Client	Jessica Dixon				File No.	Poppy7270	
Property Address	7270 Poppy Blvd						
City	California City	County	Kern	State	CA	Zip Code	93505
Appraiser	Ramona Laird						

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RESIDENTIAL APPRAISAL REPORT

File No.: Poppy7270

SUBJECT

Property Address: 7270 Poppy Blvd | City: California City | State: CA | Zip Code: 93505
County: Kern | Legal Description: MAP 2779 LOT 258
Assessor's Parcel #: 299-221-15-00-3
Tax Year: 2025 | R.E. Taxes: $ 4,292 | Special Assessments: $ 0 | Borrower (if applicable): N/A
Current Owner of Record: Department of Veterans Affairs of S | Occupant: [X] Owner [ ] Tenant [ ] Vacant | [ ] Manufactured Housing
Project Type: [ ] PUD [ ] Condominium [ ] Cooperative [ ] Other (describe) | HOA: $ 0 [ ] per year [ ] per month
Market Area Name: California City | Map Reference: Google | Census Tract: 0055.08

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: [X] Market Value (as defined), or [ ] other type of value (describe)
This report reflects the following value (if not Current, see comments): [X] Current (the Inspection Date is the Effective Date) [ ] Retrospective [ ] Prospective
Approaches developed for this appraisal: [X] Sales Comparison Approach [ ] Cost Approach [ ] Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Leased Fee [ ] Other (describe)
Intended Use: Establish sales price as of effective date.

Intended User(s) (by name or type): Jessica Dixon
Client: Jessica Dixon | Address: N/A
Appraiser: Ramona Laird | Address: 28442 Santa Catarina Rd, Saugus, CA 91350-3845

MARKET AREA DESCRIPTION

Location:	[ ] Urban	[X] Suburban	[ ] Rural	Predominant Occupancy		One-Unit Housing	PRICE	AGE	Present Land Use		Change in Land Use
Built up:	[X] Over 75%	[ ] 25-75%	[ ] Under 25%				$(000)	(yrs)			
Growth rate:	[ ] Rapid	[X] Stable	[ ] Slow	[X] Owner	90				One-Unit	95 %	[X] Not Likely
Property values:	[ ] Increasing	[X] Stable	[ ] Declining	[X] Tenant	10				2-4 Unit	2 %	[ ] Likely * [ ] In Process *
Demand/supply:	[ ] Shortage	[X] In Balance	[ ] Over Supply	[X] Vacant (0-5%)			112 Low	0	Multi-Unit	1 %	* To:
Marketing time:	[X] Under 3 Mos.	[ ] 3-6 Mos.	[ ] Over 6 Mos.	[ ] Vacant (>5%)			453 High	60	Comm'l	2 %	
							285 Pred	33		0 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Market conditions for the area appear to be stable, with listings more competitively priced. Exposure time is approximately 3 months or less. Properties listed and sold at a steady rate. Some concessions noted. FHA, VA and conventional loans are typical.

SITE DESCRIPTION

Dimensions: 60x125 | Site Area: 7,500 sf
Zoning Classification: R1 | Description: Single Family Residence
Zoning Compliance: [X] Legal [ ] Legal nonconforming (grandfathered) [ ] Illegal [ ] No zoning
Are CC&Rs applicable? [ ] Yes [X] No [ ] Unknown | Have the documents been reviewed? [ ] Yes [ ] No | Ground Rent (if applicable) $ /
Highest & Best Use as improved: [X] Present use, or [ ] Other use (explain)
Actual Use as of Effective Date: Single Family Residence | Use as appraised in this report: Single Family Residence
Summary of Highest & Best Use: Highest and best use is Single Family Residential.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level
Electricity	[X]	[ ]		Street	Asphalt	[X]	[ ]	Size	Typical
Gas	[X]	[ ]		Curb/Gutter	Concrete	[X]	[ ]	Shape	Rectangular
Water	[X]	[ ]		Sidewalk	Concrete	[X]	[ ]	Drainage	Appears Adequate
Sanitary Sewer	[ ]	[X]	Septic/Typical	Street Lights	Electric	[X]	[ ]	View	Residential
Storm Sewer	[X]	[ ]		Alley	None	[ ]	[ ]		

Other site elements: [X] Inside Lot [ ] Corner Lot [ ] Cul de Sac [ ] Underground Utilities [ ] Other (describe)
FEMA Spec'l Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X500 | FEMA Map # 06029C2940E | FEMA Map Date 09/26/2008
Site Comments: No adverse conditions noted.

DESCRIPTION OF THE IMPROVEMENTS

General Description		Exterior Description		Foundation		Basement [X] None		Heating	
# of Units	1 [ ] Acc.Unit	Foundation	Concrete	Slab	Yes	Area Sq. Ft.	0	Type	FAU
# of Stories	1	Exterior Walls	Stucco	Crawl Space	No	% Finished	0	Fuel	Gas
Type [X] Det. [ ] Att. [ ]		Roof Surface	Comp.Tile	Basement	None	Ceiling			
Design (Style)	Traditional	Gutters & Dwnspts.	Adq. Overhang	Sump Pump	[ ] None	Walls		Cooling	
[X] Existing [ ] Proposed [ ] Und.Cons.		Window Type	Dual Pane	Dampness	[ ] None Noted	Floor		Central	CAC
Actual Age (Yrs.)	2	Storm/Screens	Aluminum/	Settlement	Typical	Outside Entry		Other	
Effective Age (Yrs.)	2			Infestation	None Noted				

Interior Description		Appliances		Attic [ ] None		Amenities		Car Storage [ ] None	
Floors	Wood	Refrigerator	[ ]	Stairs	[ ]	Fireplace(s) #	0	Garage # of cars	(4 Tot.)
Walls	Drywall	Range/Oven	[X]	Drop Stair	[ ]	Woodstove(s) #	0	Attach.	2
Trim/Finish	Paint	Disposal	[X]	Scuttle	[X]	Patio	Concrete	Detach.	
Bath Floor	Tile	Dishwasher	[X]	Doorway	[ ]	Deck	None	Blt.-In	
Bath Wainscot	Tile	Fan/Hood	[X]	Floor	[ ]	Porch	Concrete	Carport	
Doors	Wood	Microwave	[X]	Heated	[ ]	Fence	Wood	Driveway	2
		Washer/Dryer	[ ]	Finished	[ ]	Pool	None	Surface	Concrete

Finished area above grade contains: 7 Rooms | 4 Bedrooms | 2.0 Bath(s) | 1,731 Square Feet of Gross Living Area Above Grade
Additional features: Central heat/air, composition tile roof, dual pane windows, and appliances in kitchen. Owned solar panels noted.

Describe the condition of the property (including physical, functional and external obsolescence): Subject property has central heat/air, composition tile roof, dual pane windows, and wood flooring throughout. Kitchen has wood flooring, quartz counters, and energy efficient appliances. Bathrooms have tile flooring, quartz counters, and tile bath/showers.

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3/2007

RESIDENTIAL APPRAISAL REPORT

File No.: Poppy7270

TRANSFER HISTORY

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): ParcelQuest

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: Subject transferred title on 10/24/2023 to current owner as a newly built property from vacant land within the last 3 years. No prior transfers noted for comparables 1-3 within the last year.
Date: 10/24/2023	
Price: $340,000	
Source(s): Parcel Quest	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	7270 Poppy Blvd California City, CA 93505	8600 Ironwood Ave California City, CA 93505		9332 Evelyn Ave California City, CA 93505		9207 Margery Ave California City, CA 93505	
Proximity to Subject		1.63 miles SE		2.06 miles E		1.94 miles E	
Sale Price	$		$ 390,000		$ 382,000		$ 360,000
Sale Price/GLA	$ /sq.ft.	$ 209.90 /sq.ft.		$ 213.89 /sq.ft.		$ 207.97 /sq.ft.	
Data Source(s)	Parcel Quest	PQ/GAVAR MLS;DOM 79		PQ/GAVAR MLS;DOM 75		PQ/GAVAR MLS;DOM 9	
Verification Source(s)	Inspection	MLS#25003798/Doc#128093		MLS#25001828/Doc#97027		MLS#25005233/Doc#92989	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions		ArmLth VA;12900		ArmLth VA;0		ArmLth FHA;8313	
Date of Sale/Time		10/10/2025		08/20/2025		08/12/2025	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Residential	Residential		Residential		Residential	
Site	7,500 sf	10018 sf	-3,000	19863 sf	-12,000	7586 sf	
View	Residential	Residential		Residential		Residential	
Design (Style)	Traditional	Traditional		Ranch		Traditional	
Quality of Construction	Q3	Q3		Q4		Q3	
Age	3	1	0	36	0	1	
Condition	C2	C1	-10,000	C3	+10,000	C1	-10,000
Above Grade Room Count	Total 7 / Bdrms 4 / Baths 2.0	Total 7 / Bdrms 4 / Baths 3.0	-3,000	Total 6 / Bdrms 3 / Baths 2.0	+5,000 0	Total 7 / Bdrms 4 / Baths 2.0	
Gross Living Area	1,731 sq.ft.	1,858 sq.ft.	-5,000	1,786 sq.ft.		1,731 sq.ft.	
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	
Energy Efficient Items	Owned Solar	Owned Solar		Standard	0	Owned Solar	
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Porch/Patio/Deck	Patio/Porch	Patio/Porch		Porch/Patio		Porch	
Amenities	None	None		Pool	-15,000	None	
Net Adjustment (Total)		☐ + ☒ -	$ -21,000	☐ + ☒ -	$ -12,000	☐ + ☒ -	$ -10,000
Adjusted Sale Price of Comparables			$ 369,000		$ 370,000		$ 350,000

Summary of Sales Comparison Approach: See additional comparables page.

Indicated Value by Sales Comparison Approach $ 370,000

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RESIDENTIAL APPRAISAL REPORT

File No.: Poppy7270

COST APPROACH

COST APPROACH TO VALUE (if developed) ☒ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

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

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data:

Quality rating from cost service: Effective date of cost data:

Comments on Cost Approach (gross living area calculations, depreciation, etc.):

OPINION OF SITE VALUE			=$
DWELLING	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
			=$
Garage/Carport	Sq.Ft. @ $		=$
Total Estimate of Cost-New			=$
Less Depreciation	Physical	Functional	External =$( )
Depreciated Cost of Improvements			=$
"As-is" Value of Site Improvements			=$
			=$
			=$
INDICATED VALUE BY COST APPROACH			=$

Estimated Remaining Economic Life (if required): Years

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.

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

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 370,000 Cost Approach (if developed) $ Income Approach (if developed) $

Final Reconciliation Final estimate of value is based upon the Sales Comparison Approach, of similar properties within close proximity to the subject property. The Income Approach & Cost Approach were not developed.

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, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 370,000 , as of: 01/06/2025 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS

A true and complete copy of this report contains 16 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☐ Scope of Work	☒ Limiting Cond./Certifications	☐ Narrative Addendum	☒ Photograph Addenda	☐ Sketch Addendum
☒ Map Addenda	☒ Additional Sales	☐ Cost Addendum	☐ Flood Addendum	☐ Manuf. House Addendum
☐ Hypothetical Conditions	☒ Extraordinary Assumptions	☐	☐	☐

SIGNATURES

Client Contact: (661) 466-6024 Client Name: Jessica Dixon

E-Mail: Jessicadixon@kw.com Address: N/A

APPRAISER

Appraiser Name: Ramona Laird

Company: T&M Appraisals

Phone: (661) 297-4186 Fax: N/A

E-Mail: tandmappraisals@yahoo.com

Date of Report (Signature): 01/06/2026

License or Certification #: AR037848 State: CA

Designation: Appraiser

Expiration Date of License or Certification: 07/31/2027

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☒ None

Date of Inspection: 01/06/2025

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

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ADDITIONAL COMPARABLE SALES

File No.: Poppy7270

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	7270 Poppy Blvd California City, CA 93505	9101 Margery Ave California City, CA 93505		8749 Holly Ave California City, CA 93505		20411 88th St California City, CA 93505	
Proximity to Subject		1.83 miles E		1.65 miles SE		1.82 miles SE	
Sale Price	$		$ 390,000		$ 374,900		$ 399,900
Sale Price/GLA	$ /sq.ft.	$ 192.02 /sq.ft.		$ 202.32 /sq.ft.		$ 231.02 /sq.ft.	
Data Source(s)	Parcel Quest	PQ/GAVAR MLS;DOM 41		PQ/GAVAR MLS;DOM 18		PQ/GAVAR MLS;DOM 60	
Verification Source(s)	Inspection	MLS#25003419/Doc#82462		MLS#25008530		MLS#25008566	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions		ArmLth FHA;6000	-6,000	Listing		Listing	
Date of Sale/Time		07/21/2025		Pending		Active	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Residential	Residential		Residential		Residential	
Site	7,500 sf	7405 sf		9147 sf	-2,000	9801 sf	-2,000
View	Residential	Residential		Residential		Residential	
Design (Style)	Traditional	Traditional		Traditional		Traditional	
Quality of Construction	Q3	Q3		Q3		Q3	
Age	3	4		4		3	
Condition	C2	C2		C2		C2	
Above Grade Room Count (Total / Bdrms / Baths)	7 / 4 / 2.0	7 / 4 / 2.0		8 / 4 / 2.0		7 / 4 / 2.0	
Gross Living Area	1,731 sq.ft.	2,031 sq.ft.	-12,000	1,853 sq.ft.	-5,000	1,731 sq.ft.	
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	
Energy Efficient Items	Owned Solar	Owned Solar		Owned Solar		Owned Solar	
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Porch/Patio/Deck	Patio/Porch	Patio/Porch		Patio/Porch		Patio/Porch	
Amenities	None	None		None		None	
Net Adjustment (Total)		☐ + ☒ -	$ -18,000	☐ + ☒ -	$ -7,000	☐ + ☒ -	$ -2,000
Adjusted Sale Price of Comparables			$ 372,000		$ 367,900		$ 397,900

Summary of Sales Comparison Approach

Comparables 1-4 are recent closed sales. Comparables 5 & 6 are current listings. All comparables are similar in design & appeal and would be considered by the same user group. Due to large parcels of developed & undeveloped land, it was necessary to expand the traditional neighborhood boundaries to more than one mile distance to include the most similar comparables for the subject. Comparables 3 & 6 are similar floor plans. Comparable 3 was observed to have sold lower for the market area, and was not heavily relied upon for value. Comparable 2 is older than the subject, however was included to bracket condition & age.

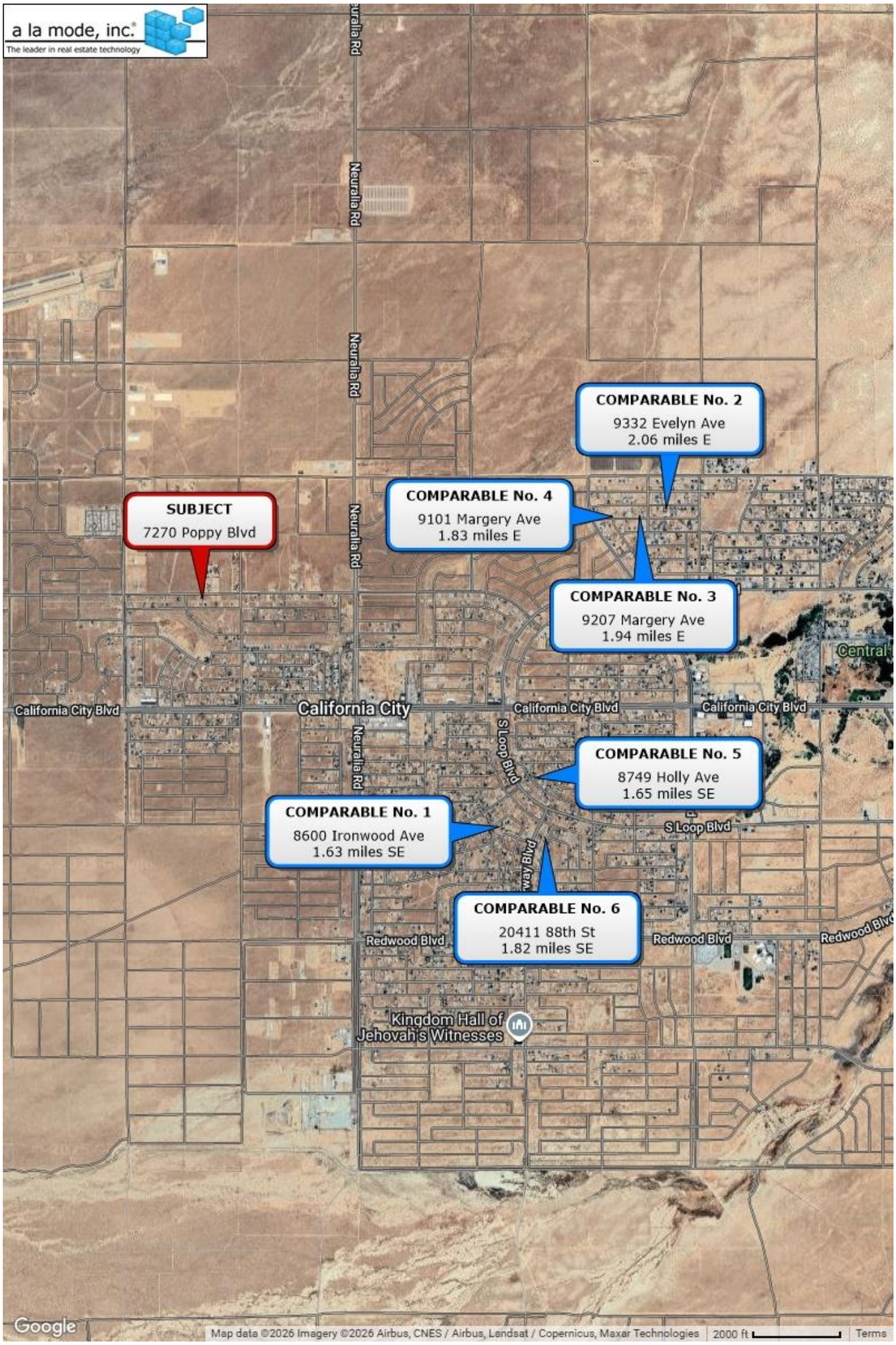
Adjustments based on area agents reporting market reaction, however is subject to further sensitivity analysis. GLA adjusted at $40 per square foot (rounded). Bedroom count adjusted at $5,000, unless adjustment made to GLA. Lot size adjusted at $1 per square foot (rounded). Pool adjusted at $15,000. Age adjustments factored within condition adjustments. Quality & condition adjustments based on an estimated contributory value. No value given to owned solar panels, as there was minimal market reaction noted.

Subject has a market value of $370,000 which was observed to be reasonable for the market area.

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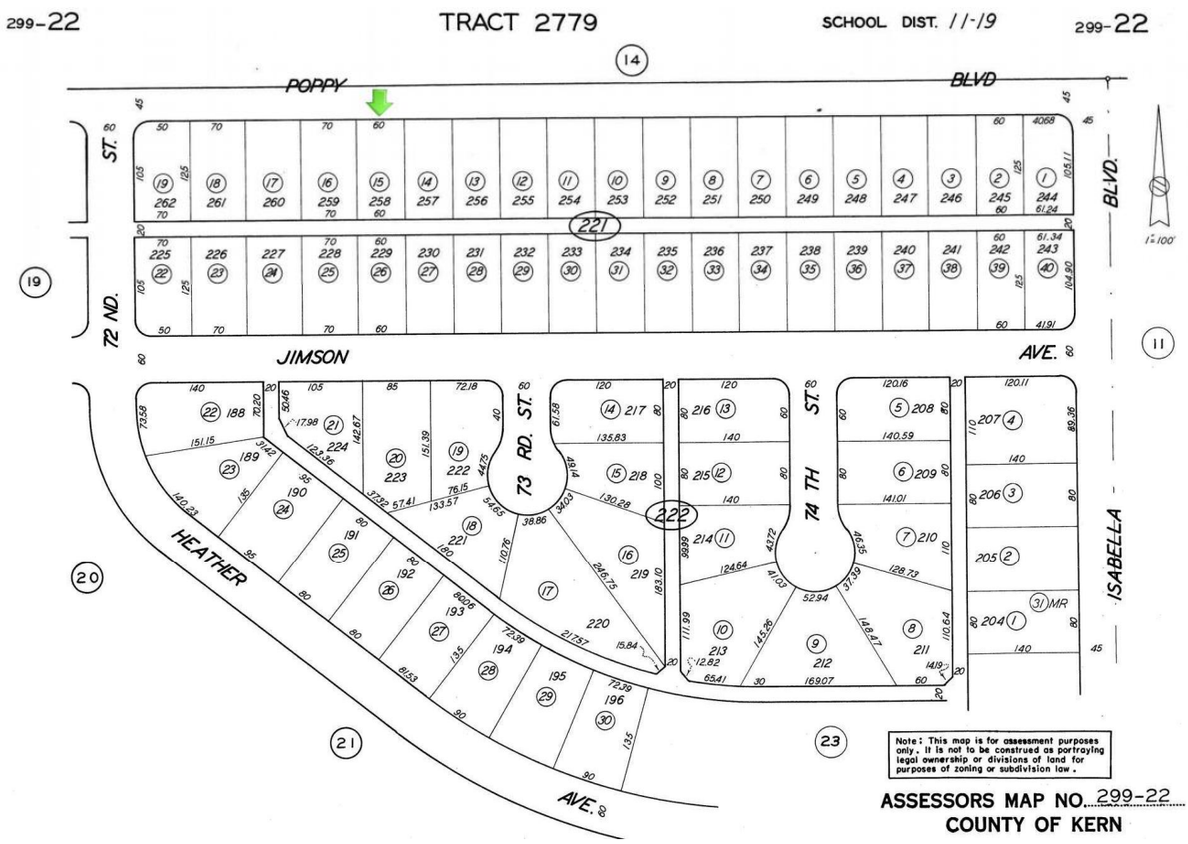
Location Map

Client	Jessica Dixon						
Property Address	7270 Poppy Blvd						
City	California City	County	Kern	State	CA	Zip Code	93505
Appraiser	Ramona Laird						



Plat Map

Client	Jessica Dixon						
Property Address	7270 Poppy Blvd						
City	California City	County	Kern	State	CA	Zip Code	93505
Appraiser	Ramona Laird						



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 very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., 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 either are almost new or have been recently completely renovated and are similar in condition to new construction.

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.

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.

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.

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.

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.

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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear

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 they consider their own best interests; (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. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

*** 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 LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following 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. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.

2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.

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. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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. This appraisal report must not be considered an environmental assessment of the subject property.

6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

8. 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 completion of the improvements will be performed in a workmanlike manner.

9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

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CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.

2. 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.

3. 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.

4. Unless otherwise indicated, I have performed no 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.

5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. 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.

8. 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.

9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.

10. 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).

Improvements were not personally inspected by the appraiser. The description provided herein is based on information obtained from the listing agent and is deemed reliable. As the appraiser did not have physical access to the interior or exterior of the property, this report is made with the use of extraordinary assumptions regarding the subject's condition, quality, layout, and features. Should any of these assumptions prove to be inaccurate, the value opinion may be affected. MLS photos were utilitzed for subject, per agents request, as well as comparable photos.

ADDRESS OF PROPERTY ANALYZED: 7270 Poppy Blvd, California City, CA 93505

APPRAISER:	SUPERVISORY or CO-APPRAISER (if applicable):
Signature: Ramona Laird	Signature:
Name: Ramona Laird	Name:
Title: Appraiser	Title:
State Certification #: AR037848	State Certification #:
or State License #:	or State License #:
State: CA Expiration Date of Certification or License: 07/31/2027	State: Expiration Date of Certification or License:
Date Signed: 01/06/2026	Date Signed:
	☐ Did ☐ Did Not Inspect Property

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Photograph Addendum

Client	Jessica Dixon						
Property Address	7270 Poppy Blvd						
City	California City	County	Kern	State	CA	Zip Code	93505
Appraiser	Ramona Laird						



Front



Kitchen



Kitchen/Nook/Dining Room



Kitchen/Living Room



Living Room



Bedroom

Photograph Addendum

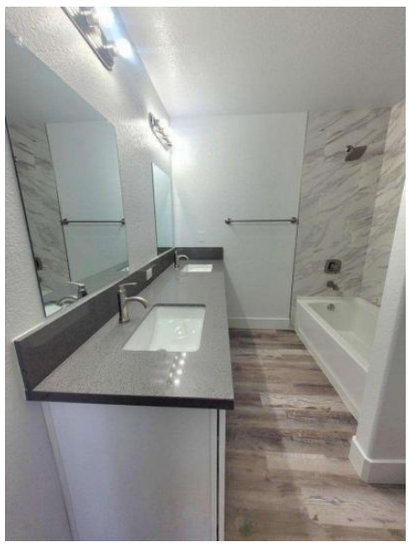
Client	Jessica Dixon						
Property Address	7270 Poppy Blvd						
City	California City	County	Kern	State	CA	Zip Code	93505
Appraiser	Ramona Laird						



Bedroom



Bedroom



Bathroom



Bathroom

Comparable Photo Page

Client	Jessica Dixon						
Property Address	7270 Poppy Blvd						
City	California City	County	Kern	State	CA	Zip Code	93505
Appraiser	Ramona Laird						



Comparable 1

8600 Ironwood Ave

Prox. to Subject	1.63 miles SE
Sale Price	390,000
Gross Living Area	1,858
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	3.0
Location	Residential
View	Residential
Site	10018 sf
Quality	Q3
Age	1



Comparable 2

9332 Evelyn Ave

Prox. to Subject	2.06 miles E
Sale Price	382,000
Gross Living Area	1,786
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	19863 sf
Quality	Q4
Age	36



Comparable 3

9207 Margery Ave

Prox. to Subject	1.94 miles E
Sale Price	360,000
Gross Living Area	1,731
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	7586 sf
Quality	Q3
Age	1

Comparable Photo Page

Client	Jessica Dixon						
Property Address	7270 Poppy Blvd						
City	California City	County	Kern	State	CA	Zip Code	93505
Appraiser	Ramona Laird						



Comparable 4

9101 Margery Ave

Prox. to Subject	1.83 miles E
Sale Price	390,000
Gross Living Area	2,031
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	7405 sf
Quality	Q3
Age	4



Comparable 5

8749 Holly Ave

Prox. to Subject	1.65 miles SE
Sale Price	374,900
Gross Living Area	1,853
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	9147 sf
Quality	Q3
Age	4



Comparable 6

20411 88th St

Prox. to Subject	1.82 miles SE
Sale Price	399,900
Gross Living Area	1,731
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	Residential
View	Residential
Site	9801 sf
Quality	Q3
Age	3



Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Ramona E. Laird

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 037848

Effective Date: August 1, 2025
Date Expires: July 31, 2027

Angela Jemmott

Angela Jemmott, Bureau Chief, BREA

3083548

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