

Elmerick Appraisals
6700 Toro Creek Rd
Atascadero, CA 93422
805-680-6094

INVOICE	06/30/2025 DATE	24896-C FILE NUMBER	CASE NUMBER
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Client: LAVONNE RODGERS TRUST
2692 ADOBE RD.
Morro Bay, CA
93442

Item	Total
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APPRaisal FEE FOR SERVICES RENDERED \$ 450.00

Intended User: LAVONNE RODGES TRUST
466 ZANZIBAR ST.
MORRO BAY, CA 93442
LOT 10, BLOCK 2A, ATASCADERO BEACH, R.M. BK. 2, PG. 15, CITY OF MORRO BAY

Total: \$ 450.00

Please detach and include the bottom portion with your payment... Thank You!

Inv Date	Insp Date	Appraiser	Client Case #	File #	Client Phone #
06/30/2025	05/31/2025	Christopher B Elmerick		24896-C	
FROM: LAVONNE RODGERS TRUST 2692 ADOBE RD. Morro Bay, CA 93442		PROPERTY: Intended User: LAVONNE RODGES TRUST 466 ZANZIBAR ST. MORRO BAY, CA 93442			Amount Due \$ 450.00
TO: Attention: Elmerick Appraisals 6700 Toro Creek Rd Atascadero, CA 93422					Amount Enclosed \$
Balance Due upon receipt of Invoice Please return this portion with your payment. Thank You!					

Uniform Residential Appraisal Report

File # 24896-C

The purpose of this summary appraisal report is to provide the client with an accurate, and adequately supported, opinion of the market value of the subject property.															
SUBJECT	Property Address 466 ZANZIBAR ST.				City MORRO BAY				State CA		Zip Code 93442				
	Owner TRUSTEE RODGES LAVONNE E (TE)				Intended User LAVONNE RODGES TRUST				County SAN LUIS OBISPO						
	Legal Description LOT 10, BLOCK 2A, ATASCADERO BEACH, R.M. BK. 2, PG. 15, CITY OF MORRO BAY														
	Assessor's Parcel # 065 031 028				Tax Year 2025				R. E. Taxes \$1,242						
	Neighborhood Name ISLAND STREETS				Map Reference T.G. 611 D1				Census Tract 0105.05						
	Occupant ☐ Owner ☒ Tenant ☐ Vacant				Special Assessments \$N/A				☐ PUD		HOA \$N/A		☐ per year ☐ per month		
	Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)														
	Intended Use: RETROSPECTIVE ESTIMATE OF MARKET VALUE FOR ESTATE PLANNING PURPOSES														
	Client LAVONNE RODGERS TRUST				Address 2692 ADOBE RD., Morro Bay, CA 93442										
	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 the appraisal? ☐ Yes ☒ No														
CONTRACT	Report data source(s) used, offering price(s), and date(s). THE SUBJECT HAS NOT BEEN LISTED OVER THE PRIOR 12 MONTHS PER THE CR MLS.														
	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. N/A														
	Contract Price \$ N/A Date of Contract N/A Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s) N/A														
	Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the client? ☐ Yes ☐ No														
	If Yes, report the total dollar amount and describe the items to be paid: N/A														
NEIGHBORHOOD	Note: Race and the racial composition of the neighborhood are not appraisal factors.														
	Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Percent Land Use %				
	Location	☒ Urban	☐ Suburban	☐ Rural	Property Values	☐ Increasing	☒ Stable	☐ Declining	PRICE	AGE	One-Unit	85.0 %			
	Built-Up	☒ Over 75%	☐ 25-75%	☐ Under 25%	Demand/Supply	☒ Shortage	☐ In Balance	☐ Over Supply	\$(000)	(yrs)	2-4 Unit	5.0 %			
	Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☒ Under 3 mths	☐ 3-6 mths	☐ Over 6 mths	425	Low	NEW	Multi-Family	%		
	Neighborhood Boundaries *** See Additional Comments ***								3,000	High	110	Commercial	5.0 %		
									840	Pred.	50	Other	5.0 %		
	Neighborhood Description *** See Additional Comments ***														
	Market Conditions (including support for the above conclusions) *** See Additional Comments ***														
SITE	Dimensions 40Fx60Lx40Rx60RS Area 2400 sf Shape RECTANGULAR View AVERAGE														
	Specific Zoning Classification R-1/S.1				Zoning Description SINGLE FAMILY RESIDENTIAL										
	Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)														
	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe														
	*** See Additional Comments ***														
	Utilities Public Other (describe)				Public Other (describe)				Off-site Improvements--Type		Public		Private		
	Electricity	☒	☐		Water	☒	☐		Street	ASPHALT	☒	☐			
	Gas	☒	☐		Sanitary Sewer	☒	☐		Alley	NONE - TYPICAL	☐	☐			
	FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X				FEMA Map No. 06079C0813H				FEMA Map Date 05/16/2017						
	Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No. If No, describe														
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe															
IMPROVEMENTS	THERE ARE NO APPARENT EASEMENTS OR ENCROACHMENTS THAT ADVERSELY AFFECT THE SUBJECT PROPERTY.														
	A PRELIMINARY TITLE REPORT WAS NOT MADE AVAILABLE FOR REVIEW.														
	General Description				Foundation		Exterior Description		materials/condition		Interior		materials/condition		
	Units	☒ One	☐ One with Accessory Unit	☒ Concrete Slab	☐ Crawl Space	Foundation Walls CONCRETE/AVG		Floors Carpet/Vinyl/Avg							
	# of Stories	ONE			☐ Full Basement	☐ Partial Basement	Exterior Walls WOOD/AV-GD		Walls DRYWALL/ AVG						
	Type	☒ Det.	☐ Att.	☐ S-Det/End Unit	Basement Area NONE sq. ft.		Roof Surface COMP. SHG/AV-GD		Trim/Finish WD-PNTD/AV						
	☒ Existing	☐ Proposed	☐ Under Const.	Basement Finish N/A %		Gutters & Downspouts NONE		Bath Floor VINYL/ AVG							
	Design (Style) Conventional			☐ Outside Entry/Exit	☐ Sump Pump	Window Type SLIDING/AVG		Bath Wainscot FGLASS/AVG							
	Year Built 1977			Evidence of ☐ Infestation		Storm Sash/Insulated NONE		Car Storage ☐ None							
Effective Age (Yrs) 20			☐ Dampness	☐ Settlement	Screens YES/AVG		☒ Driveway # of Cars 1								
Attic ☐ None				Heating ☒ FWA ☐ HWBB ☐ Radiant	Amenities ☒ Wood Stove(s) # 1		Driveway Surface CONCRETE								
☐ Drop Stair				☐ Other Fuel GAS		☒ Fireplace(s) #		☒ Fence		☒ Garage # of Cars 1					
☐ Floor				☐ Scuttle Cooling ☐ Central Air Conditioning		☐ Patio/Deck		☒ Porch DECK		☐ Carport # of Cars					
☐ Finished				☐ Individual ☐ Other		☐ Pool		☒ Att. ☐ Det. ☐ Built-in							
Appliances ☐ Refrigerator ☒ Range/Oven				☐ Dishwasher ☒ Disposal	☐ Microwave	Washer/Dryer		Other (describe)							
Finished area above grade contains: 5 Rooms 3 Bedrooms 2.0 Bath(s) 1,049 Square Feet of Gross Living Area Above Grade															
Additional features (special energy efficient items, etc.) COMPOSITE DECK, FENCING, SKY LIGHTS, TILE COUNTERTOPS, AND TILE BACKSPASH.															
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). THE SUBJECT IS OF AVERAGE QUALITY, AND IS IN AVERAGE TO GOOD CONDITION. NO FUNCTIONAL OR PHYSICAL INADEQUACIES WERE OBSERVED, NOR WAS THERE ANY EXTERNAL OBSOLESCENCE. NO APPARENT NEED FOR MODERNIZATION WAS NOTED. PER THE TENANT THE SUBJECT WAS UPDATED WITH SKYLIGHTS 3 YEARS AGO, A ROOF 10 YEARS AGO, AND A GARAGE DOOR 10 YEARS AGO.															
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe															
THE SUBJECT WAS INSPECTED FOR READILY OBSERVABLE ITEMS ONLY. THE SUBJECT WAS BUILT PRIOR TO 1978 AND MAY CONTAIN LEAD BASED PAINTS AND ASBESTOS.															
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe															

Uniform Residential Appraisal Report

File # 24896-C

SALES COMPARISON APPROACH	There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 600,000 to \$ 1,000,000.															
	There are 8 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 600,000 to \$ 1,000,000.															
	FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
	466 ZANZIBAR ST. Address MORRO BAY, CA 93442		495 AVALON STREET MORRO BAY, CA 93442			420 NEVIS STREET MORRO BAY, CA 93442			3201 TIDE AVENUE MORRO BAY, CA 93442							
	Proximity to Subject		1.54 miles SE			0.37 miles SE			0.35 miles SE							
	Sale Price		\$ N/A			\$ 725,000			\$ 640,000			\$ 729,000				
	Sale Price/Gross Liv. Area		\$ sq. ft.			\$ 676.94 sq. ft.			\$ 710.32 sq. ft.			\$ 853.63 sq. ft.				
	Data Source(s)		MLS#SC25044688;DOM 52			MLS#SC25057984;DOM 3			MLS#SC25035491;DOM 8							
	Verification Source(s)		REC#14871 REALIST			REC#11629 REALIST			REC#11728 REALIST							
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-)\$ Adjustment		DESCRIPTION		+(-)\$ Adjustment		DESCRIPTION		+(-)\$ Adjustment	
	Sale or Financing Concessions				ArmLth Conv;0				ArmLth Cash;0				ArmLth Cash;0			
	Date of Sale/Time				s05/25;c04/25				s04/25;c03/25				s04/25;c03/25			
	Location		AVERAGE		N;Res;				AVERAGE				AVERAGE			
	Leasehold/Fee Simple		FEE SIMPLE		FEE SIMPLE				FEE SIMPLE				FEE SIMPLE			
	Site		2400 sf		2800 sf		-0-		2800 sf		-0-		2400 sf			
	View		AVERAGE		AVERAGE				AVERAGE				AVERAGE			
	Design (Style)		Conventional		Conventional				Conventional				Conventional			
	Quality of Construction		AVERAGE		AVERAGE				AVERAGE				AVERAGE			
	Actual Age		1977		1952-Prtl Updt		-0-		1974		-0-		1968-Prtl Updt		-10,000	
	Condition		AVG-GD		AVG-GD				AVG-GD				AVG-GD			
Above Grade		Total Bdrms. Baths		Total Bdrms. Baths				Total Bdrms. Baths		+15,000		Total Bdrms. Baths		+15,000		
Room Count		5 3 2.0		5 3 2.0				4 2 2.0				4 2 1.5		+7,500		
Gross Living Area		1,049 sq. ft.		1,071 sq. ft.		-0-		901 sq. ft.		+11,000		854 sq. ft.		+14,500		
Basement & Finished Rooms Below Grade		NONE		NONE				NONE				NONE				
Functional Utility		AVERAGE		AVERAGE				AVERAGE				AVERAGE				
Heating/Cooling		FAU/ NONE		WALL/ NONE		-0-		FAU/ NONE				FAU/CEN		-0-		
Energy Efficient Items		AVERAGE		AVERAGE				AVERAGE				Solar Elec(Owned)		-10,000		
Garage/Carport		1 CAR GARAGE		1 CAR GARAGE				1 CAR GARAGE				1 CAR GARAGE				
Porch/Patio/Deck		DECK		PORCH				PORCH, DECK				PORCH, PATIO				
FIREPLACE		1 WOODSTOVE		NONE NOTED		-0-		NONE NOTED		-0-		1 FIREPLACE				
OTHER ITEMS		AVG LNDSCP		AVG LNDSCP				AVG LNDSCP				AVG LNDSCP				
OTHER ITEMS		NONE NOTED		NONE NOTED				NONE NOTED				NONE NOTED				
Net Adjustment (Total)						\$				\$ 26,000				\$ 17,000		
Adjusted Sale Price of Comparables				Net Adj. %				Net Adj. 4.06 %				Net Adj. 2.33 %				
				Gross Adj. %		\$ 725,000		Gross Adj. 4.06 %		\$ 666,000		Gross Adj. 7.82 %		\$ 746,000		
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																
My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.																
Data Source(s) REALIST																
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).																
ITEM		SUBJECT		COMPARABLE SALE #1		COMPARABLE SALE #2		COMPARABLE SALE #3								
Date of Prior Sale/Transfer		NO PRIOR SALE IN		NO PRIOR SALE IN		NO PRIOR SALE IN		NO PRIOR SALE IN								
Price of Prior Sale/Transfer		THE PAST 36 MONTHS		THE PAST 12 MONTHS		THE PAST 12 MONTHS		THE PAST 12 MONTHS								
Data Source(s)		REALIST		REALIST		REALIST		REALIST								
Effective Date of Data Source(s)		05/31/2025		05/31/2025		05/31/2025		05/31/2025								
Analysis of prior sale or transfer history of the subject property and comparable sales NO PRIOR SALE HISTORY OF THE SUBJECT IN THE PAST 36 MONTHS AND NO PRIOR SALE HISTORY FOR THE COMPARABLES IN THE PAST 12 MONTHS.																
Summary of Sales Comparison Approach *** See Additional Comments ***																
Indicated Value by Sales Comparison Approach \$725,000																
Indicated Value by: Sales Comparison Approach \$725,000 Cost Approach (if developed) \$N/A Income Approach (if developed) \$N/A																
*** See Additional Comments ***																
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: *** See Additional																
Comments ***																
Based on a complete visual inspection of the interior and exterior areas of the subject property, 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																
\$ 725,000 , as of 05/31/2025 , which is the effective date of this appraisal.																

Page 4 of 21

ADDITIONAL COMMENTS

Intended User LAVONNE RODGES TRUST

Property Address 466 ZANZIBAR ST.

City MORRO BAY County SAN LUIS OBISPO State CA Zip Code 93442

Client LAVONNE RODGERS TRUST

SCOPE OF APPRAISAL

THE SCOPE OF WORK INCLUDED THE COLLECTION OF DATA TO DEVELOP THE APPROACHES TO VALUE AND A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY. WHENEVER POSSIBLE, PRIMARY SOURCES WERE USED TO VERIFY THE ACCURACY OF THE DATA CONSIDERED BY THE APPRAISER IN DETERMINING THE ESTIMATED MARKET VALUE. WHEN THESE SOURCES WERE NOT AVAILABLE, THE APPRAISER RELIED ON SECONDARY SOURCES INCLUDING CORT (COMPUTERIZED ORIENTED REAL ESTATE TECHNOLOGY), METROSCAN, REALIST, FASTWEB, AND MARSHALL AND SWIFT COST SERVICES. THE APPRAISER ASSUMES BUT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION GATHERED.

NEIGHBORHOOD BOUNDARIES

THE SUBJECT IS IN A NEIGHBORHOOD THAT IS BORDERED BY HIGHWAY 1 TO THE SOUTH AND WEST, AND THE CITY LIMITS TO THE NORTH AND EAST.

NEIGHBORHOOD DESCRIPTION

MORRO BAY IS AN OCEAN AND BAY FRONT COMMUNITY IN THE NORTHWESTERN REGION OF THE COUNTY. THE SUBJECT IS LOCATED IN AN ESTABLISHED RESIDENTIAL AREA THAT CONSISTS MOSTLY OF SINGLE FAMILY RESIDENCES. EACH SITE WAS INDIVIDUALLY DEVELOPED. THERE ARE NO HOUSING TRACTS IN THE AREA; THEREFORE, THE HOMES VARY IN SIZE QUALITY, AND AGE. ALL SCHOOLS AND COMMERCIAL SERVICES ARE WITHIN EASY DRIVING DISTANCE OF THE SUBJECT. MORRO BAY HAS AN APPROXIMATE POPULATION OF 10,650.

THE 5% OTHER LAND USE REPRESENTS SCHOOLS, PARKS, AND VACANT LAND.

MARKET CONDITIONS

THE MARKET BEGAN STABILIZING IN THE SPRING OF 2022 AFTER MULTIPLE YEARS OF APPRECIATION. APPRECIATION HAD OCCURRED IN ALL SEGMENTS OF THE MARKET WITH THE HIGHEST RATES IN THE ENTRY AND MID LEVEL AREAS. HOMES THAT ARE REASONABLY PRICED ARE SELLING WITH SHORTER MARKETING TIMES. MOST FINANCING IS CONVENTIONAL OR FHA. SELLER CONCESSIONS AND INTEREST BUY DOWNS ARE ATYPICAL. INTEREST RATES HAVE INCREASED WHICH APPEARS TO BE SLOWING MARKET ACTIVITY. REALTORS ARE REPORTING THAT SHOWINGS AND OFFERS HAVE DECLINED. THE ESTIMATED MARKETING TIME REQUIRED IN ORDER TO OBTAIN AN AMOUNT EQUAL TO MARKET VALUE IS 3 MONTHS OR LESS.

HIGHEST AND BEST USE

HIGHEST AND BEST USE (HBU) IS THE REASONABLE AND PROBABLE USE THAT RESULTS IN THE HIGHEST PRESENT VALUE OF THE LAND AFTER CONSIDERING ALL LEGALLY PERMISSIBLE, PHYSICALLY POSSIBLE AND ECONOMICALLY FEASIBLE USES. (AS DEFINED IN THE LANGUAGE OF REAL ESTATE APPRAISAL)

THE SUBJECT'S CURRENT USE AS A SINGLE FAMILY RESIDENCE WITH THE CURRENT ZONING OF SINGLE FAMILY RESIDENTIAL IS THE HIGHEST BEST USE AS BOTH IMPROVED AND AS VACANT. THE USE AS A SINGLE FAMILY RESIDENCE IS FINANCIALLY FEASIBLE, MAXIMALLY PRODUCTIVE, AND LEGALLY PERMITTED. THE SITE SIZE AND ZONING ARE TYPICAL FOR THE AREA.

SALES COMPARISON APPROACH

THE GROSS LIVING AREA ADJUSTMENT IS THE SQUARE FOOT DIFFERENTIAL (GREATER THAN 50 SF) MULTIPLIED BY \$75 AND ROUNDED TO THE NEAREST \$500. THE ROOM COUNT ADJUSTMENT IS FOR THE BEDROOM AND BATH DIFFERENTIAL. A BEDROOM IS ATTRIBUTED \$15,000. A HALF BATH IS ATTRIBUTED \$7,500. THE AGE ADJUSTMENT NOT ONLY CONSIDERS CHRONOLOGICAL DIFFERENCES BUT EFFECTIVE AGE DIFFERENCES RESULTING FROM UPDATING.

COMPARABLE #1 CARRIED THE MOST WEIGHT IN THE FINAL ANALYSIS DUE TO RECENT SALE DATE AS WELL AS SIMILAR ROOM COUNT, SQ. FOOTAGE, CONDITION, AND VIEW AMENITY.

COMPARABLE #2 HAS SIMILAR VIEW AMENITY, CONDITION, AND BATH COUNT. THE BEDROOM COUNT AND SQ. FOOTAGE ARE INFERIOR.

COMPARABLE #3 HAS SIMILAR VIEW AMENITY. THE EFFECTIVE AGE IS SUPERIOR DUE TO UPDATING BUT THE ROOM COUNT AND SQ. FOOTAGE ARE INFERIOR. IT HAS A SOLAR ELECTRIC SYSTEM AS A SITE AMENITY.

COMPARABLE #4 IS AN ACTIVE LISTING PER THE MLS WITH SIMILAR BEDROOM AND BATH COUNT. THE VIEW

ADDITIONAL COMMENTS

Page 2

Intended User	LAVONNE RODGES TRUST				
Property Address	466 ZANZIBAR ST.				
City	MORRO BAY	County	SAN LUIS OBISPO	State	CA
				Zip Code	93442
Client	LAVONNE RODGERS TRUST				

AMENITY AND SQ. FOOTAGE ARE SUPERIOR. THE FINANCE ADJUSTMENT REPRESENTS THE POSSIBLE DIFFERENCE BETWEEN ASKING PRICE AND SALES PRICE.

DUE TO THE UNIQUE QUALITIES OF THE INDIVIDUAL PROPERTIES AND LIMITED SALES DATA, COMPARABLES THAT ARE OVER 1 MILE FROM THE SUBJECT HAD TO BE UTILIZED. THIS IS COMMON WHEN APPRAISING 3 BEDROOM HOMES IN MORRO BAY.

AFTER A THOROUGH SEARCH OF REPORTING DATA SERVICES, THE COMPARABLES UTILIZED REPRESENT THE BEST AND MOST RECENT SALES AVAILABLE AT THE TIME OF THE INSPECTION.

THE ADJUSTMENTS IN THE MARKET COMPARISON APPROACH TO VALUE ARE BASED ON THE APPARENT MARKET VALUE OF THE DIFFERENCES BASED ON PAIRED SALES ANALYSIS.

THE FINAL ESTIMATE OF VALUE REFLECTS A THREE MONTH OR LESS EXPOSURE TIME, WHICH IS TYPICAL UNDER THE CURRENT MARKET CONDITIONS, AND FOR PROPERTY IN THE SUBJECT'S PRICE RANGE THAT IS COMPETITIVELY LISTED.

THE FINAL ESTIMATE OF VALUE REFLECTS A THREE MONTH OR LESS MARKETING TIME, WHICH IS TYPICAL UNDER THE CURRENT MARKET CONDITIONS, AND FOR PROPERTY IN THE SUBJECT'S PRICE RANGE THAT IS COMPETITIVELY LISTED.

THE APPRAISAL IS BASED ON INFORMATION GATHERED FROM PUBLIC RECORDS, OTHER IDENTIFIED SOURCES, AND THE INSPECTION OF THE SUBJECT PROPERTY AND NEIGHBORHOOD. THE SOURCES AND DATA ARE CONSIDERED RELIABLE; WHEN CONFLICTING INFORMATION IS PROVIDED, THE SOURCE DEEMED MOST RELIABLE HAS BEEN USED.

THE ABBREVIATION REC# IN THE DATA SOURCE GRID PREDICATES THE DOCUMENT NUMBER THAT RECORDED ON THE GIVEN SALE DATE. THIS NUMBER WAS DERIVED FROM PUBLIC RECORDS OBTAINED BY A LOCAL DATA SOURCE. ALL COMPARABLES WERE VERIFIED BY AT LEAST TWO SOURCES.

RECONCILIATION

MOST WEIGHT WAS GIVEN TO THE MARKET APPROACH, WHICH MOST ACCURATELY REFLECTS AND INTERPRETS THE ATTITUDES AND ACTIONS OF BUYERS AND SELLERS UNDER CURRENT MARKET CONDITIONS. BECAUSE THESE PROPERTIES ARE TYPICALLY OWNER OCCUPIED, THE INCOME APPROACH WAS CONSIDERED, BUT IS NOT APPLICABLE.

CONDITIONS OF APPRAISAL

NO COMMENTS OR CONDITIONS TO THIS APPRAISAL.

THIS IS AN APPRAISAL REPORT IN CONFORMITY WITH USPAP. THIS REPORT IS INCOMPLETE WITHOUT THE ATTACHED ADDENDUMS, COMMENTS, AND CERTIFICATION.

THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE MARKET VALUE OF THE SUBJECT PROPERTY. THE FUNCTION OF THIS REPORT IS FOR ESTATE PLANNING. THIS REPORT IS NOT TO BE USED IN A FEDERALLY RELATED FINANCE TRANSACTION. THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF THE LAVONNE RODGERS TRUST, AND/ OR ITS ASSIGNEES. THIS REPORT IS INCOMPLETE WITHOUT THE ATTACHED ADDENDUMS, COMMENTS, AND CERTIFICATIONS.

THIS IS A RETROSPECTIVE APPRAISAL. THE PROPERTY WAS INSPECTED JUNE 11, 2025. THE DATE OF VALUE IS THE DATE OF DEATH. IT IS ASSUMED THAT THE IMPROVEMENTS WERE IN THE SAME CONDITION AT THAT TIME.

THIS REPORT WAS DIGITALLY PREPARED, PASSWORD PROTECTED, AND SENT VIA E-MAIL.

COMMENTS ON INCOME APPROACH

BECAUSE THESE PROPERTIES ARE TYPICALLY OWNER OCCUPIED, THE INCOME APPROACH WAS CONSIDERED BUT IS NOT APPLICABLE. THERE IS INSUFFICIENT DATA TO UTILIZE TRUE INCOME APPROACH OR G.R.M. APPROACH.

Uniform Residential Appraisal Report

File # 24896-C

ADDITIONAL
COMMENTS

AS IDENTIFIED IN THE SCOPE OF WORK AND APPRAISER'S CERTIFICATION PORTION OF THE URAR, A COMPLETE VISUAL INSPECTION IS EXAMINING THE STRUCTURE FROM A MARKETING PERSPECTIVE NOTING VISUALLY APPARENT AND READILY OBSERVABLE ITEMS THAT THE TYPICAL BUYER WOULD TAKE NOTE OF. THE APPRAISER MEASURED THE EXTERIOR OF THE SUBJECT, TOOK NOTE OF THE FLOOR PLAN, AND MADE GENERAL OBSERVATIONS FOR VALUATION PURPOSES. THE SUBJECT WAS EXAMINED FOR SIGNS OF RENOVATION AND SIGNIFICANT REMODELING, AND COMPARED TO THE TYPICAL HOME IN THE NEIGHBORHOOD IN LIGHT OF ITS CONFORMITY TO THE NORM. THE INSPECTION DOES NOT INCLUDE AN EXAMINATION OF THE ATTIC SPACE. WHEN AVAILABLE THE CRAWL SPACE IS VISUALLY INSPECTED BUT NOT ENTERED. THERE WAS NO ACTIVATION OR SPECIFIC TESTING OF THE MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS. PLEASE NOTE THAT THE APPRAISER IS NOT A HOME INSPECTOR OR GENERAL CONTRACTOR AND IS NOT QUALIFIED TO EXAMINE THE RELIABILITY OF SUCH ITEMS AND IS NOT TRAINED IN HOME INSPECTION SERVICES. THE APPRAISER IS NOT RENDERING ANY JUDGEMENT REGARDING CODE COMPLIANCE AS IT APPLIES TO THE IMPROVEMENT OR SITE SETBACKS.

COST
APPROACH

COST APPROACH TO VALUE

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

THE SITE VALUE WAS DEVELOPED BY ABSTRACTION AND LOT SALES IN SUBJECT'S MARKET AREA AND COMPETING AREAS.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE.....=\$	245,000
Source of cost data	Dwelling 1,049 Sq. Ft. @ \$	=\$
Quality rating from cost service Effective date of cost data	BSMT NONE Sq. Ft. @ \$	=\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Garage/Carport 295 Sq. Ft. @ \$	=\$
THE COST APPROACH WAS CONSIDERED, BUT NOT DEEMED APPLICABLE. IN THE MARKETPLACE, A TYPICAL BUYER DOES NOT CONSIDER THE COST APPROACH WHEN PURCHASING A HOME OVER 5 YEARS OLD.	Total Estimate of Cost-New	=\$
	Less Physical Functional External	
	Depreciation	=\$ ()
	Depreciated Cost of Improvements.....	=\$
	'As-is' Value of Site Improvements.....	=\$
Estimated Remaining Economic Life (HUD and VA only) 50 Years	Indicated Value By Cost Approach.....	=\$ N/A

INCOME

INCOME APPROACH TO VALUE

Estimated Monthly Market Rent \$ N/A X Gross Rent Multiplier N/A = \$ N/A Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) *** See Additional Comments ***

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

Uniform Residential Appraisal Report

File # 24896-C

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 scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

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 subject property, (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.

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 provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. 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.
4. 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.
5. 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.
6. 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.

Uniform Residential Appraisal Report

File # 24896-C

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 interior and exterior areas of the subject property. 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.
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.

Uniform Residential Appraisal Report

File # 24896-C

20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. I am aware that any disclosure or distribution of this appraisal report by me or the 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.

22. 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.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Chris Elmerick
 Name Christopher B Elmerick
 Company Name Elmerick Appraisals
 Company Address 6700 Toro Creek Rd
Atascadero, CA 93422
 Telephone Number 805-680-6094
 Email Address CELMERICK1973@YAHOO.COM
 Date of Signature and Report June 30, 2025
 Effective Date of Appraisal 05/31/2025
 State Certification # AR028192
 or State License # _____
 or Other _____
 State CA
 Expiration Date of Certification or License 07/12/2025

ADDRESS OF PROPERTY APPRAISED

466 ZANZIBAR ST.
MORRO BAY, CA 93442

APPRAISED VALUE OF SUBJECT PROPERTY \$ 725,000

CLIENT

Name _____
 Company Name LAVONNE RODGERS TRUST
 Company Address 2692 ADOBE RD.
Morro Bay, CA 93442
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 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 _____

USPAP Compliance Addendum

File No. 24896-C

Borrower/Client LAVONNE RODGES TRUST			
Property Address 466 ZANZIBAR ST.			
City MORRO BAY	County SAN LUIS OBISPO	State CA	Zip Code 93442
Lender/Client LAVONNE RODGERS TRUST			

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- ☒ **Appraisal Report** This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- ☐ **Restricted Appraisal Report** This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

- ☒ I have **NOT** performed services, as an appraiser or in any other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- ☐ I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- ☐ I have **NOT** made a personal inspection of the property that is the subject of this report.
- ☒ I **HAVE** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

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

N/A

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: N/A

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- ☒ A reasonable marketing time for the subject property is 0-90 day(s) utilizing market conditions pertinent to the appraisal assignment.
- ☒ A reasonable exposure time for the subject property is 0-90 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 

Name Christopher B Elmerick

Date of Signature June 30, 2025

State Certification # AR028192

or State License # _____

State CA

Expiration Date of Certification or License 07/12/2025

Signature _____

Name _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

Effective Date of Appraisal 05/31/2025

Supervisory Appraiser Inspection of Subject Property:
☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

SKETCH ADDENDUM

Intended User LAVONNE RODGES TRUST

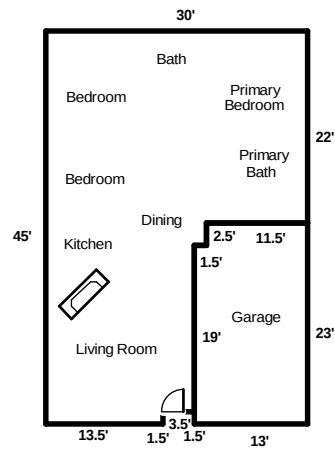
Property Address 466 ZANZIBAR ST.

City MORRO BAY County SAN LUIS OBISPO

State CA

Zip Code 93442

Client LAVONNE RODGERS TRUST



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS		
Living Area			First Floor		
First Floor	1049	150	30.0 X 22.0 =	660.0	
			18.5 X 2.5 =	46.2	
Garage/Carport			17.0 X 19.0 =	323.0	
Attached Garage	295	72	13.5 X 1.5 =	20.2	
			Total	1049.4	

SITE PLAN

Intended User LAVONNE RODGES TRUST

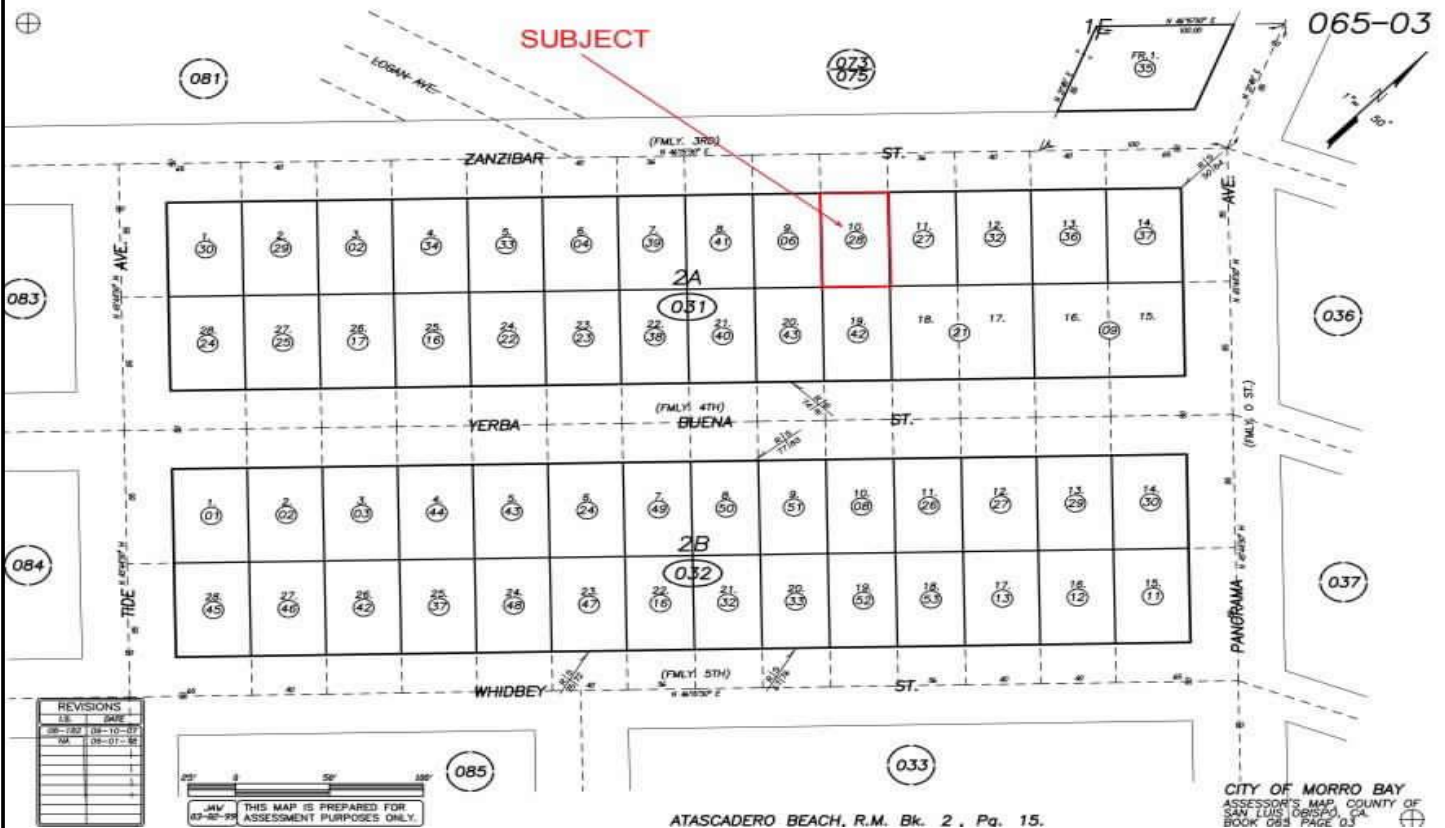
Property Address 466 ZANZIBAR ST.

City MORRO BAY County SAN LUIS OBISPO

State CA

Zip Code 93442

Client LAVONNE RODGERS TRUST



GOOGLE EARTH AERIAL VIEW

Intended User LAVONNE RODGES TRUST

Property Address 466 ZANZIBAR ST.

City MORRO BAY County SAN LUIS OBISPO

State CA

Zip Code 93442

Client LAVONNE RODGERS TRUST



Location Map

Intended User LAVONNE RODGES TRUST

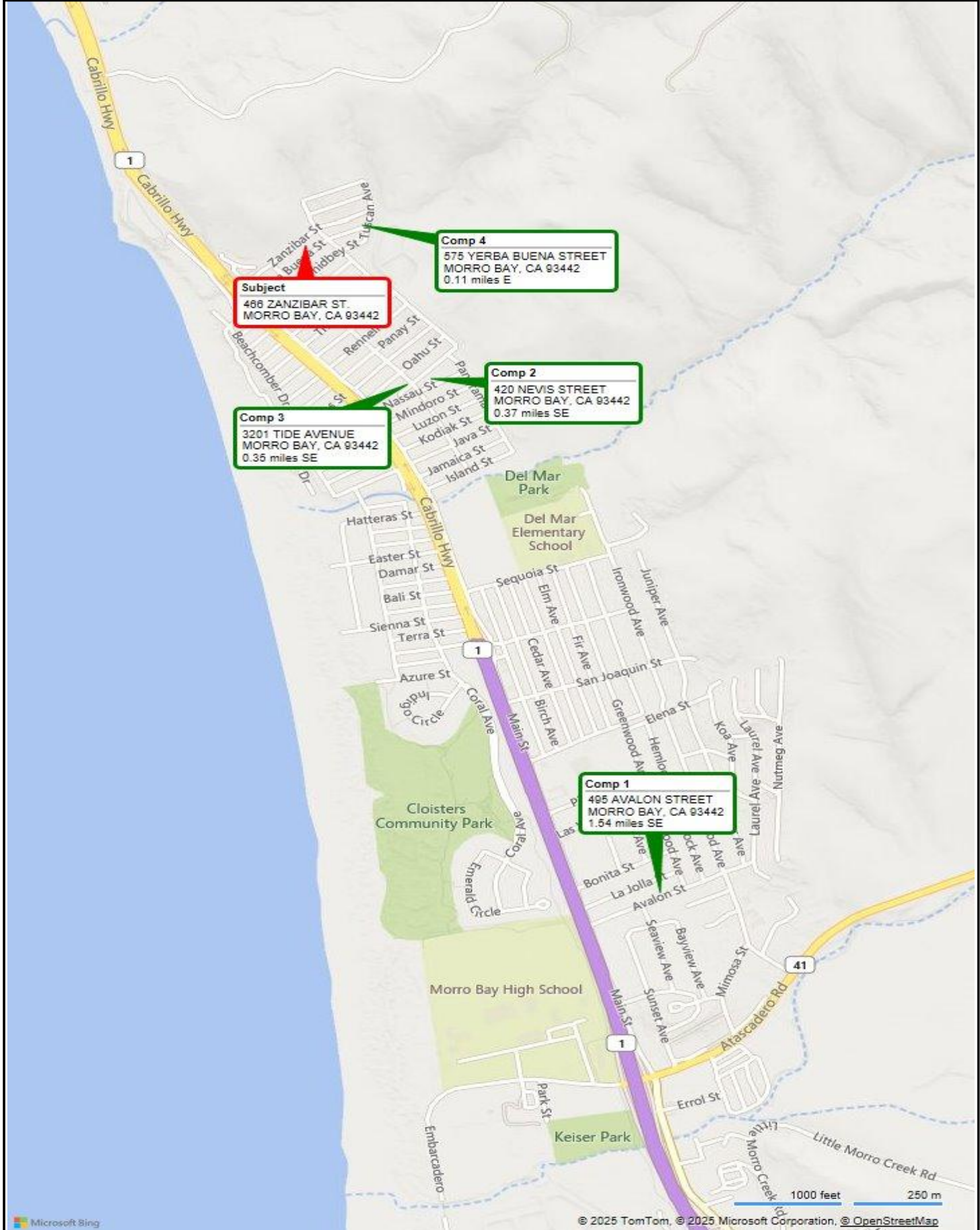
Property Address 466 ZANZIBAR ST.

City MORRO BAY County SAN LUIS OBISPO

State CA

Zip Code 93442

Client LAVONNE RODGERS TRUST



PHOTOGRAPH ADDENDUM

Intended User LAVONNE RODGES TRUST

Property Address 466 ZANZIBAR ST.

City MORRO BAY County SAN LUIS OBISPO

State CA

Zip Code 93442

Client LAVONNE RODGERS TRUST

FRONT VIEW OF
SUBJECT PROPERTYREAR VIEW OF
SUBJECT PROPERTYSTREET SCENE OF
SUBJECT PROPERTY

PHOTOGRAPH ADDENDUM

Intended User LAVONNE RODGES TRUST

Property Address 466 ZANZIBAR ST.

City MORRO BAY County SAN LUIS OBISPO

State CA

Zip Code 93442

Client LAVONNE RODGERS TRUST



SIDE VIEW



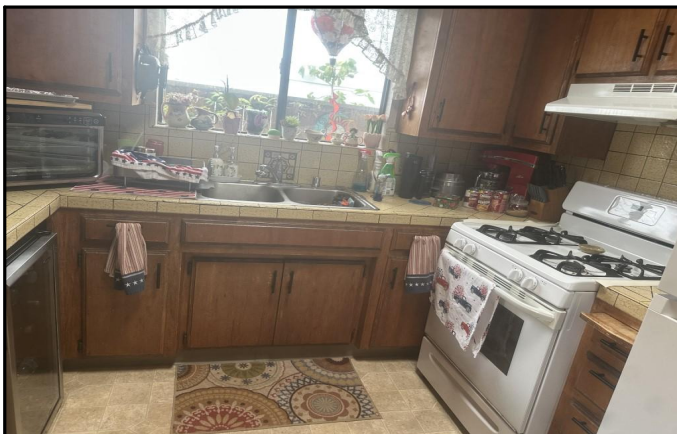
SIDE VIEW



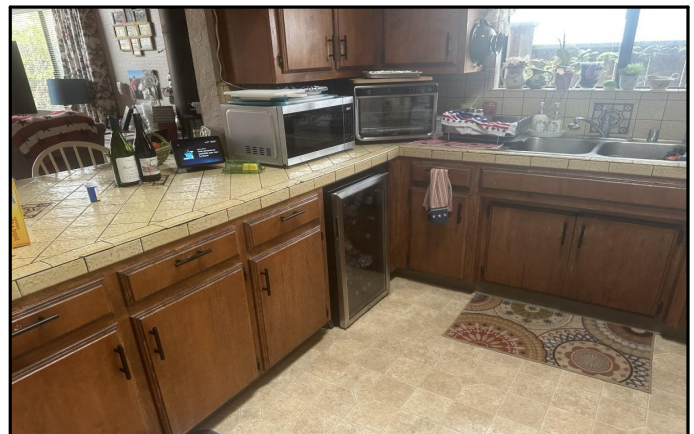
Living Room



DINING AREA



Kitchen



KITCHEN 2ND VIEW

PHOTOGRAPH ADDENDUM

Intended User LAVONNE RODGES TRUST

Property Address 466 ZANZIBAR ST.

City MORRO BAY County SAN LUIS OBISPO

State CA

Zip Code 93442

Client LAVONNE RODGERS TRUST



PRIMARY BEDROOM



PRIMARY BATH



BEDROOM #2



BEDROOM #3



BATH #2



Garage

PHOTOGRAPH ADDENDUM

Intended User LAVONNE RODGES TRUST

Property Address 466 ZANZIBAR ST.

City MORRO BAY County SAN LUIS OBISPO

State CA

Zip Code 93442

Client LAVONNE RODGERS TRUST

**COMPARABLE #1**495 AVALON STREET
MORRO BAY, CA 93442

Price	\$725,000
Price/SF	676.94
Date	s05/25;c04/25
Age	1952-Prtl Updt
Room Count	5-3-2.0
Living Area	1,071

Value Indication \$725,000

**COMPARABLE #2**420 NEVIS STREET
MORRO BAY, CA 93442

Price	\$640,000
Price/SF	710.32
Date	s04/25;c03/25
Age	1,974
Room Count	4-2-2.0
Living Area	901

Value Indication \$666,000

**COMPARABLE #3**3201 TIDE AVENUE
MORRO BAY, CA 93442

Price	\$729,000
Price/SF	853.63
Date	s04/25;c03/25
Age	1968-Prtl Updt
Room Count	4-2-1.5
Living Area	854

Value Indication \$746,000

PHOTOGRAPH ADDENDUM

Intended User LAVONNE RODGES TRUST

Property Address 466 ZANZIBAR ST.

City MORRO BAY County SAN LUIS OBISPO

State CA

Zip Code 93442

Client LAVONNE RODGERS TRUST



COMPARABLE #4

575 YERBA BUENA STREET
MORRO BAY, CA 93442

Price	\$824,900
Price/SF	665.24
Date	Active
Age	1,965
Room Count	6-3-2.0
Living Area	1,240

Value Indication	\$755,900
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COMPARABLE #5

Price	\$
Price/SF	
Date	
Age	
Room Count	--
Living Area	

Value Indication	\$
------------------	----

COMPARABLE #6

Price	\$
Price/SF	
Date	
Age	
Room Count	--
Living Area	

Value Indication	\$
------------------	----

PHOTOGRAPH ADDENDUM

Intended User LAVONNE RODGES TRUST

Property Address 466 ZANZIBAR ST.

City MORRO BAY

County SAN LUIS OBISPO

State CA

Zip Code 93442

Client LAVONNE RODGERS TRUST



STRAPPED WATER HEATER



SMOKE DETECTOR



CARBON MONOXIDE DETECTOR

