

Kelley Appraisal Service
COMMENT ADDENDUM

File No. 2106032AL

Borrower Oaks, Robert Jeffrey / Oaks, Julie Ann

Property Address 71704 Tunis Rd

City Rancho Mirage County Riverside State CA Zip Code 92270-4254

Lender/Client Alan, Cory Address 74710 Highway 111 STE 102, Palm Desert, CA 92260

Conditions of appraisal / Intended user

This sketch is intended for the private use by Cory Alan to assist determining the approximate gross livable area for the real property located at 71704 Tunis Rd, Rancho Mirage, CA 92270 as of 06/24/2021. This sketch is not intended for any other use or user without the written consent of the appraiser.

Public records indicate the subject is 1,312 sq. ft. with 2 beds / 3 baths. The subject was measured by this appraiser to be **1,509** sq. ft. with only 3 beds / 3 baths.

Inspection

As part of this assignment, I have done a physical inspection of the subject property. This is only a visual inspection of the property. Any findings are based on the observable conditions known at the time of the inspection. I am not a licensed building contractor or professional building inspector. I am not qualified to survey or analyze physical items that are not readily visible. If any parties to this transaction have any questions or concerns regarding any mechanical, or structural physical problems, conditions, infestations, contamination or other issues regarding the subject property, an expert in that field of specialty should be consulted.

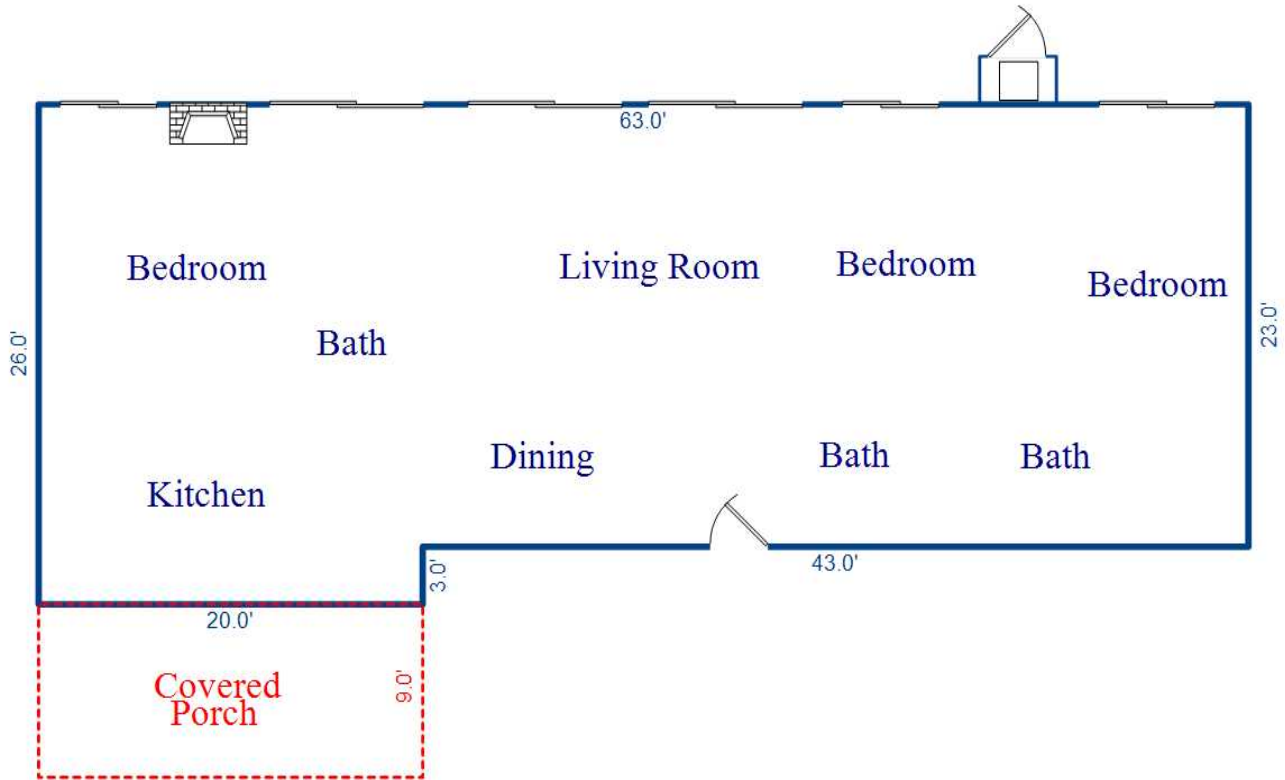
Rob Kelley
Kelley Appraisal Service
(760) 775-4006
Lic# AR026565

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Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1509.0	178.0	1509.0	First Floor		26.0 x	20.0 =	520.0
P/P	Porch	1.0	180.0	58.0	180.0			43.0 x	23.0 =	989.0
	Net LIVABLE	cnt	1	(rounded)	1,509	2 total items			(rounded)	1,509

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Owner Information

Owner Name: OAKS ROBERT JEFFREY/OAKS JULIE ANN
 Mailing Address: PO BOX 57, LAKE ARROWHEAD CA 92352-0057 B001
 Vesting Codes: HW // JT

Location Information

Legal Description: LOT 131 MB 028/002 RANCHO MIRAGE UNIT 4
 County: RIVERSIDE, CA APN: 684-402-012
 Census Tract / Block: 451.03 / 3 Alternate APN: 684-402-012
 Township-Range-Sect: Subdivision: RANCHO MIRAGE
 Legal Book/Page: 28-2 Map Reference: /
 Legal Lot: 131 Tract #: /
 Legal Block: School District: PALM SPRINGS
 Market Area: 321 School District Name: PALM SPRINGS
 Neighbor Code: Munic/Township: CITY OF RANCHO MIRAGE

Owner Transfer Information

Recording/Sale Date: 06/27/2014 / 06/24/2014 Deed Type: TRUSTEE'S DEED(TRANSFER)
 Sale Price: 1st Mtg Document #:
 Document #: 239947

Last Market Sale Information

Recording/Sale Date: 10/13/2006 / 09/21/2006 1st Mtg Amount/Type: \$225,000 / CONV
 Sale Price: \$420,000 1st Mtg Int. Rate/Type: /
 Sale Type: FULL 1st Mtg Document #: 758049
 Document #: 758048 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt: \$320.12
 New Construction: Multi/Split Sale:
 Title Company: COMMONWEALTH LAND TITLE CO.

Lender: MOUNTAIN WEST FIN'L INC
 Seller Name: HENCO INVESTMENTS LLC

Prior Sale Information

Prior Rec/Sale Date: 01/03/2006 / 12/13/2005 Prior Lender:
 Prior Sale Price: \$460,000 Prior 1st Mtg Amt/Type: /
 Prior Doc Number: 812 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area: 1,692 Parking Type: ATTACHED GARAGE Construction:
 Living Area: 1,312 Garage Area: 380 Heat Type: CENTRAL
 Tot Adj Area: 1,312 Garage Capacity: Exterior wall: WOOD SIDING
 Above Grade: Parking Spaces: 2 Porch Type:
 Total Rooms: 5 Basement Area: Patio Type: COVERED PATIO
 Bedrooms: 2 Finish Bsmnt Area: Pool: POOL
 Bath(F/H): 3 / Basement Type: Air Cond: CENTRAL
 Year Built / Eff: 1955 / Roof Type: Style: CONTEMPORARY
 Fireplace: Y / 1 Foundation: Quality:
 # of Stories: 1 Roof Material: GRAVEL & ROCK Condition: FAIR
 Other Improvements: YES;FENCE Building Permit

Site Information

Zoning: ESF Acres: 0.18 County Use: SINGLE FAMILY DWELLING (BK3)
 Lot Area: 7,841 Lot Width/Depth: 75 x 100 State Use: R01
 Land Use: SFR Res/Comm Units: / Water Type: TYPE UNKNOWN
 Site Influence: Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$431,694 Assessed Year: 2020 Property Tax: \$6,245.00
 Land Value: \$127,473 Improved %: 70% Tax Area: 017001
 Improvement Value: \$304,221 Tax Year: 2020 Tax Exemption:
 Total Taxable Value: \$431,694



SUBJECT PROPERTY PERMIT HISTORY

File No. 2106032AL

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 City RANCHO MIRAGE County State CA Zip Code 92270-4254
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SUBJECT: 71704 TUNIS RD, RANCHO MIRAGE, CA 92270-4254 **Report Date:** 06/24/2021

THE SOURCE FOR THE DATA FOUND IN THIS REPORT IS THE FOLLOWING PERMITTING AUTHORITY

69-825 Highway 111
 Rancho Mirage, CA 92270
 (760) 202-9253
<https://www.ranchoirageca.gov>

The data received from this source runs from: 08/01/2016 through 08/31/2017
 Information on construction activity occurring outside of this range may or may not be represented here.

TEN MOST RECENT PERMITS			
Permit Number	Date	Valuation	Description
B1200571	02/01/2012 Status:		Permit Type: POOL/SPA-Add spa to existing pool, add split drain and deck
B0700868	02/01/2007 Status:		Permit Type: ELECTRICAL
B0301281	02/01/2003 Status:		Permit Type: ELECTRICAL
B0201456	02/01/2002 Status:		Permit Type: MECHANICAL
B0201506	02/01/2002 Status:		Permit Type: SEWER
B9700504	02/01/1997 Status:		Permit Type: PLUMBING

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City Rancho Mirage

County

Riverside

State

CA

Zip Code

92270-4254

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Business, Consumer Services & Housing Agency

**BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE**

COPY



Rob E. Kelley

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

“Certified Residential Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 026565

Effective Date: February 24, 2021

Date Expires: February 23, 2023

COPY



Loretta Dillon

Loretta Dillon, Deputy Bureau Chief, BREA

3055492

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