Uniform Residential Appraisal Report

199-0068899 File # Doc.ID:

There are 42 comp	perchia calco in the sub-	de et e ele	in the season as a season as	a and		4 A b					00			\$ 520,0			
TENTUNE	parable sales in the sub	ject neig						iging in s				1000	1	to \$ 580.			
				4 4		E SALE #	1			PARABLE	SALE #	2			ARABLE	SALE	# 3
Address 638 W Avenue J9 Lancaster CA 93534			1166 W Avenue J5				1045 W Avenue J12					644 W Avenue J9					
Proximity to Subject	193534		Lancaster, CA 93534 0.60 miles NW					Lancaster, CA 93534				Lancaster, CA 93534				-	
Sale Price	6 400	_	.bu miles	S INVV				0.46 fr	iles SW				0.01 n	niles W			
	7.1	,000				\$	425,000				\$	480,000	-			5	400.000
Sale Price/Gross Liv, Area	\$ 348.08 8	ACCOUNTS NO.			8q,ft,			\$		3 sq.ft.			\$	319,4	9 sq.ft.	1	
Data Source(s)	100000000000000000000000000000000000000	100	SAVAR#				-			2506;DO			GAVA	R #24003	336;DOI	VI 31	
Verification Source(s)		D	oc.#483							06/14/20				489687	07/24/20		
VALUE ADJUSTMENTS	DESCRIPTION			RIPTIC	QN	(-) S A	dustment		ESCRIP'	TION	+ (-) \$ /	djustmen	-	ESCRIPT	ION	+(-)5	Adjustme
Sale or Financing Concessions	. 2-		ArmLth Conv:0			_	-	ArmLt					AnnLt			-	
Date of Sale/Time			07/24:c0	6174				FHA;1	:c05/24			-10.000	FHA;				
Location	N;Res;		V:Res:	Qr Z-4		-		N:Res				_	_	4;c06/24			
Leasehold/Fee Simple	Fee Simple		ee Simpl	le el				Fee Si		in			N;Res	Fee Simple		-	
Site	7231 sf		402 sf				0	7139				0	,	7166 st		-	
View	N:Res,		(Res:				-	N:Res				- 0	-	N:Res.			
Design (Style)	DT1;Ranch		T1:Ranc	h				DT1;Rano		och				T1 Ranch			
Quality of Construction	Q4		24		-		Q4						Q4			-	
Actual Age	67	65	9				0	70				0	67			-	
Condition	C3	С						C3				,	C4	-			+25,000
Above Grade	Total Bdrms, Ba	iths To	otal Bd	Irms.	Baths		+1.000	Total	Bdrms.	Baths			Total	Bdrms.	Baths		+1,000
Room Count	7 4 2	_			20		0	7	4	2.0			7	3	2.0		
Gross Living Area		-	120		sq.ft.		+5,500	1.450	-	sq.ft.		-12,500	1.252	J			0
Basement & Finished	Osf		sf		44111		5,500	Osf		adut.		-14,000	1.252 0sf		sq.ft.	-	0
Rooms Below Grade			-					ual					USI		0.75		
Functional Utility	Average	A	verage	-				Avera	10				A.cres				
Heating/Cooling	FAU/Evap	-	Vall/Evap				+2.000		-				FAU/E				
Energy Efficient Items	None noted		None noted				·2,000	None note		-		-				-	
Garage/Carport	2ga2dw		2gaZdw			-		None note						noted			
Porch/Patio/Deck	Porch, patio		orch, pai	tie.				-			-	+3,000	29a2d			-	
APN#	3130-013-017		123-019-				0	-	at, pool			-30.000	Porch,	-		-	-
	2166 010-811	3.	-20-013-	V17	-		0	3123-0	23-014			0	3130-0	13-016			0
									-		-			7.0			
Net Adjustment (Total)	Salar III		* +		1.	s	8,500		A 6	₫ -	s	-49.500		1+	1.	S	00.000
Adjusted Sale Price		Na	et Adj.		2.0 %	77	.,	Net Adj.	. 2	10.3 %		-49,300			-	3	26,000
of Comparables			oss Adj.		2.0 %	\$ 4	33,500		di	11.6 %	\$	430,500	Net Adj. Gross A		6.5 %	\$	426,000
Data source(s) GAVAR My research	fid not reveal any prior s MLS, CoreLogic: N lid not reveal any prior s	lo prior sales or b	sale or transfers o	non-r	market comparal	transfer ble sales l	within th for the yea	nree ye Ir prior lo	ars pri	or to the	effective the corr	e date o parable s	fthisa _l				
Paned the regults of the sees	MLS, CoreLogic, P	nor nor	n-marke	t tran	srers to	or Comp	arables	#1 and	#6 wit	hin the y	ear pric	or to the	date of	sale.			
Report the results of the rese				isier ni		ne subjec	it property		nparable		oort addit						
Data of Drive Sale Country	5	UBJECT	100		(sales on	page 3).			
Date of Prior Sale/Transfer							ABLE SAL					SALE #2	sales on	-	PARABL	E SAL	E#3
	_				05/30/								sales on	-	IPARABL	E SAL	E #3
Price of Prior Sale/Transfer	0	41/45	141.0		05/30/ \$0	2024	ABLE SAL	E#1		COMP	ARABLE	SALE #2	sales on	-	IPARABL	E SAL	E #3
Price of Prior Sale/Transfer Data Source(s)	CoreLogic,G	AVAR	MLS		05/30/ \$0 CoreL	2024 ogic,GA		E#1	Co	COMP/	GAVAR	SALE #2	C	COM	c GAVA	0	
Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s) 09/12/2024			mpara)	05/30/ \$0 CoreL 09/12/	2024 ogic,GA 2024	ABLE SAL	E#1	Co	COMP	GAVAR	SALE #2	C	CON	c GAVA	0	
Price of Prior Sale/Transfer Data Source(s)	pe(s) 09/12/2024 sfer history of the subjector transfer within the the 255 affidavit death of title update. No prior s	il propert	ty and cor	effecti	05/30/ \$0 CoreL 09/12/ ble sales ive date	2024 ogic,GA 2024 of this ap	VAR ML	E#1	Co 09	reLogic.	GAVAF	SALE #2 MLS me year pr	O o	CONCORPLOSION OF CONCORPLOSION OF CONCORPLOSION OF CONCORPLOS OF CONCORP	c GAVA	R ML	.S arable #1
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