

NON APPRAISAL
Single Family Residence
Measurement for GLA Only



LOCATED AT

15638 Condesa Dr
Whittier, CA 90603
TRACT # 20087 LOT 18; ParcelQuest

FOR

Joe and Sally James

OPINION OF VALUE

None

AS OF

08/30/2023

BY

Rich Zaydel
Hits the Spot Appraisal, Inc
10862 Coronel Rd
Santa Ana, Ca 92705
(714)336-2879
Richz@hitsthespotappraisal.com
www.hitsthespotappraisal.com

Supplemental Addendum

File No.

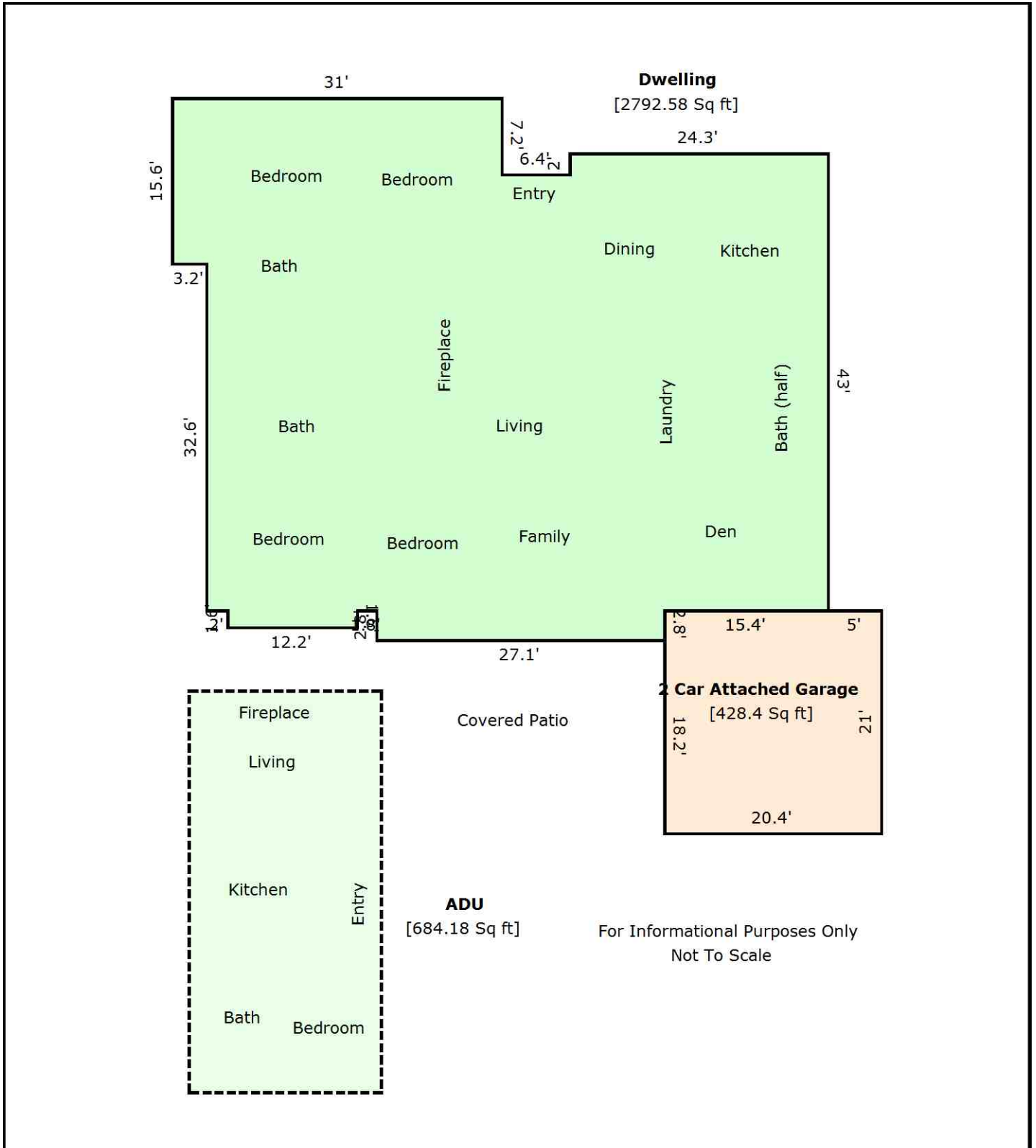
Borrower/Client	Joe and Sally James				
Property Address	15638 Condesa Dr				
City	Whittier	County	Los Angeles	State	CA Zip Code 90603
Lender	n/a				

1. I have performed No services, as an appraiser or in any other capacity, regarding the property that is the subject of this measurement and or appraisal assignment within the three-year period immediately preceding acceptance of this assignment.

2. According to public records, the subject's Gross Living Area is 2,267 sf. Dwelling was measured at time of inspection, 08/30/2023, and resulted in the subject's current Gross Living Area to be 2,793 sf. Current owner purchased property in 08/04/1995 with the additional Gross Living Area pre-existing and was under the assumption the additional GLA was legal and permitted. Appraiser is making an extraordinary assumption the additional GLA is legal as of the effective date of this measurement assignment and that the public records have not yet been updated to reflect current Gross Living Area. Appraiser assumes no liability if the additional GLA is not permitted or legal.

Building Sketch

Borrower/Client	Joe and Sally James			
Property Address	15638 Condesa Dr			
City	Whittier	County Los Angeles	State CA	Zip Code 90603
Lender	n/a			



For Informational Purposes Only
Not To Scale

TOTAL Sketch by a la mode

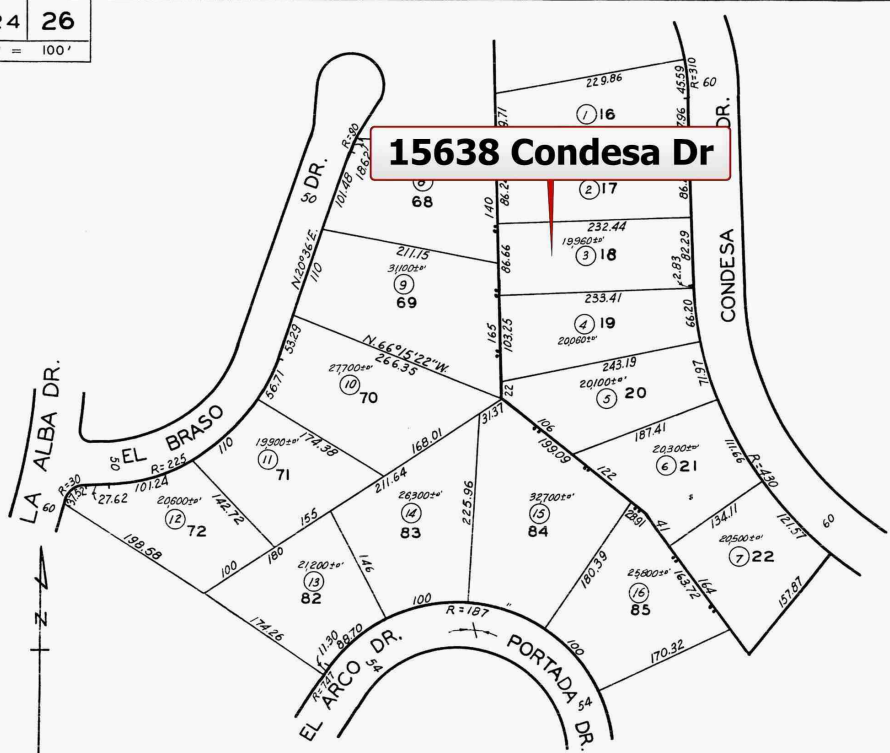
Area Calculations Summary

Living Area	Calculation Details	
Dwelling	2792.58 Sq ft	27.1 × 2.8 = 75.88 12.2 × 1.6 = 19.52 31 × 7.2 = 223.2 8.4 × 3.2 = 26.88 41 × 34.2 = 1402.2 24.3 × 43 = 1044.9
Total Living Area (Rounded):	2793 Sq ft	
Non-living Area		
2 Car Attached Garage	428.4 Sq ft	20.4 × 21 = 428.4
ADU	684.18 Sq ft	18.1 × 37.8 = 684.18

Plat Map

8224 26
SCALE 1" = 100'

REVISED
2-15-62
4-7-62
782924



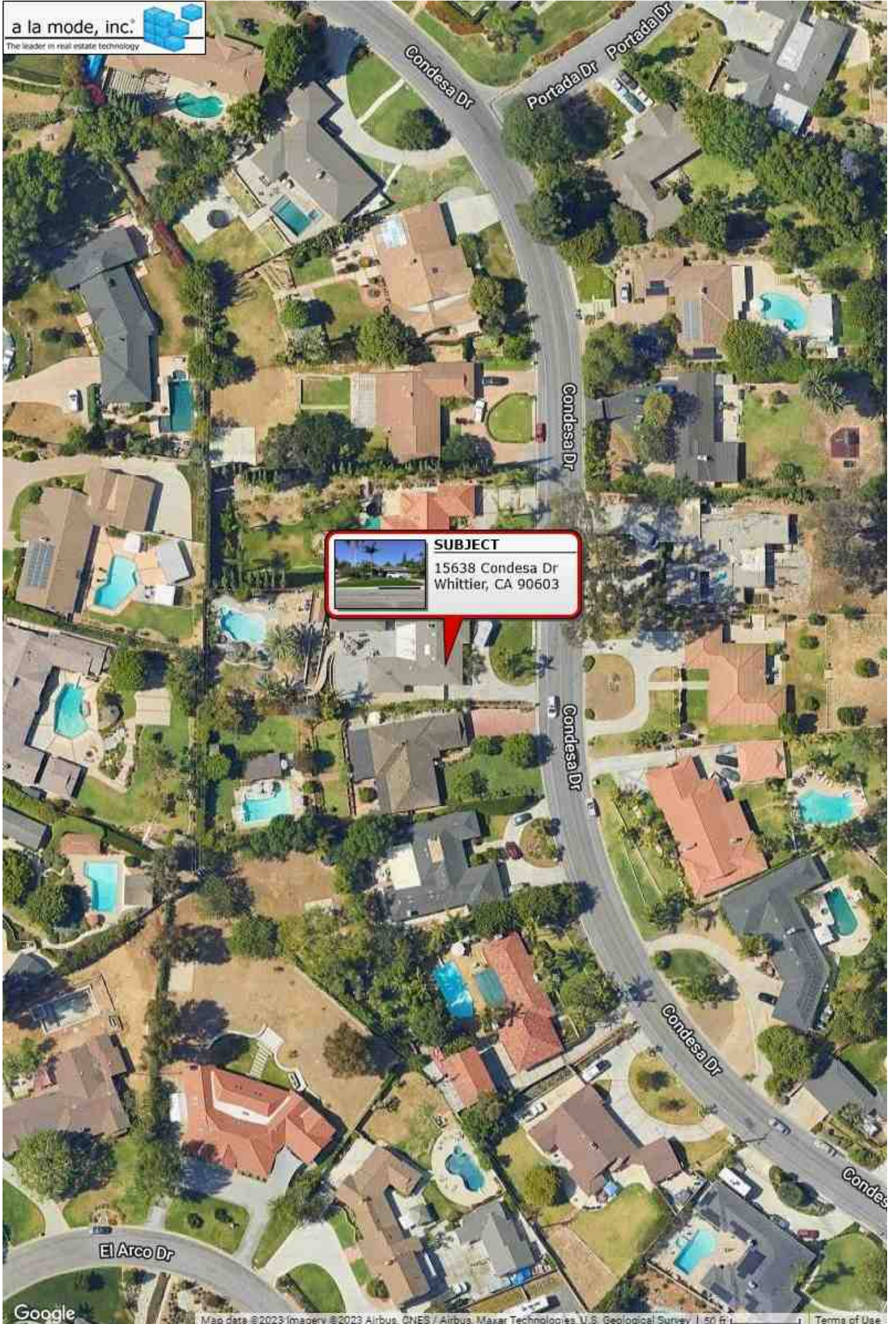
TRACT NO. 17081 TRACT NO. 20087
M.B. 410-45-48 M.B. 526-19-22

FOR PREV. ASSMT. SEE: 116-230 & 236

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

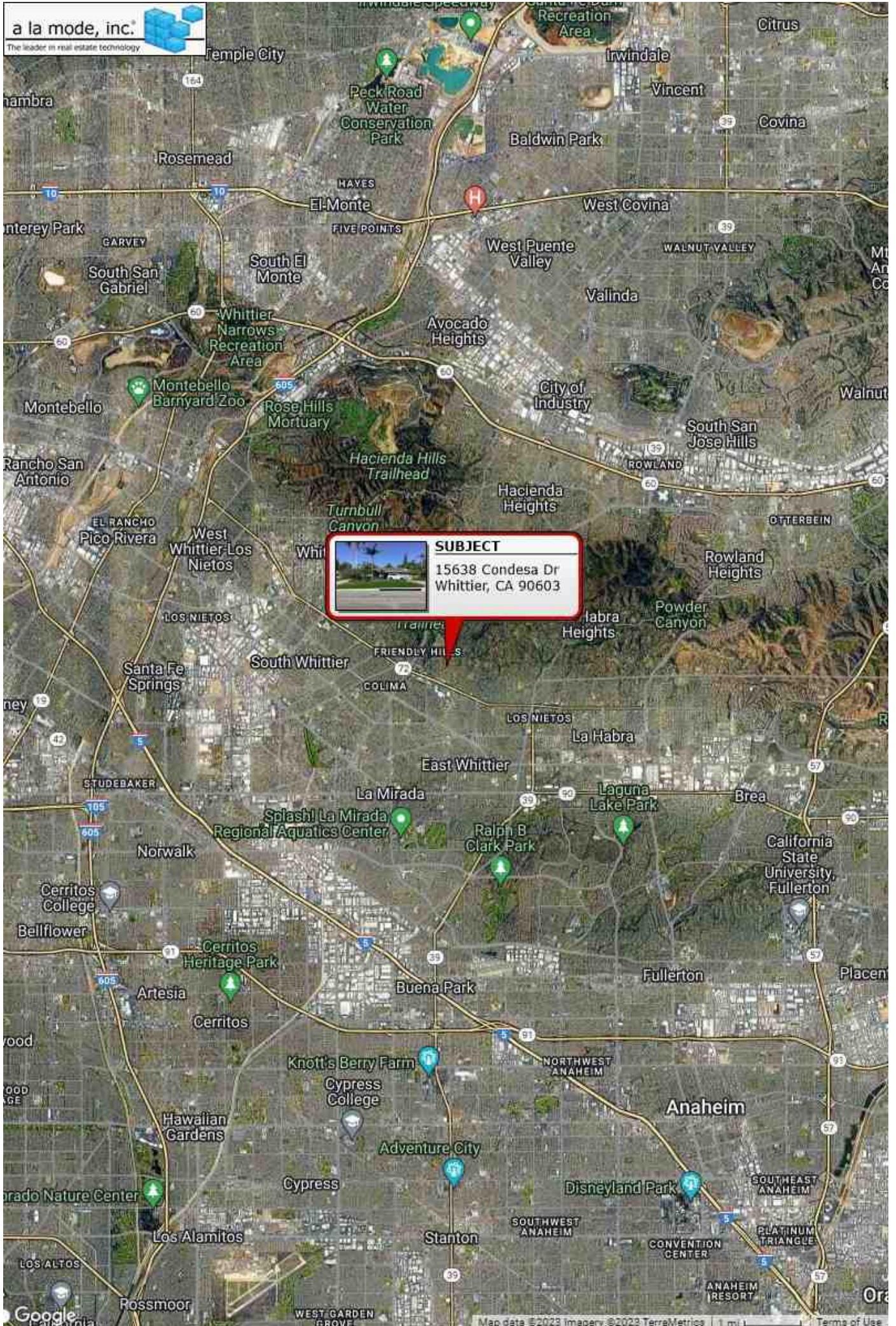
Aerial Map

Borrower/Client	Joe and Sally James						
Property Address	15638 Condesa Dr						
City	Whittier	County	Los Angeles	State	CA	Zip Code	90603
Lender	n/a						



Aerial Map 2

Borrower/Client	Joe and Sally James						
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Lender	n/a						



Subject Photo Page

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Subject Front

15638 Condesa Dr
Sales Price
G.L.A. 3,472
Tot. Rooms 11
Tot. Bedrms. 4
Tot. Bathrms. 3.1
Location
View
Site
Quality
Age 65



Subject Rear



Subject Street

Photograph Addendum

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Lender	n/a						



Entry to Living Room



Dining Room



Living Room



Living Room Photo 2



Family Room



Den

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Half Bathroom 1



Den & Entrance to Garage



2-Car Attached Garage



Bedroom 1



Bedroom 2



Bathroom 1

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Bathroom 2



Bedroom 3



Bedroom 4



Kitchen

Photograph Addendum

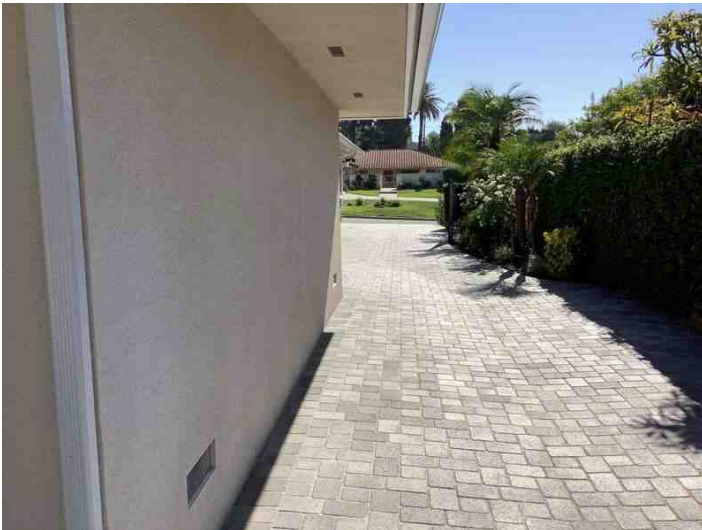
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Covered Patio



Subject Side



Subject Side 2



Subject Side 2 Photo 2



Subject Front



Subject Street Photo 2

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ADU - Kitchen



ADU - Living Room



ADU - Bedroom 1



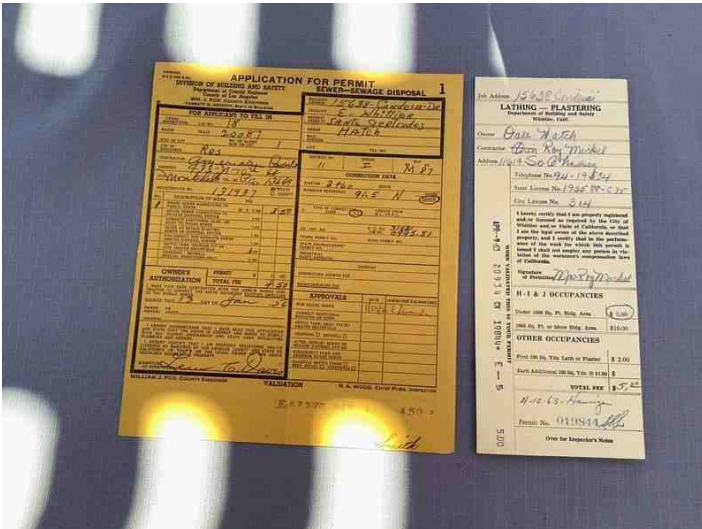
ADU - Bathroom 1



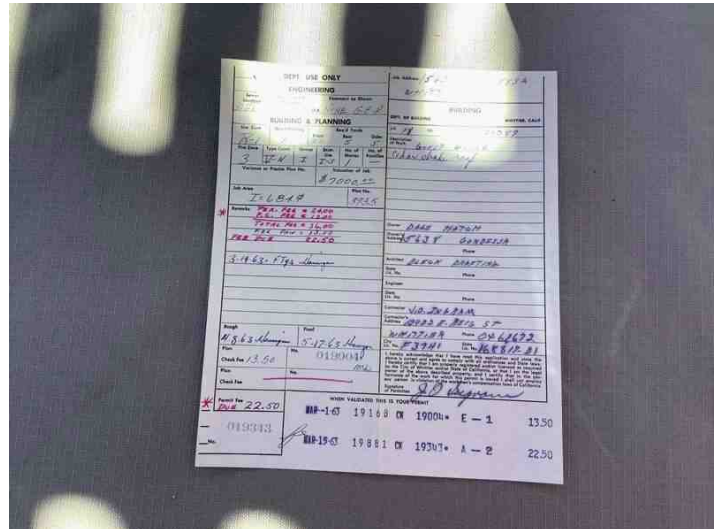
ADU - Front

Photograph Addendum

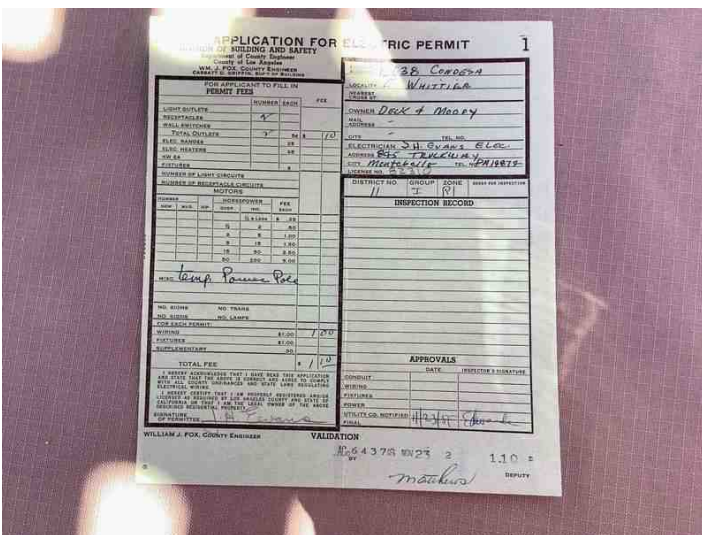
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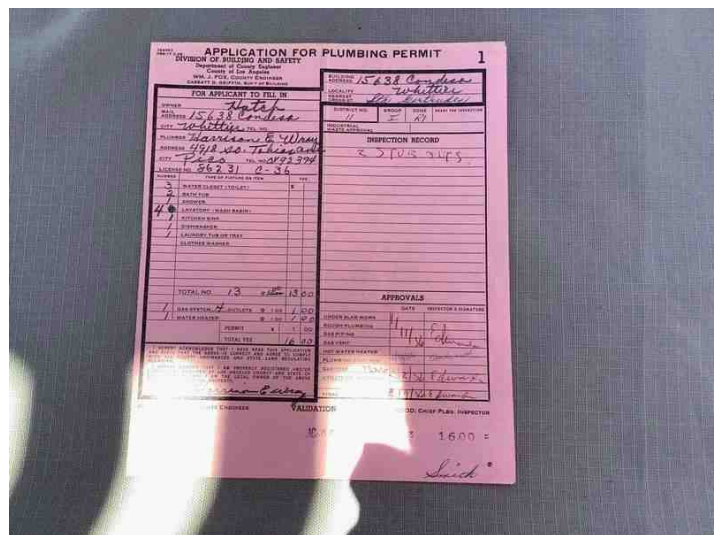
Permits



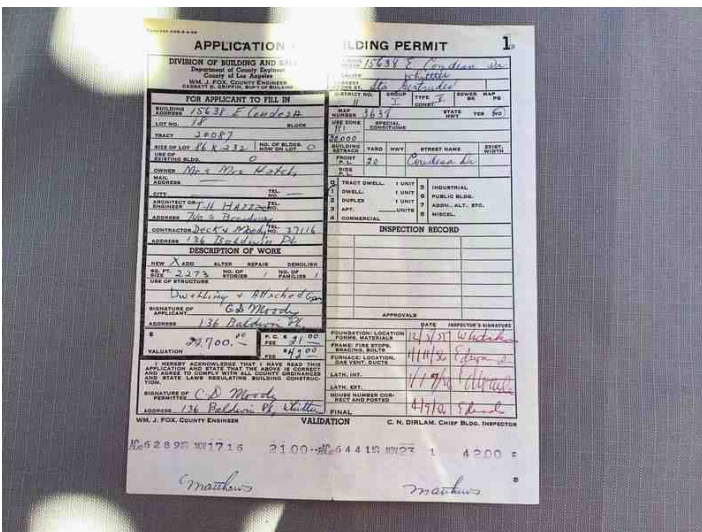
Permits



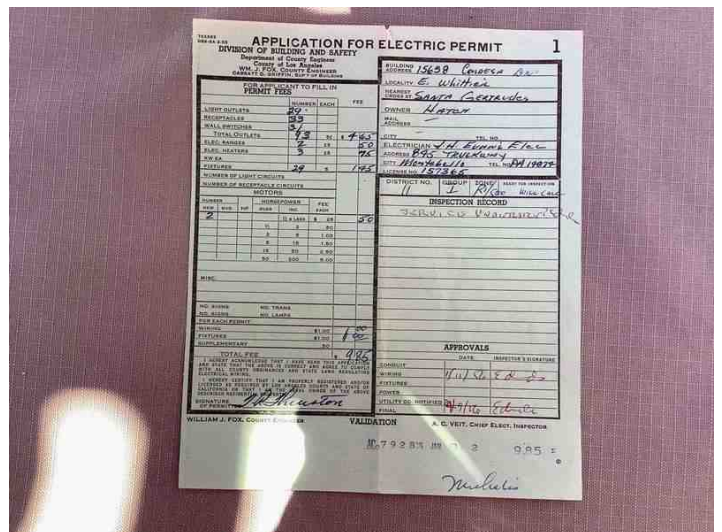
Permits



Permits



Permits



Permits

Appraiser License



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

Richard A. Zaydel

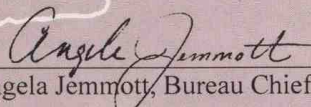
has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

"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: 3007782

Effective Date: November 15, 2022
Date Expires: November 14, 2024


Angela Jemmott, Bureau Chief, BREA

3068723

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