gross Adj. 19.9%	\$ 649,445			
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				06/21/2023						
Price of Prior Sale/Transfer				\$0						
Data Source(s)	Realtist.com	Realtist.com	Realtist.com	Realtist.com						
Effective Date of Data Source(s)	07/26/2024	07/26/2024	07/26/2024	07/26/2024						
Analysis of prior sale or transfer history of the subject property and comparable sales for a nominal amount. <span style="float: right;">Comp 6 indicated a prior transfer 06/21/2023 between the prior owners</span>										
Analysis/Comments										

SALES COMPARISON APPROACH

SALE HISTORY

ANALYSIS / COMMENTS



## Subject Photo Page

Borrower/Client	Catamount Properties 2018 LLC				
Property Address	3400 Lindi Ct				
City	Carmichael	County	Sacramento	State	CA Zip Code 95608
Lender	Wedgewood Inc				



### Subject Front

3400 Lindi Ct  
Sales Price  
Gross Living Area 2,565  
Total Rooms 8  
Total Bedrooms 4  
Total Bathrooms 3.0  
Location N;Res;  
View N;Res;  
Site 10019 sf  
Quality Q4  
Age 40



### Subject Rear



### Subject Street



## Interior Photos

Borrower/Client	Catamount Properties 2018 LLC				
Property Address	3400 Lindi Ct				
City	Carmichael	County	Sacramento	State	CA Zip Code 95608
Lender	Wedgewood Inc				



**Garage and Driveway**



**Alt Street View**



**Side**



**Side**



**Back Yard**

**Blank**



## Comparable Photo Page

Borrower/Client	Catamount Properties 2018 LLC			
Property Address	3400 Lindi Ct			
City	Carmichael	County Sacramento	State CA	Zip Code 95608
Lender	Wedgewood Inc			



### Comparable 1

3920 La Honda Way  
 Prox. to Subject 0.99 miles NE  
 Sale Price 715,000  
 Gross Living Area 2,082  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 10454 sf  
 Quality Q4  
 Age 55



### Comparable 2

2809 Royal Palm Way  
 Prox. to Subject 0.96 miles SW  
 Sale Price 630,000  
 Gross Living Area 2,177  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 2.1  
 Location N;Res;  
 View N;Res;  
 Site 9148 sf  
 Quality Q4  
 Age 56



### Comparable 3

7340 Nob Hill Dr  
 Prox. to Subject 0.90 miles NE  
 Sale Price 737,000  
 Gross Living Area 2,810  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 3.0  
 Location N;Res;  
 View N;Res;  
 Site 11761 sf  
 Quality Q4  
 Age 66



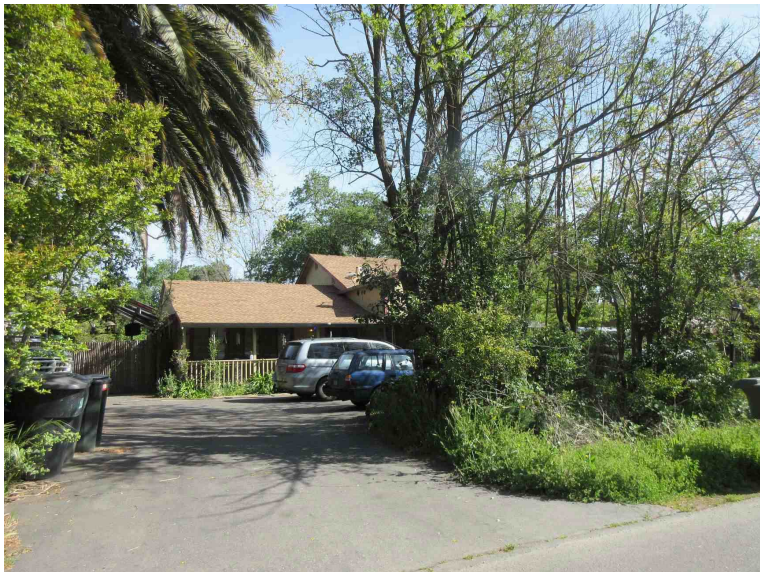
## Comparable Photo Page

Borrower/Client	Catamount Properties 2018 LLC				
Property Address	3400 Lindi Ct				
City	Carmichael	County	Sacramento	State	CA
Lender	Wedgewood Inc			Zip Code	95608



### Comparable 4

6805 Sutter Ave	
Prox. to Subject	0.54 miles N
Sale Price	715,000
Gross Living Area	1,857
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	27007 sf
Quality	Q4
Age	78



### Comparable 5

6303 Sutter Ave	
Prox. to Subject	0.80 miles NW
Sale Price	608,000
Gross Living Area	1,691
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	8102 sf
Quality	Q4
Age	33



### Comparable 6

6079 Shirley Ave	
Prox. to Subject	0.90 miles NW
Sale Price	670,000
Gross Living Area	2,430
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	9649 sf
Quality	Q4
Age	24



## Location Map

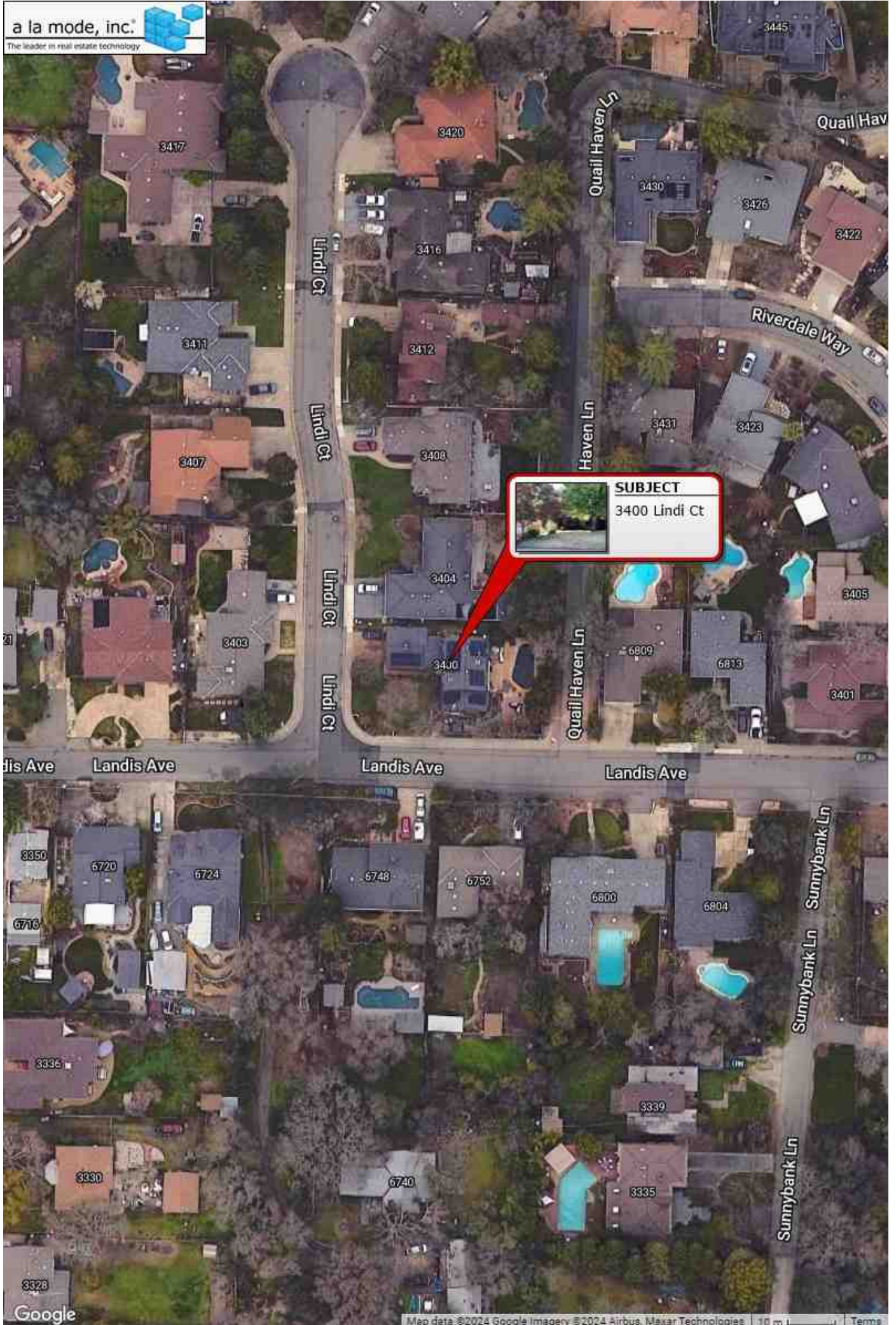
Borrower/Client	Catamount Properties 2018 LLC		
Property Address	3400 Lindi Ct		
City	Carmichael	County Sacramento	State CA Zip Code 95608
Lender	Wedgewood Inc		





# Aerial Map

Borrower/Client	Catamount Properties 2018 LLC						
Property Address	3400 Lindi Ct						
City	Carmichael	County	Sacramento	State	CA	Zip Code	95608
Lender	Wedgewood Inc						

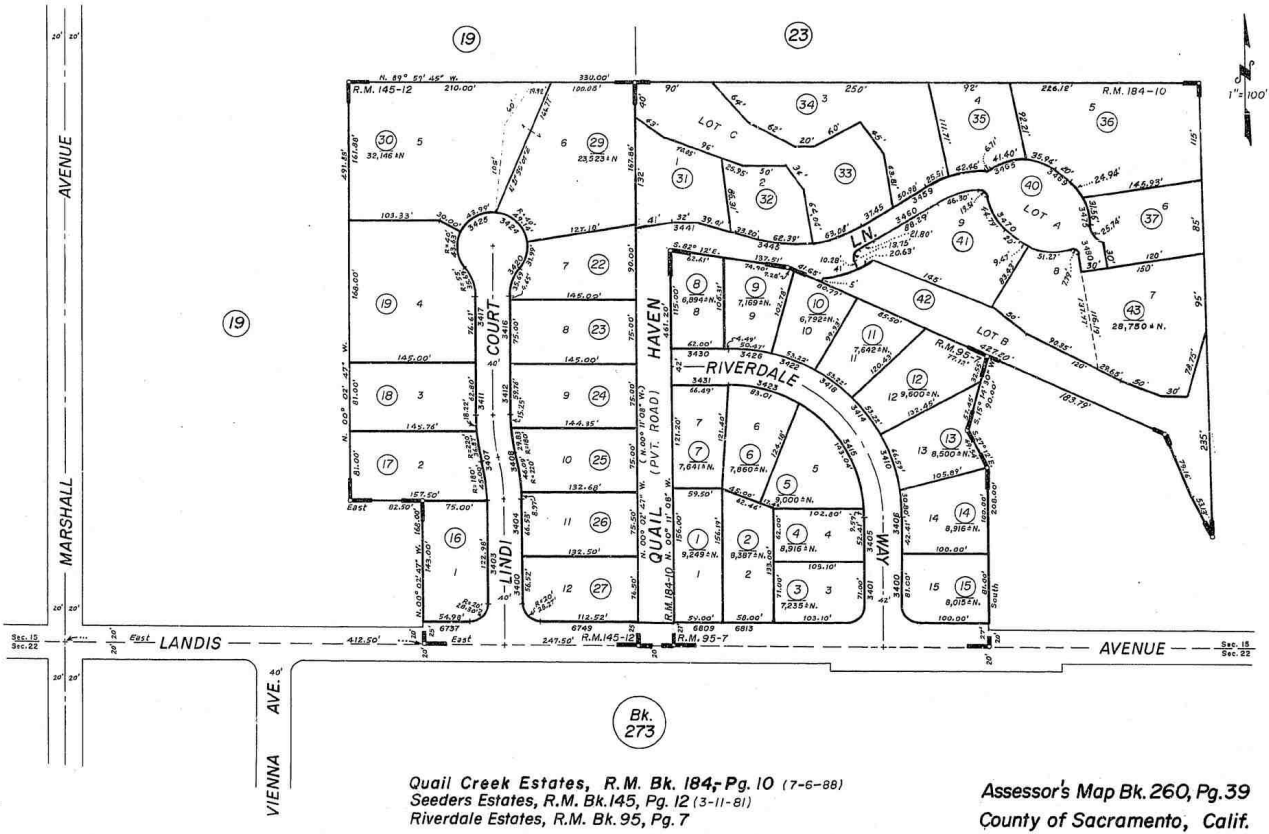


# Parcel Map

Borrower/Client	Catamount Properties 2018 LLC		
Property Address	3400 Lindi Ct		
City	Carmichael	County Sacramento	State CA Zip Code 95608
Lender	Wedgewood Inc		

POR. PROJ. SEC. 15, T.9N, R.6E, M.D.B.&M.  
WITHIN THE RANCHO SAN JUAN

260-39





# Market Conditions Addendum to the Appraisal Report

58081  
File No. 01670

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 **3400 Lindi Ct** City **Carmichael** State **CA** ZIP Code **95608**

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)	29	15	16	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	4.83	5.00	5.33	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	10	12	11	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.1	2.4	2.1	<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	670,000	700,000	655,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	21	26	21	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	479,000	750,000	879,900	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	40	34	33	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	98.87	100.00	99.74	<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.). **Seller concessions have not been unusual over the prior 12 month period but there are becoming more common. Typical sales concessions are 3% to 5% and are typically for buyer's 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).

**There is no REO activity. Of the 60 comparable sales over the last 12 months there were 0 REO sales. (0.0%)**

Cite data sources for above information. **MMLS**

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.

**After analysis of the market data available, the subject market is showing a stable trend over the last 12 months by noting the difference between median price in the first period and the median sale price in the current period. Current conditions suggest continued stability and increases as supply and demand shift. Limiting supply and changing mortgage interest rates are keeping prices stable and beginning to show signs of increasing. The data in the 1004MC is supported by additional online data. Based on this amount of data, the appraiser has a high degree of confidence that this statistical market analysis is more reliable than any larger market study (MSA based) as this focuses on comparables to the subject in the subject market. DOM remain typical (between 21-26 days on average). Comps with sale dates more than 30 days older than the effective date of the appraisal were not adjusted per month from their date of contract as this market area has been stable over the last 12 months.**

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](http://esign.alamode.com/verify) Serial:4365E43F

Signature   
 Appraiser Name **Jaben Brenoel**  
 Company Name **WT Appraisals**  
 Company Address **2643 Kadema Dr, Sacramento, CA 95864**  
 State License/Certification # **3006738** State **CA**  
 Email Address **jbrenoel@gmail.com**

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

# Supplemental Addendum

File No. 01670

Borrower/Client	Catamount Properties 2018 LLC						
Property Address	3400 Lindi Ct						
City	Carmichael	County	Sacramento	State	CA	Zip Code	95608
Lender	Wedgewood Inc						

## • Exterior-Only: Neighborhood - Description

The subject is part of an suburban single family use neighborhood made up of varying styled detached homes on various sized lots. The neighborhood is located in Carmichael, CA. The subject's neighborhood is typical for the suburban area. All comps are detached dwellings and located in the subject's immediate neighborhood or in the surrounding neighborhoods with the same access to local amenities. Schools and shopping are located within 1 mile of the subject property and there is an employment base located in the area. All comps used in the report have similar access to amenities and lot sizes. This is typical for the area. \*Vacant, schools and other public property takes up 10% of the land in the subject neighborhood (other).

## • Exterior-Only: Neighborhood - Market Conditions

After analysis of the market data available, the subject market is showing a stable trend over the last 12 months by noting the difference between median price in the first period and the median sale price in the current period. Current conditions suggest continued stability and increases as supply and demand shift. Limiting supply and changing mortgage interest rates are keeping prices stable and beginning to show signs of increasing. The data in the 1004MC is supported by additional online data. Based on this amount of data, the appraiser has a high degree of confidence that this statistical market analysis is more reliable than any larger market study (MSA based) as this focuses on comparables to the subject in the subject market. DOM remain typical (between 21-26 days on average). Comps with sale dates more than 30 days older than the effective date of the appraisal were not adjusted per month from their date of contract as this market area has been stable over the last 12 months.

## • Exterior-Only: Sales Comparison Analysis - Summary of Sales Comparison Approach

The subject is a 2565 sf detached SFR 4 bedroom 3.0 bath home located in Carmichael, CA. The home is of average condition and good quality for the area. It is currently in C4 condition. The subject has a 2 car garage and a built-in pool. All comps used in the report are similar detached SFR dwellings located in the subject's immediate neighborhood. They are all suitable replacement properties that appeal to the same buyer pool. The primary differences between the subject and the comps used in the report are related to the specific characteristics of the subject as compared to the comparable properties.

The comps utilized within the appraisal report are all within the subject's immediate area and sold within the last 12 months. The search was extended back 12 months in order to find and utilize the best available comparable properties including comps from the subject's immediate neighborhood. The comps were chosen due to their similarity in GLA and room count to the subject as well as their year built and location. Where differences exist, adjustments have been applied accordingly. The comps are all located in the same market area as the subject with similar access to facilities, other homes, and commercial influence. All have similar accessibility and location as compared to facilities and the surrounding area. The subject characteristics are bracketed by the comps. Specific effort was taken to bracket particular features including the subject's bed/bath, age, GLA lot size, location, pool, and condition.

All comps do serve as substitute properties for the subject in an open market. The comps are all of reasonable similar condition and appeal and have similar age and have similar finishes amenities and appeal to the same group of potential buyers. Adjustments have been made to the comps according to their differences compared to the subject based on market value impact.

## Adjustments

**All adjustments are developed through paired sales analysis and are a function of the market's reaction for or against specific features and attributes.**

**Lot Size** - Buyers in this neighborhood do have a preference for larger over smaller lots as demonstrated by sale prices. Adjustments were applied at the rate of \$1 per square foot to comps whose lot sizes differ from the subject's lot size.

**Age** - Age adjustments were not applied as age differences were nominal. Any differences attributed to age are accounted for in the condition adjustments.

**Bed/Bath Count** - All comps have a minimum of 2 full bathrooms. Adjustments were applied at the rate of \$5,000 per half bath and \$10,000 per full bathroom. Bedroom count adjustments were not applied.

**GLA** - Adjustments were applied at the rate of \$35 per square foot to comps with GLA differences as compared to the subject. The adjustment factor was derived through paired sales analysis and is reflective of the market's reaction for differences in square footage. The market shows preference for larger homes over smaller homes.

**Quality** - All comps of similar Q4 Quality like the subject warranted no adjustments. Comps with superior Q3 Quality ratings were adjusted -10% of their respective sales prices. Comps with Q3 quality ratings are constructed of higher quality materials and craftsmanship as compared to Q4 homes. The adjustment represents what a buyer is typically willing to pay for a higher quality home as compared to one of lower quality.

**Condition** - All comps of similar C4 condition like the subject and warranted no adjustments. Comps with superior C3 condition ratings were adjusted -10% of their respective sales price. The adjustment is derived through paired sales analysis and is a function of the market's reaction for this difference in condition. The adjustment represents what a buyer is typically willing to pay for a fully updated home as compared to one that is not.

**Garage** - Garage adjustments were applied at the rate of \$10,000 per bay for differences as compared to the subject. Carport adjustments were not applied.

**Date of Sale** - Date of sale adjustments were not applied per month from the date of contract for comps with dates greater than 30 days as the market has been stable over the course of the last 12 months per the 1004MC.

**Solar** - The subject does have a solar system. The market shows no reaction or preference for homes with solar systems compared to homes without solar systems. As such, adjustments were not applied for this attribute.

**Pools** - Comps lacking a built-in pool like the subject were adjusted \$50,000 as the market shows a clear preference for home with pools.

## Supplemental Addendum

File No. 01670

Borrower/Client	Catamount Properties 2018 LLC						
Property Address	3400 Lindi Ct						
City	Carmichael	County	Sacramento	State	CA	Zip Code	95608
Lender	Wedgewood Inc						

**Adjustment Percentages** - Some comps may have gross and/or net adjustments exceeding 10%/15%/25%. This is a result of unique characteristic differences of the subject property and comps that resulted in high line item adjustments. This was necessary to make adjustments to the comps. The best available comps were used in the report.

### Additional Commentary

#### PURPOSE AND INTENDED USERS:

The intended user of this report is the client, their successors and/or assigns. The intended use of this report is for due diligence for servicing and asset valuation. Any other use of the report by any other user is prohibited.

#### COMPETENCY PROVISION:

The appraiser has the appropriate knowledge and experience to complete this assignment competently.

#### SELF CONTAINMENT:

This appraisal report is intended to be a complete report containing the information necessary to enable the reader to understand the appraiser opinion. Any third party studies referred to, such as pest, hazardous materials or structural reports have been verified by the appraiser to the extent of the assumptions and conclusions used.

#### Personal Property:

There was no personal property included in the valuation of this assignment.

#### Market Value:

This appraisal report is intended to develop a market value for the subject property based on available data at the time of the effective date of this report.

#### Other Land:

The "other" land noted in the Neighborhood Section of the report applies to recreational parks, vacant land, and schools.

**Predominant Value** - The value stated herein is slightly above the predominant value for the neighborhood due primarily to the bed/bath count, age, condition, lot size, and GLA. This does not impact the marketability of the subject. All adjustments were developed through paired sales analysis.

**MLS Photos** - some MLS photos were utilized in this report due to individuals present at the time of inspection. All comps were personally inspected from the street by the appraiser as of the effective date of this appraisal.

This appraisal was prepared in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice.

The appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as amended (12 U.S.C 331 et seq.) and any implementing regulations.

There are no airports in the immediate vicinity of the subject or comps. There is no impact on marketability to subject or comps from any local airports.

**Appraisal Independence** - 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 on 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 contracted 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.

# Supplemental Addendum

File No. 01670

Borrower/Client	Catamount Properties 2018 LLC						
Property Address	3400 Lindi Ct						
City	Carmichael	County	Sacramento	State	CA	Zip Code	95608
Lender	Wedgewood Inc						

## Revision Requested 07/29/2024:

### Subject

- Your final opinion of value is lower than the most recent and/or current list price of the subject. Please provide additional support and/or commentary to explain the variance.

This is a drive-by servicing appraisal for a property that is in default. The appraised value has no relation to the list price. Per page 1 of this report, the subject has been listed on the market for 213 days at \$690,000 without a sale. The list price is above market value as the home has not sold or been in contract.

### Comparable Sales

- The appraisal notes the presence of 'Solar' or 'Solar Panels'. This customer requires specific commentary noting:  
-If the panels are owned or leased

As already noted, this is a drive by assignment for a property in default. In addition, page 1 indicates that the ownership of the solar panels is not disclosed. They may or may not be operative. The appraiser has no way of knowing. However, as indicated in the general commentary, the market shows no preference for or against solar panel and no adjustments were applied. As such, the ownership terms of the solar panels has no impact on value.

### Adjustments

- Please explain why a condition adjustment was made for Comps 1,3,4,6. Provide the specific materials and updates which were found to be superior/inferior to the subject and how this adjustment was derived.

As noted, Comps with C3 condition ratings are updated homes. The subject is not updated. These updates to C3 homes include kitchen updates to appliances, counter tops, and cabinets. These updates also include bathrooms updates to fixtures and mechanicals. C3 homes also have updated flooring as well as newer hardware. Per the UAD definitions included in the report, C3 homes are superior C4 homes as most or all of their components have been rehabilitated or updated. The adjustment is derived through paired sales analysis.

USPAP ADDENDUM

58081  
File No. 01670

Borrower	Catamount Properties 2018 LLC		
Property Address	3400 Lindi Ct		
City	County	State	Zip Code
Carmichael	Sacramento	CA	95608
Lender	Wedgewood Inc		

This report was prepared under the following USPAP reporting option:

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

Restricted Appraisal Report              This report was prepared in accordance with USPAP Standards Rule 2-2(b).

**Reasonable Exposure Time**  
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-30 Days

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

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.

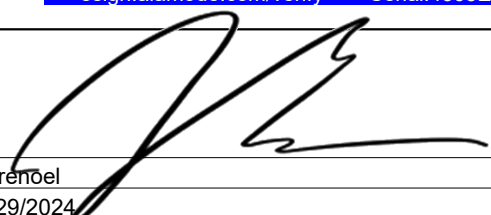
I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- 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.
- 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).

**Additional Comments**

[esign.alamode.com/verify](https://esign.alamode.com/verify)      Serial:4365E43F

**APPRAISER:**

Signature: 

Name: Jaben Brenoel

Date Signed: 07/29/2024

State Certification #: \_\_\_\_\_

or State License #: 3006738

State: CA

Expiration Date of Certification or License: 08/18/2025

Effective Date of Appraisal: 07/26/2024

**SUPERVISORY APPRAISER: (only if required)**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date Signed: \_\_\_\_\_

State Certification #: \_\_\_\_\_

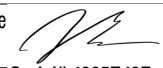
or State License #: \_\_\_\_\_

State: \_\_\_\_\_

Expiration Date of Certification or License: \_\_\_\_\_

Supervisory Appraiser Inspection of Subject Property

Did Not     Exterior-only from Street

 terior



**License**



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

**Jaben M. Brenoel**

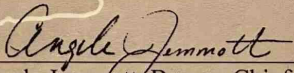
has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“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: 3006738

Effective Date: August 19, 2023  
Date Expires: August 18, 2025

  
Angela Jemmott, Bureau Chief, BREA

3072579

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



**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)  
08/02/2023

**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 have ADDITIONAL INSURED provisions or 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).**

<b>PRODUCER</b> Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	<b>CONTACT NAME:</b> PHONE (A/C, No. Ext): (855) 222-5919      FAX (A/C, No): E-MAIL ADDRESS: support@nextinsurance.com	
	<b>INSURER(S) AFFORDING COVERAGE</b> <b>NAIC #</b>	
<b>INSURED</b> Jaben Brenoel WT Appraisals 2016 Santa Lucia Way Carmichael, CA 95608	<b>INSURER A :</b> State National Insurance Company, Inc.      12831	
	<b>INSURER B :</b>	
	<b>INSURER C :</b>	
	<b>INSURER D :</b>	
	<b>INSURER E :</b>	

**COVERAGES**      **CERTIFICATE NUMBER:** 801647320      **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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	<b>COMMERCIAL GENERAL LIABILITY</b> <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	\$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$						EACH OCCURRENCE	\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE	OTH-ER
A	Professional Liability (Errors & Omissions) CLAIMS-MADE			NXT7M940HO-04-PL	08/24/2023	08/24/2024	Per Claim Limit:	\$1,000,000.00
							Aggregate Limit:	\$1,000,000.00
							Per Claim Deductible:	\$2,000.00

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

Proof of Insurance.

<b>CERTIFICATE HOLDER</b> Jaben Brenoel WT Appraisals 2016 Santa Lucia Way Carmichael, CA 95608	<b>CANCELLATION</b> 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 



## 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 Records - Page 1

**3400 Lindi Ct, Carmichael, CA 95608-3970, Sacramento County** Auction Expired Listing

APN: 260-0390-027-0000 CLIP: 8638554302



MLS Beds	4	MLS Full Baths	3	Half Baths	N/A	Sale Price	\$499,000	Sale Date	01/09/2018
MLS Sq Ft	2,565	Lot Sq Ft	10,019	Yr Built	1984	Type	SFR		

**OWNER INFORMATION**

Owner Name	Storey Justin W Sr	Tax Billing Zip	95608
Owner Name 2	Storey Danielle L	Tax Billing ZIP + 4 Code	3970
Tax Billing Address	3400 Lindi Ct	Owner Occupied	Yes
Tax Billing City & State	Carmichael, CA		

**COMMUNITY INSIGHTS**

Median Home Value	\$866,240	School District	SAN JUAN UNIFIED
Median Home Value Rating	9 / 10	Family Friendly Score	46 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	57 / 100	Walkable Score	70 / 100
Total Incidents (1 yr)	87	Q1 Home Price Forecast	\$807,933
Standardized Test Rank	52 / 100	Last 2 Yr Home Appreciation	33%

**LOCATION INFORMATION**

Census Tract	78.01	Comm College District Code	Los Rios Jt
Mailing Carrier Route	C051	Flood Zone Code	X
Subdivision	Seeders Estates	Flood Zone Panel	06067C0093H
Zoning	RD-3	Flood Zone Date	08/16/2012
Neighborhood Code	C-C	Within 250 Feet of Multiple Flood Zones	No
School District	San Juan		

**TAX INFORMATION**

APN	260-0390-027-0000	Lot #	12
Tax Area	54319	% Improved	75%
Water Tax Dist	Countyzone No Draina	Exemption(s)	Homeowner
Fire Dept Tax Dist	Sacramento Metropoli		
Legal Description	SEEDERS ESTATES, LOT 12		

**ASSESSMENT & TAX**

Assessment Year	2023	2022	2021
Assessed Value - Total	\$545,726	\$535,026	\$524,537
Assessed Value - Land	\$136,704	\$134,024	\$131,397
Assessed Value - Improved	\$409,022	\$401,002	\$393,140
YOY Assessed Change (\$)	\$10,700	\$10,489	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$6,311		
2022	\$6,418	\$108	1.71%
2023	\$6,551	\$132	2.06%

Jurisdiction	Tax Type	Tax Amount
Csa 1 Lights Sacunincorp Zone	Actual	\$17.88
Water & Drainage Studies - Sc	Actual	\$6.92
Safca O & M Assessment #1	Actual	\$5.10
Total Of Special Assessments	Actual	\$29.90

**CHARACTERISTICS**

Lot Acres	0.23	Cooling Type	Central
Lot Sq Ft	10,019	Heat Type	Central
Style	L-Shape	Parking Spaces	2
Gross Area	2,565	Garage Type	Covered
Building Sq Ft	2,565	Garage Capacity	2
Above Gnd Sq Ft	2,565	Garage Sq Ft	598

Property Details Courtesy of Jaben Brenoel, MetroList Services, Inc

Generated on: 07/27/24

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Page 1/3

## Tax Records - Page 2

Ground Floor Area	1,502	Roof Material	Shingle
2nd Floor Area	1,063	Construction	Wood
Stories	2	Pool	Pool
Condition	Average	Year Built	1984
Quality	Average	Effective Year Built	1984
Total Rooms	8	Other Rooms	No Foyer, Family Room
Bedrooms	Tax: 3 MLS: 4	Equipment	Typical
Total Baths	3	County Use Code	1 Family Residential
Full Baths	3	Universal Land Use	SFR
Fireplace	Y	# of Buildings	1
Fireplace Count	1		

SELL SCORE			
Rating	High	Value As Of	2024-07-21 04:33:39
Sell Score	793		

RENTAL TRENDS			
Estimated Value	3610	Cap Rate	3.7%
Estimated Value High	4157	Forecast Standard Deviation (FSD)	0.15
Estimated Value Low	3063		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
Listing Number	<a href="#">223091352</a>	Listing Price	\$690,000
Status	Expired	Original Listing Price	\$684,900
Status Change Date	07/01/2024	Listing Office Name	LYON RE FAIR OAKS
Listing Date	09/21/2023		

Listing Number	17043841	30013447	152015271
Status	Closed	Closed	Closed
Listing Date	07/29/2017	04/27/2003	07/31/2000
Listing Price	\$499,000	\$459,500	\$349,500
Original Listing Price	\$570,000	\$459,500	\$349,500
Selling Date	01/11/2018	07/18/2003	09/15/2000
Selling Price	\$499,000	\$459,500	\$345,000

LAST MARKET SALE & SALES HISTORY			
Recording Date	01/11/2018	Deed Type	Grant Deed
Settle Date	01/09/2018	Owner Name	Storey Justin W Sr
Sale Price	\$499,000	Owner Name 2	Storey Danielle L
Price Per Sq Ft	\$194.54	Seller Name	Blunk Elmer W
Document Number	<a href="#">1801110752</a>	Title Company	Fidelity National Title Co
Sale Type	Full		

Recording Date	01/11/2018	07/18/2003	09/15/2000	06/04/1992	03/23/1983
Settle Date	01/09/2018	07/15/2003	09/11/2000		
Sale Price	\$499,000	\$459,500	\$345,000		\$36,500
Nominal				Y	
Owner Name	Storey Justin W Sr & Dani anielle L	Blunk Elmer W	Dellinger David V & Sh eryl L	Lickey Harold & Mary	Lickey Harold R
Seller Name	Blunk Elmer W	Dellinger David V & Sh eryl L	Lickey Harold R & Mary L	Lickey Harold & Mary	T A D Properties
Document Number	1801110752	30718-3112	915-51	920604-1936	830323-574
Deed Type	Grant Deed	Grant Deed	Grant Deed	Deed (Reg)	Deed (Reg)
Title Company	Fidelity National Title C o	Chicago Title Co	Stewart Title	Fidelity National Title Insura	

MORTGAGE HISTORY					
Mortgage Date	12/17/2021	11/23/2021	07/15/2021	01/11/2018	09/29/2015
Mortgage Amount	\$121,679	\$519,500	\$512,439	\$489,961	\$276,000
Mortgage Lender	Figure Lndg LLC	Guild Mtg Co	Guild Mtg Co	Guild Mtg Co	Wells Fargo Bk Na
Borrower Name	Storey Justin Sr	Storey Justin W Sr	Storey Justin W Sr	Storey Justin W Sr	Blunk Elmer W
Borrower Name 2	Storey Danielle	Storey Danielle L	Storey Danielle L	Storey Danielle L	Hansen Rose M
Mortgage Purpose	Refi	Refi	Refi	Resale	Refi

Property Details Courtesy of Jaben Brenoel, MetroList Services, Inc

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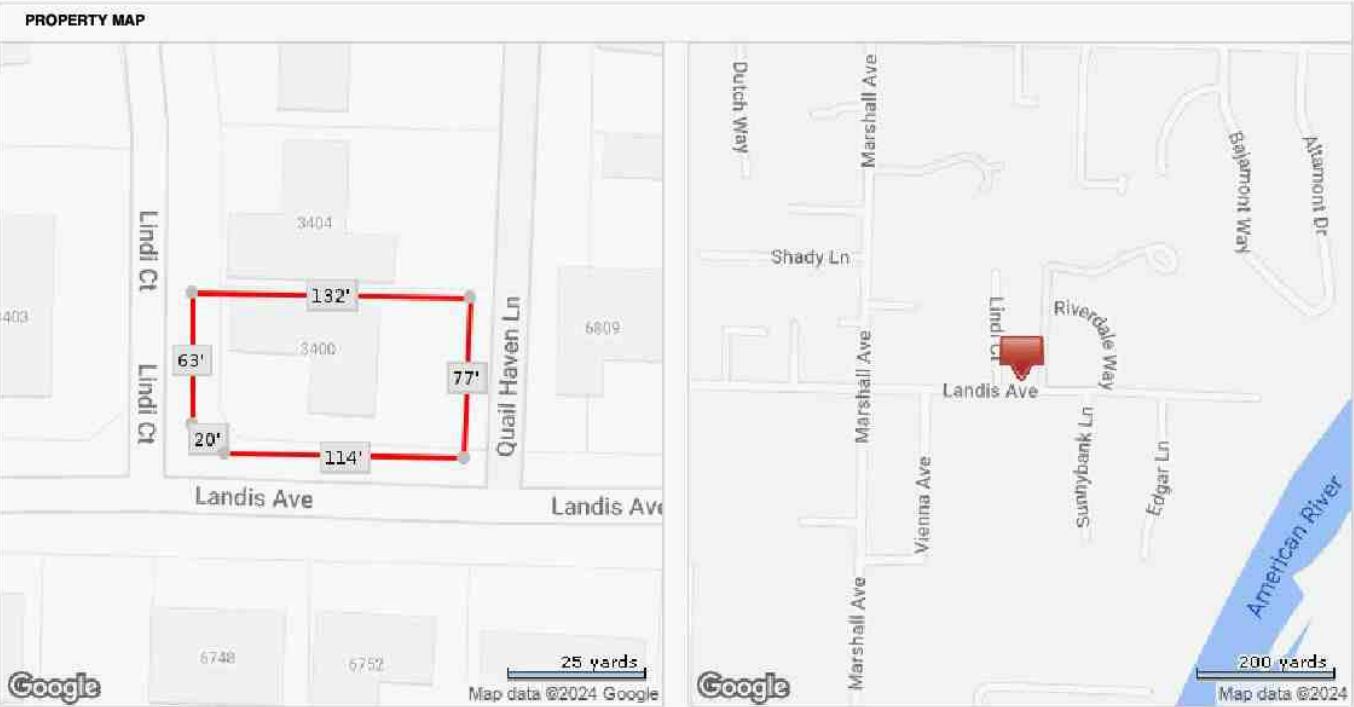
Page 2/3



## Tax Records - Page 3

Mortgage Type	Conventional	Conventional	Fha	Fha	Conventional
Interest Rate Type					Adjustable Int Rate Loan
Mortgage Int Rate			3.125		3.75
Mortgage Term		30	30	30	30
Mortgage Term Code		Years	Years	Years	Years
Mortgage Date	05/07/2014		12/20/2010		09/18/2009
Mortgage Amount	\$30,000		\$270,000		\$230,000
Mortgage Lender	Golden 1 Cu		Wells Fargo Bk Na		Wells Fargo Bk Na
Borrower Name	Blunk Elmer W		Blunk Elmer W		Blunk Elmer W
Borrower Name 2	Hansen Rose M		Hansen Rose M		Hansen Rose M
Mortgage Purpose	Refi		Refi		Refi
Mortgage Type	Conventional		Conventional		Conventional
Interest Rate Type					
Mortgage Int Rate					
Mortgage Term	20		30		30
Mortgage Term Code	Years		Years		Years

FORECLOSURE HISTORY				
Document Type	Notice Of Sale	Notice Of Trustee's Sale	Notice Of Sale	Notice Of Default
Default Date				02/26/2024
Foreclosure Filing Date		06/06/2024		02/26/2024
Recording Date	07/09/2024	06/07/2024	06/06/2024	02/28/2024
Document Number		2406070470		2402281014
Book Number		240607		240228
Page Number		470		1014
Default Amount				\$18,218
Final Judgment Amount		\$516,558		
Original Doc Date	11/17/2021	11/23/2021	11/17/2021	11/23/2021
Original Document Number		2111231798		2111231798



\*Lot Dimensions are Estimated

Property Details Courtesy of Jaben Brenoel, MetroList Services, Inc

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Page 3/3